

BEARING BASE: Creekside Park Section Three, as per Plat Book 12, page 403, Cole County Recorder's Office.

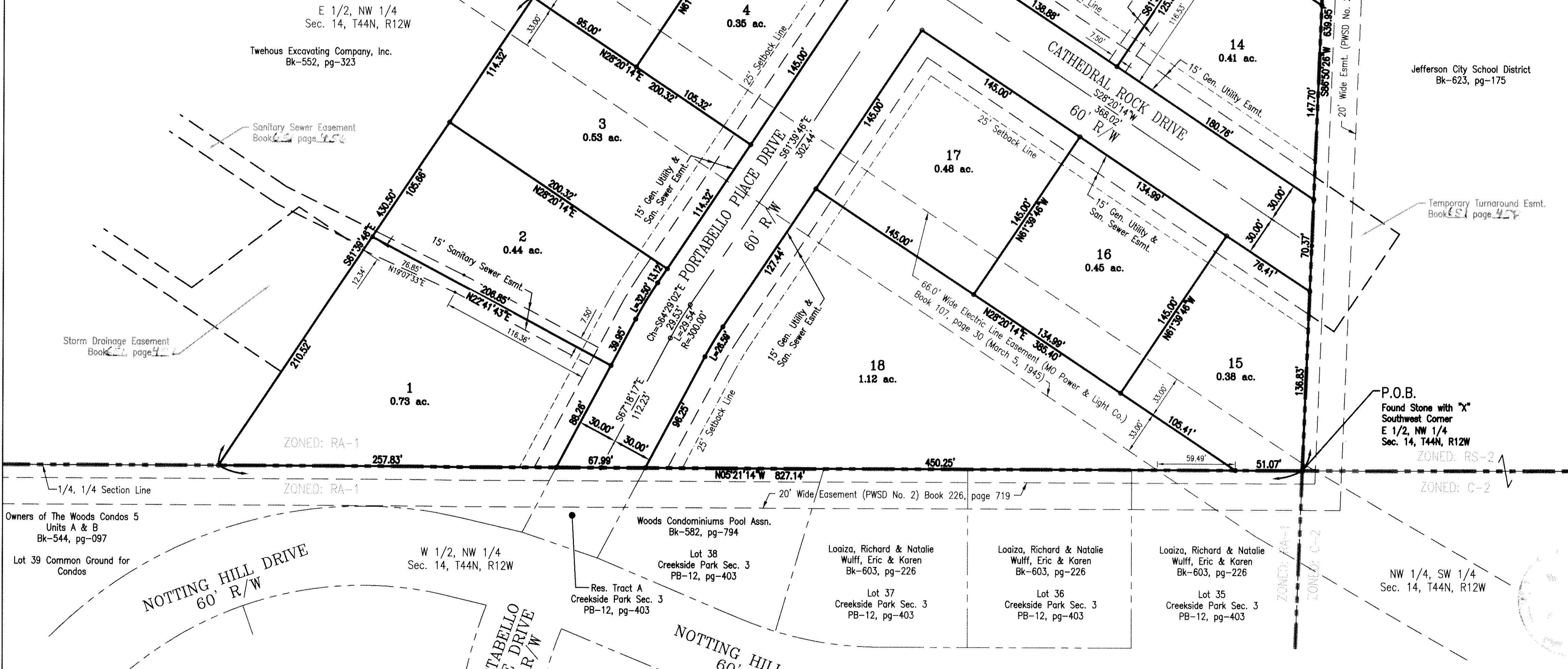
RECORD SOURCE: Deed of Record in Book 552, page 323, Cole County Recorder's Office.

PARENT TRACT: Twehous Excavating Company, Inc., Book 552, page 323, Cole County Recorder's Office.

REMAINING ACREAGE OF PARENT TRACT: 57.45 acres

E 1/2, NW 1/4
Sec. 14, T44N, R12W

Twehous Excavating Company, Inc.
Bk-552, pg-323



RIDGECREST SUBDIVISION SECTION ONE

PART OF THE EAST HALF, NORTHWEST QUARTER
SECTION 14, TOWNSHIP 44 NORTH, RANGE 12 WEST
JEFFERSON CITY, COLE COUNTY, MISSOURI
ZONED: RA-1
AREA: 10.63 ACRES

PROPERTY DESCRIPTION

Part of the East Half of the Northwest Quarter of Section 14, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the southwest corner of the East Half of the Northwest Quarter of said Section 14, said corner also being the southwest corner of a tract of land as described in Book 552, page 323, Cole County Recorder's Office, and also being the southeast corner of Creekside Park Section Three, as per plat of record in Plat Book 12, page 403, Cole County Recorder's Office; thence N05°21'14"W, along the Quarter, Quarter Section Line, also being the westerly line of said tract of land as described in Book 552, page 323, and also being the easterly boundary of said Creekside Park Section Three, 827.14 feet; thence S61°39'46"E, 430.50 feet; thence N28°20'14"E, 95.00 feet; thence S61°39'46"E, 145.00 feet; thence N28°20'14"E, 40.96 feet; thence S61°39'46"E, 195.00 feet; thence S28°20'14"W, 7.11 feet; thence S03°09'34"E, 383.85 feet; thence S86°50'26"W, 25.36 feet; thence southwesterly, on a curve to the right having a radius of 330.00 feet, an arc length of 18.76 feet (chord of said curve being: S88°28'07"W, 18.76 feet); thence S00°05'50"W, 150.78 feet to a point on the southerly line of said tract of land as described in Book 552, page 323, also being the southerly line of the said East Half of the Northwest Quarter of said Section 14; thence S86°50'26"W, along the Quarter Section Line, also being the southerly line of said tract of land as described in Book 552, page 323, 639.95 feet to the POINT OF BEGINNING. Containing in all 10.63 acres.

Bearings based on CREEKSIDE PARK SECTION THREE, as per plat of record in Plat Book 12, page 403, Cole County Recorder's Office.

OWNER'S CERTIFICATE

Know all men by these presents, that the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots, streets and easements and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record) as shown on this plat, which shall be known as "RIDGECREST SUBDIVISION SECTION ONE".

All taxes due and payable against said property have been paid in full.

In testimony whereof, "Twehous Excavating Company, Inc.", a Missouri Corporation, has caused this present to be signed by its president and secretary and their seals to be affixed this 7th day of November, 2014.

Twehous Excavating Company, Inc.

By: Frank Twehous
Frank Twehous, President

Laverne Twehous
Laverne Twehous, Secretary

STATE OF MISSOURI

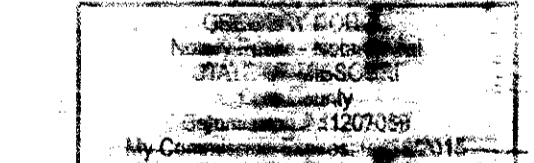
COUNTY OF COLE

On this 7th day of November, 2014, before me personally appeared Frank Twehous and Laverne Twehous, to me known, who, being by me duly sworn, did say that he is President and she is Secretary of Twehous Excavating Company, Inc., that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed in behalf of said corporation by authority of its president and secretary. And the said Frank Twehous and Laverne Twehous acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cole Co., Missouri, the day and year first above written.

My commission expires August 20, 2015.

Gregory Dodge
Gregory Dodge
Notary Public



SURVEYOR'S CERTIFICATE

This is to certify that at the request of Twehous Excavating Company, Inc., a survey and subdivision was made under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly on said plat and that said survey was performed in accordance with the current requirements of the standards for a Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

In Witness whereof I have hereunto set my seal and signature this 7th day of November, 2014.

- NOTES:
- THE SETBACK LINES SHALL BE AS PER CITY OF JEFFERSON ZONING CODE.
 - SET 1/2" IRON PINS WITH CAP AT ALL NEW LOT CORNERS, EXCEPT WHERE OTHERWISE NOTED.
 - THIS PROPERTY LIES IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0129E, EFFECTIVE DATE: NOVEMBER 2, 2012.
 - UTILITIES:
WATER SUPPLY - MISSOURI AMERICAN WATER CO.
STORM SEWER - CITY OF JEFFERSON
SANITARY SEWER - CITY OF JEFFERSON
GAS SUPPLY - AMEREN UE
ELECTRICAL POWER - AMEREN UE
TELEPHONE - CENTURYLINK

LOTS HAVING WIDTH OF 110 FEET OR LESS AT THE FRONT LOT LINE SHALL BE RESTRICTED TO SINGLE FAMILY OR TWO-FAMILY USE.

LOTS HAVING WIDTH OF GREATER THAN 110 FEET AT THE FRONT LOT LINE SHALL BE RESTRICTED TO SINGLE FAMILY, TWO-FAMILY, OR THREE-FAMILY USE

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 651, PAGE 457

I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. 1038.

Approved this 10th day of December, 2014.

Eric Struempfer
Eric Struempfer, City Clerk

Phyllis Powell
Phyllis Powell, City Clerk

Matthew Morasch, P.E.
Matthew Morasch, P.E.
Director of Public Works

Janice McMillan, AICP
Janice McMillan, AICP
Director of Planning and Protective Services

Document No. 201501514

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 25th day of FEBRUARY, 2015
at 3 o'clock and 10:27 Minutes P.M.,
recorded in Book 12, Page 797.

Larry D. Rademan, Recorder
SOB HOEMEISTER
Deputy

	Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY Phone (573) 634-3455 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898		
	RIDGECREST SUBDIVISION SECTION ONE E 1/2, NW 1/4, Sec. 14, T44N, R12W, Cole Co., MO		
Twehous Excavating Co., Inc.			
DATE 05-09-2014	DRN. BY C.F.B.	SCALE 1" = 50'	BOOK
REV. DATE 11/7/14	CKD. BY J.B.R.	SHEET 1 OF 1	JOB NO. 04-007