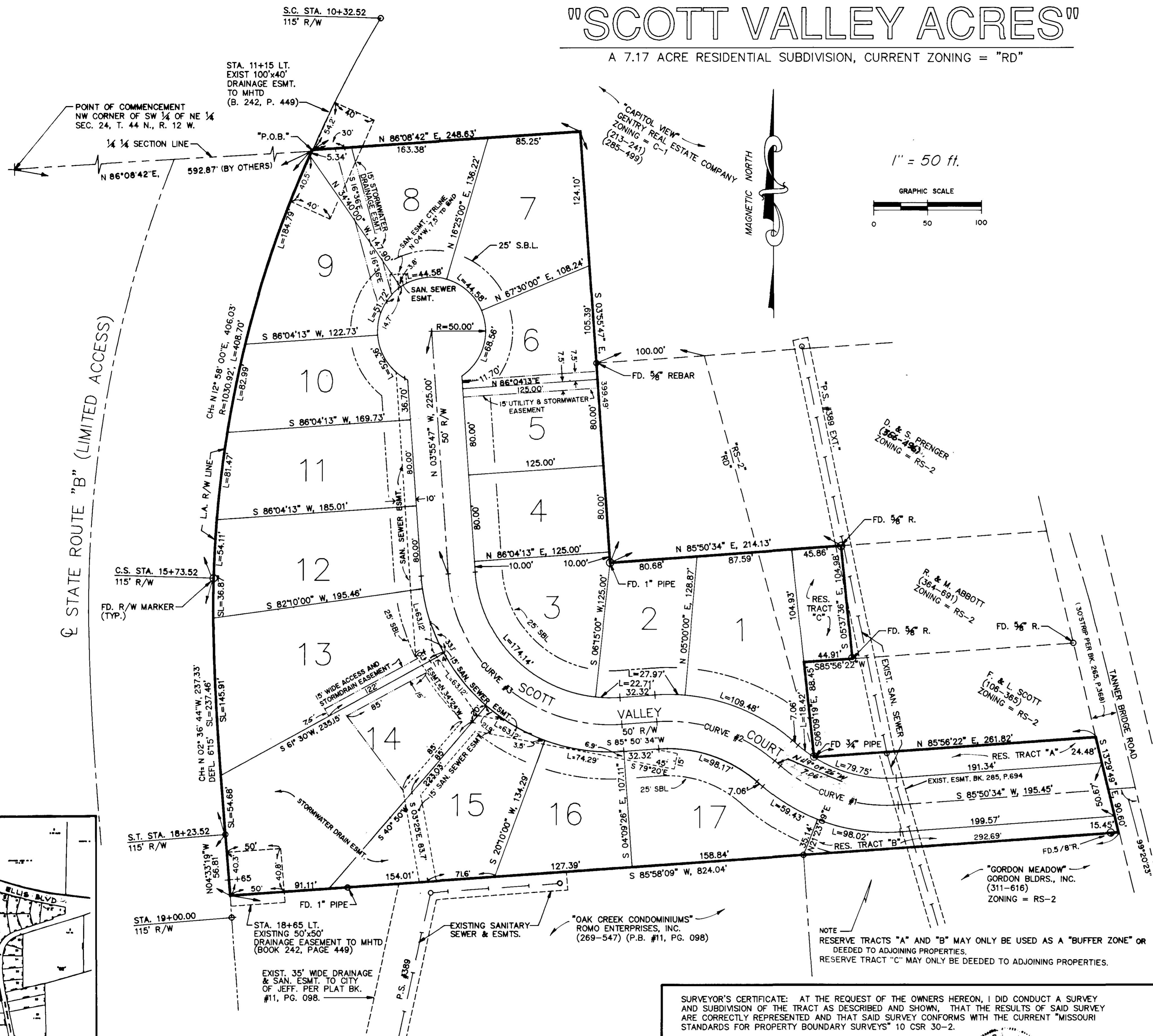


# "SCOTT VALLEY ACRES"

A 7.17 ACRE RESIDENTIAL SUBDIVISION, CURRENT ZONING = "RD"

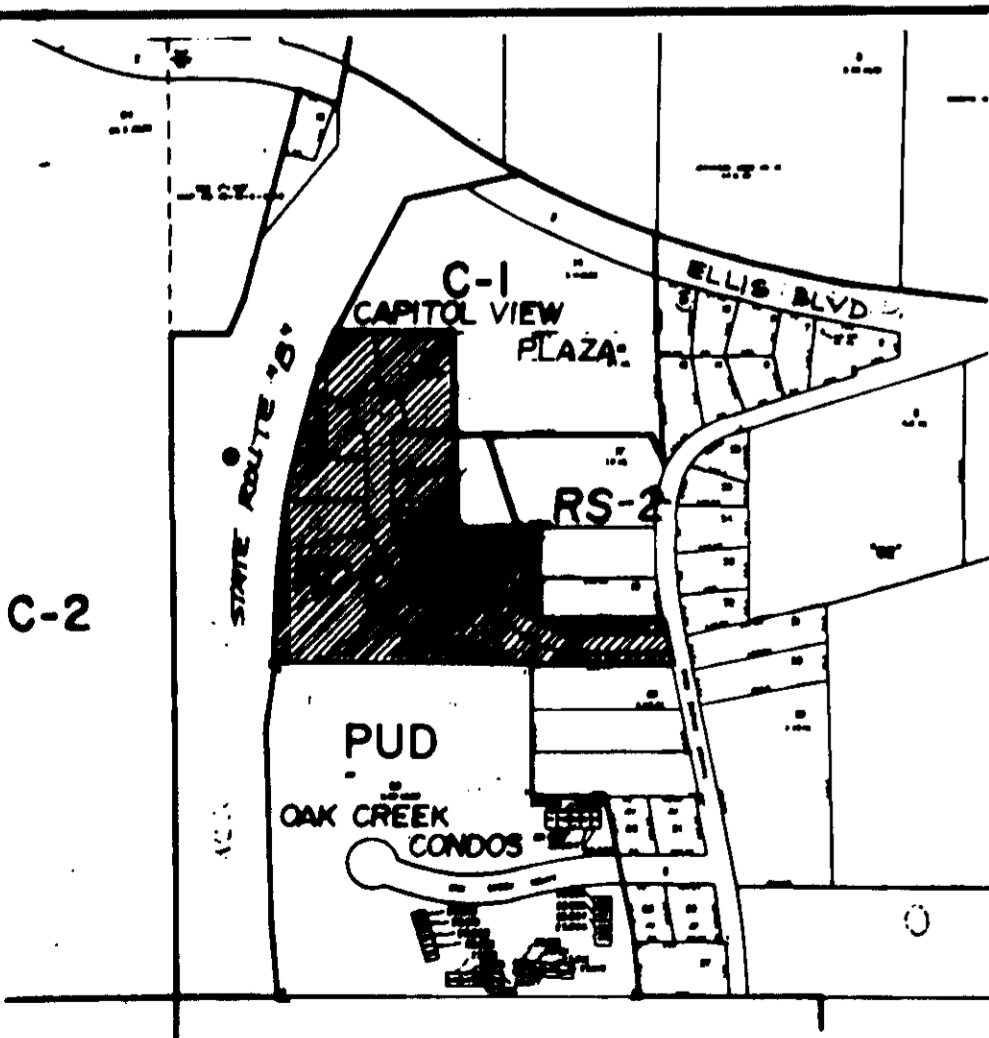


**CURVE CENTERLINE DATA**

**CURVE #1**  
 DEFL=45°00'00"R  
 T=62.13'  
 R=150.00'  
 L=117.81'  
 Dc=38°1'50"

**CURVE #2**  
 DEFL=45°00'00"L  
 T=62.13'  
 R=150.00'  
 L=117.81'  
 Dc=38°1'50"

**CURVE #3**  
 DEFL=90°13'39"R  
 T=150.60'  
 R=150.00'  
 L=236.22'  
 Dc=38°1'50"



- GENERAL NOTES & INFORMATION -**
- CURRENT ZONING = "RD" RESIDENTIAL DUPLEX
  - BUILDING SETBACK LINES "SBL" - 25 FT. AT FRONT, SIDES & REAR PER ZONING REGS.
  - UTILITY EASEMENTS - 10 FT. WIDE AT FRONT AND REAR LINES, AND ADDITIONALLY AS SHOWN HEREON.
  - REFERENCE BEARING = MAGNETIC NORTH
  - M.L.S. SURVEY CLASSIFICATION = "SUBURBAN" (R.P.T. = 1/10,000)
  - SURVEY MARKERS - "O" = FOUND MARKER AS NOTED  
 "●" = SET 5/8" REROD W/ ALLUM. CAP.  
 (SET 5/8" REROD W/ PLASTIC CAP AT ALL OTHERS)
  - FLOOD HAZARD - NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CURRENT F.E.M.A. MAPS.

**SURVEYOR'S CERTIFICATE:** AT THE REQUEST OF THE OWNERS HEREON, I DID CONDUCT A SURVEY AND SUBDIVISION OF THE TRACT AS DESCRIBED AND SHOWN, THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED AND THAT SAID SURVEY CONFORMS WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" 10 CSR 30-2.

*Ronald E. Kliethermes*  
 RONALD E. KLIETHERMES, PLS  
 COLE COUNTY SURVEYOR / MRLS #2109  
 DATE: May 14, 1996

**SUBDIVISION DESCRIPTION:** ALL THAT PART OF A TRACT OF LAND PREVIOUSLY DESCRIBED IN BOOK 326, PAGE 962 OF THE COLE COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 12 WEST, CITY OF JEFFERSON, COLE COUNTY, MISSOURI, SAID PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, THENCE N 86° 08' 42" E, ALONG THE QUARTER QUARTER SECTION LINE, 592.87 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "B", AND THE POINT OF "BEGINNING" FOR THIS SUBDIVISION DESCRIPTION, THENCE CONTINUING N 86° 08' 42" E, 248.63 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 285, PAGE 499 OF THE COLE COUNTY RECORDS, THENCE S 03° 55' 47" E, ALONG THE WEST LINE OF SAID TRACT 398.49 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE N 85° 50' 34" E, ALONG THE SOUTH LINE OF SAID TRACT, 214.13 FEET TO THE NORTHWEST CORNER OF A TRACT PER BOOK 364, PAGE 691, THENCE S 05° 37' 36" E, ALONG THE WEST LINE OF THE LAST SAID TRACT, 104.98 FEET TO THE SOUTHWEST CORNER THEREOF, AT THE NORTH LINE OF A TRACT PER BOOK 106, PAGE 365, THENCE S 85° 56' 22" W, ALONG THE NORTH LINE OF THE LAST SAID TRACT, 44.91 FEET TO THE NORTHWEST CORNER THEREOF, THENCE S 06° 09' 19" E, 88.45 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE N 85° 56' 22" E, ALONG THE SOUTH LINE OF SAID TRACT, 261.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF TANNERBRIDGE ROAD, THENCE S 13° 29' 49" E, ALONG SAID WEST RIGHT-OF-WAY LINE, 90.80 FEET TO THE SOUTH LINE OF THE FIRST ABOVE SAID TRACT PER BOOK 326, PAGE 962, THENCE S 85° 58' 09" W, ALONG THE SOUTH LINE OF SAID TRACT, 824.04 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE "B", THENCE NORTHERLY ALONG SAID EAST LINE ON THE FOLLOWING COURSES, N 04° 33' 19" W, 56.81 FEET, THENCE ON A SPIRAL CURVE TO THE RIGHT HAVING A DEFLECTION OF 06° 15' 00", AND A SPIRAL LENGTH OF 237.46 FEET, THENCE ON A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1,030.92 FEET, AND AN ARC LENGTH OF 408.70 FEET TO THE POINT OF "BEGINNING", CONTAINING 7.17 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD (BEARINGS ARE MAGNETIC) ALL REFERENCES TO BOOK AND PAGE ARE AS PER THE FILES OF THE COLE COUNTY RECORDER'S OFFICE.)

**OWNERS CERTIFICATE:** WE THE UNDERSIGNED OWNERS OF THE TRACT SHOWN HAVE CAUSED IT TO BE SUBDIVIDED AS SET FORTH HEREON. ALL EASEMENTS AND RIGHTS-OF-WAY ARE HEREBY DEDICATED TO THE PUBLIC AS SHOWN AND/OR NOTED, AND ALL TAXES PAYABLE AGAINST SAID PROPERTY ARE PAID. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS ON THIS 12th DAY OF AUGUST, 1996.

*Dennis Prenger*  
 DENNIS PRENGER

*Sandra Prenger*  
 SANDRA PRENGER

STATE OF MISSOURI } S.S.  
 COUNTY OF COLE }  
 BEFORE ME PERSONALLY, THE ABOVE NOTED OWNERS WHO, HAVING BEEN SWORN, EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME AS THEIR FREE ACT AND DEED.

**IN WITNESS WHEREOF,** I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DATE ABOVE WRITTEN.

*James Van Druden*  
 JAMES VAN DRUDEN  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: MARCH 17, 1998

CITY OF JEFFERSON: I, THE CLERK OF THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR OF THE CITY OF JEFFERSON, MISSOURI BY ORDINANCE NO. 12497 APPROVED THIS 12th DAY OF AUGUST, 1996.

*Duane E. Schreimann*  
 DUANE E. SCHREIMANN, MAYOR

*Phyllis Powell*  
 PHYLLIS POWELL, CITY CLERK

*Keith A. DeVault*  
 KEITH A. DEVAULT, DIRECTOR  
 PLANNING & CODE ENFORCEMENT

*Martin A. Brose, P.E.*  
 MARTIN A. BROSE, P.E.  
 PUBLIC WORKS

STATE OF MISSOURI } S.S. 10774  
 COUNTY OF Cole }

Filed for Record 1 Day of October, 1996  
 at 1 O'clock and 55 Minutes P.M.  
 Recorded in Book 11, Page 869

LARRY D. RADEMAN, RECORDER

*Debra Nash* DEPUTY

BRYAN & ASSOCIATES CONSULTING ENGINEERS  
 ENGINEERS & LAND SURVEYORS  
 2717 INDUSTRIAL DRIVE  
 JEFFERSON CITY, MISSOURI 65109

CLIENT: DENNIS & SANDRA PRENGER  
 2703 KENWOOD DR.  
 JEFFERSON CITY, MO 65109

PROJECT: "SCOTT VALLEY ACRES"  
 PLAT OF SUBDIVISION

SCALE: 1"=50 FT. DR. BY: ARB PROJ. NO.: 95-056  
 DATE: 18 APR. 96 APVD. SHEET 1 OF 1