

SCOTTANIA SUBDIVISION

SECTION 2

MEDIUM DENSITY RESIDENTIAL

12.45 ACRES

U.S. PVT. SURVEY NO. 2680
T44N, R11W

WAKODA WOODS SUBDIVISION
SECTION 1
PB 11, P 644

HENRIETTA KEMPKER
TRUST
B 321, P 449

LOCATION MAP

U.S. PVT. SURVEY NO. 2701
T44N, R11W

RICHARD AND LUCILLE
WALTHER
B 196, P 596
B 317, P 677

PROPERTY DESCRIPTION

Part of U.S. Private Survey No. 2680, Township 44 North, Range 11 West, Cole County, Missouri, more particularly described as follows:

From the northwest corner of U.S. Private Survey No. 2680, Township 44 North, Range 11 West; thence S6°18'26"E, along the line between said U.S. Private Survey No. 2680 and U.S. Private Survey No. 2701, 1101.22 feet and the POINT OF BEGINNING for this description; thence along the southern boundary of Wakoda Woods Subdivision, Section One, as per plat of record in Plat Book 11, Page 644, Cole County Recorder's Office, N77°30'27"E, 753.90 feet to the Northern right-of-way line of ALGOA ROAD; thence West along said right-of-way line of ALGOA ROAD, 543.23 feet; thence West, on a curve to the right, having a radius of 686.96 feet, an arc distance of 155.47 feet, the chord of said curve being S15°36'00"W, 155.14 feet, thence S22°05'00"W, 175.79 feet, thence on a curve to the right, having a radius of 400.96 feet, an arc distance of 216.47 feet, the chord of said curve being S37°33'00"W, 213.85 feet, thence S53°01'00"W, 107.29 feet; thence leaving said right-of-way, and along the easterly boundary of Scottania Subdivision, Section One, as per plat of record in Plat Book 11, Page 703, Cole County Recorder's Office, N36°59'00"W, 150.00 feet; thence west along said boundary, S53°01'00"W, 113.14 feet; thence N42°20'30"W along said boundary, 83.78 feet to the Westerly line of U.S. Private Survey No. 2680; thence N8°18'28"W along the Westerly boundary line of U.S. Private Survey No. 2680, 810.93 feet to the POINT OF BEGINNING. Containing in all 12.09 Acres. Bearings based on SCOTTANIA SUBDIVISION, SECTION ONE, recorded in Plat Book 11, Page 703, Cole County Recorder's Office.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Donald S. and Dorothy Lee Strope, a survey and subdivision was made under my personal direction, regarding the above described property and that the results of said survey are represented correctly on said plat and that said survey was performed in accordance with the requirements of the standards for a Class B property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, (4 CSR 30-8.020.)

In Witness whereof I have hereunto set my seal and signature this 24th day of Oct, 1994.

Larry W. Brickley
LARRY W. BRICKLEY, Mo. R.L.S. #1188

OWNER'S CERTIFICATE

Know all men by these presents that We, the undersigned owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into a lots and on this plat the numbers of the lots and the sizes thereof is fully set forth, and the undersigned do hereby dedicate to the Public for Public use forever all Right-of-ways and Easements (not presently of record) as shown on this plat and said plat shall be known as Strope Subdivision, Section Two. We further dedicate to the County of Cole, Tract A shown on the plat herein for additional right-of-way for ALGOA ROAD.

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

In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seals this 24th day of Oct, 1994.

Donald S. Strope *Dorothy Lee Strope*
Donald S. Strope Dorothy Lee Strope

STATE OF MISSOURI } ss

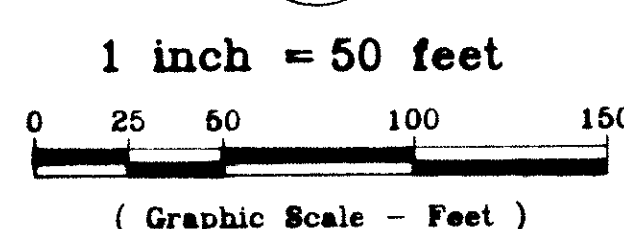
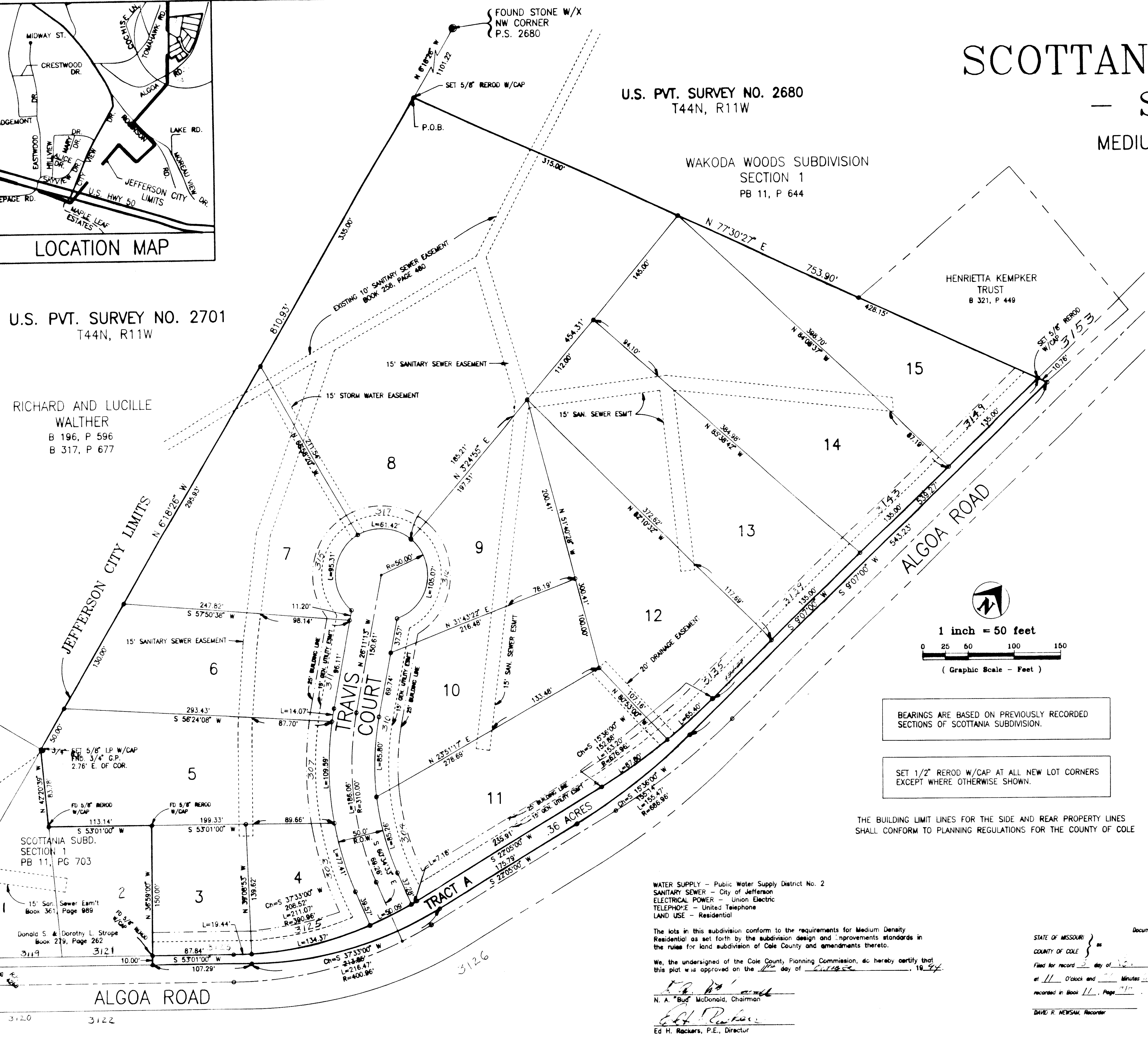
COUNTY OF COLE }

On this 24 day of Oct, 1994, before me personally did appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this day 24 of Oct, 1994.

My Commission Expires: 12-30-95

Cance Gardwell
Cance Gardwell
Notary Public, Cole County



BEARINGS ARE BASED ON PREVIOUSLY RECORDED SECTIONS OF SCOTTANIA SUBDIVISION.

SET 1/2" REROD W/CAP AT ALL NEW LOT CORNERS EXCEPT WHERE OTHERWISE SHOWN.

THE BUILDING LIMIT LINES FOR THE SIDE AND REAR PROPERTY LINES SHALL CONFORM TO PLANNING REGULATIONS FOR THE COUNTY OF COLE

WATER SUPPLY - Public Water Supply District No. 2
SANITARY SEWER - City of Jefferson
ELECTRICAL POWER - Union Electric
TELEPHONE - United Telephone
LAND USE - Residential

The lots in this subdivision conform to the requirements for Medium Density Residential as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 11th day of October, 1994.

N. A. Bud McDonald
N. A. "Bud" McDonald, Chairman
Ed H. Rackers
Ed H. Rackers, P.E., Director

STATE OF MISSOURI }
COUNTY OF COLE } ss
Filed for record 3 day of Oct, 1994
at 11 O'clock and 11 Minutes A.M.,
recorded in Book 11, Page 711.

DAVID R. NEWSAM, Recorder

Document No. 11513

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
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TITLE SCOTTANIA SUBDIVISION - SECTION 2
U.S. PRIVATE SURVEY 2680

FOR DONALD S. & DOROTHY L. STROPE

DATE SEPT. 1994	DWN. BY K.M.B.	SCALE 1" = 50'	BOOK 638
REV. DATE	ORG. BY L.V.B.	SHEET 1 OF 1	JOB NO. 94-139

SUB 497.00