



SHREVES SUBDIVISION

ZONE: RS-2 & PUD 24.04 Acres



1 inch = 100 feet



(Graphic Scale - Feet)

BEARING BASE: As per CAPITAL CITY INDUSTRIAL PARK plat of record in Plat Book 11, page 170, Cole County Recorder's Office.

NE 1/4, NW 1/4
Sec. 17, T44N, R12W

NOTE: SET 1/2" IRON PIN W/CAP AT ALL LOT CORNERS UNLESS OTHERWISE SHOWN.

Note: This property is not within a flood hazard zone as indicated on the Federal Emergency Management Agency Map, Federal Insurance Administration, dated December, 15, 1981.

DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 44 North, Range 12 West in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 17, thence S84°45'46"W, along the Quarter Quarter Section Line, 354.23 feet to the centerline of the abandoned Bagnell Branch of the Missouri Pacific Railroad as described in Book 195, Page 236, Cole County Recorder's Office and the POINT OF BEGINNING; thence S19°48'42"W, along said centerline, 1060.17 feet to the easterly extension of the northerly line of a 60 foot wide right-of-way known as LEANDRA LANE; thence S84°59'45"W, along said easterly extension and northerly right-of-way line, 856.57 feet to the southeast corner of CHULA-VISTA HILLS SUBDIVISION as per plat of record in Plat Book 5, page 51, Cole County Recorder's Office; thence along the easterly line of said subdivision the following courses: N6°35'28"W, 200.00 feet; thence N11°03'44"W, 295.50 feet; thence N11°08'36"W, 108.90 feet; thence N27°20'59"E, 196.52 feet; thence N8°52'57"W, 196.52 feet; thence N42°40'22"W, 77.00 feet to the Quarter Quarter Section Line; thence leaving the boundary of said CHULA-VISTA HILLS SUBDIVISION and along said Quarter Quarter Section Line, N84°45'46"E, 1341.73 feet to the POINT OF BEGINNING. Containing 24.04 acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Denise Schindler, Personal Representative for the Opal Shreves Estate, a survey and subdivision was made under my personal direction regarding the property shown on said plat 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 an 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 16th day of July, 1996.

Robert O. Goebel
Robert O. Goebel, M.A.R.L.S. #2287

OWNER'S CERTIFICATE

Know all men by these presents that we, 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. The lot numbers and sizes thereof are fully and truly set forth on this plat. The undersigned do hereby dedicated to the Public for Public use forever all Rights-of-ways and Easements, (not presently of record), as shown on this plat and said subdivision shall be known as "SHREVES SUBDIVISION."

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

In Witness whereof, the undersigned owner has hereunto set her hand and seal this 16th day of July, 1996.

Leander K. Spangler } ss
Leander K. Spangler }
Peter Anger }
Peter Anger }
Denise Schindler }
Michelle Jones }
Michelle Jones }
Robert Schindler

STATE OF Mo } ss
COUNTY OF Bonne } ss

On this 24th day of July, 1996, before me personally appeared Leander K. Spangler and Peter Anger

to me known to be the person they described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my seal this 24th day of July, 1996.

My Commission Expires: 10-5-98
Verna Landrum } (NOTARY SEAL)
Verna Landrum }
Notary Public, Cole County

STATE OF Mo } ss
COUNTY OF Bonne } ss

On this 9th day of Aug, 1996, before me personally appeared Robert Schindler and Denise R. Schindler

to me known to be the person they described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my seal this 9th day of Aug, 1996.

My Commission Expires: 3-18-95
Nancy Hoff } (NOTARY SEAL)
Nancy Hoff }
St. Charles County
Notary Public, Cole County

NANCY HOFF
Notary Public, Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: March 18, 1998

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. 12522
Approved this 10th day of SEPTEMBER, 1996.
Duane Schreimann }
Duane Schreimann, Mayor }
Phyllis Powell }
Phyllis Powell, City Clerk }
Martin A. Brose }
Martin A. Brose }
Director of Public Works }
Keith A. DeVault }
Keith A. DeVault }
Director of Planning & Code Enforcement }

STATE OF MISSOURI } ss
COUNTY OF COLE } ss
Filed for record 17 day of September, 1996
at 11 O'clock and 00 Minutes A.M.,
recorded in Book 11, Page 863.

LARRY D. RADEMAN, Recorder
Deputy *Dorey Fischer*, Deputy

Document No. 10162

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING
2500 E. McCARTY Phone (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE **SHREVES SUBDIVISION**
Fairgrounds Road - Leandra Lane

FOR **The Opal Shreves Estate**

DATE June 1996	DRN. BY K.B.	SCALE 1"=100'	BOOK
REV.	CKD. BY	SHEET 1 of 1	JOB NO. 95-236

COMPLETED Subd. 401.00