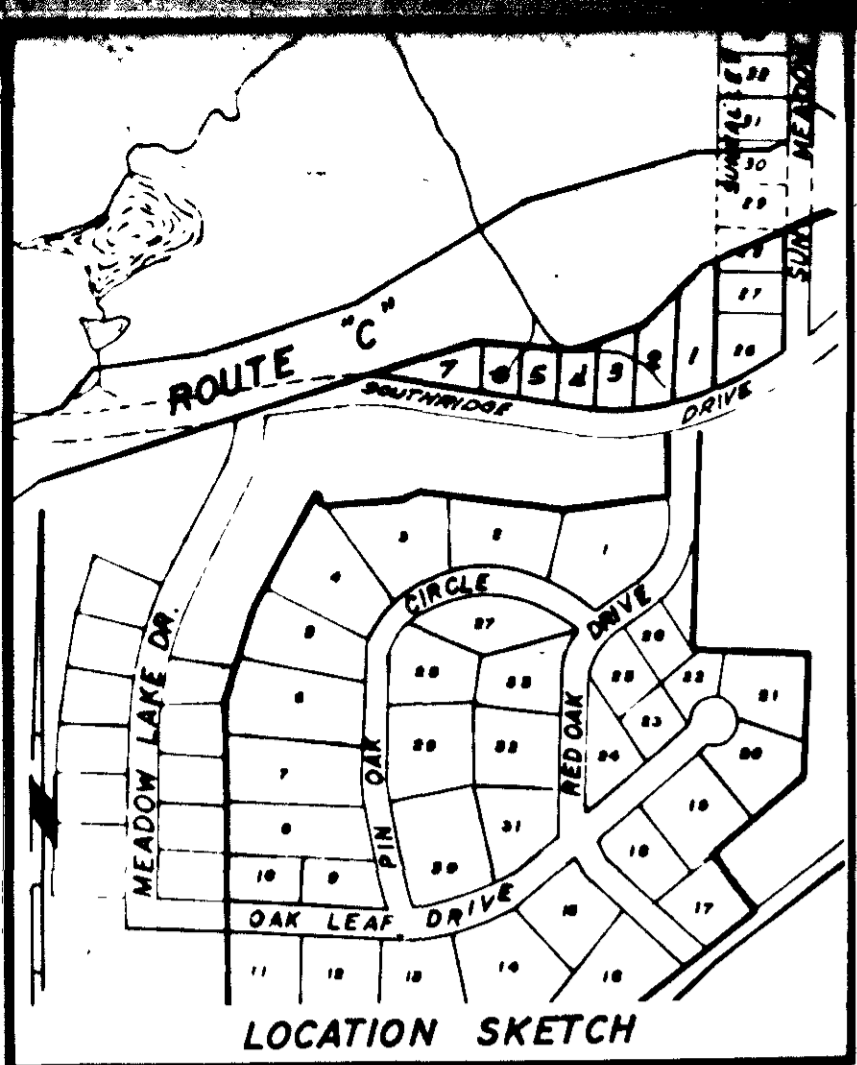
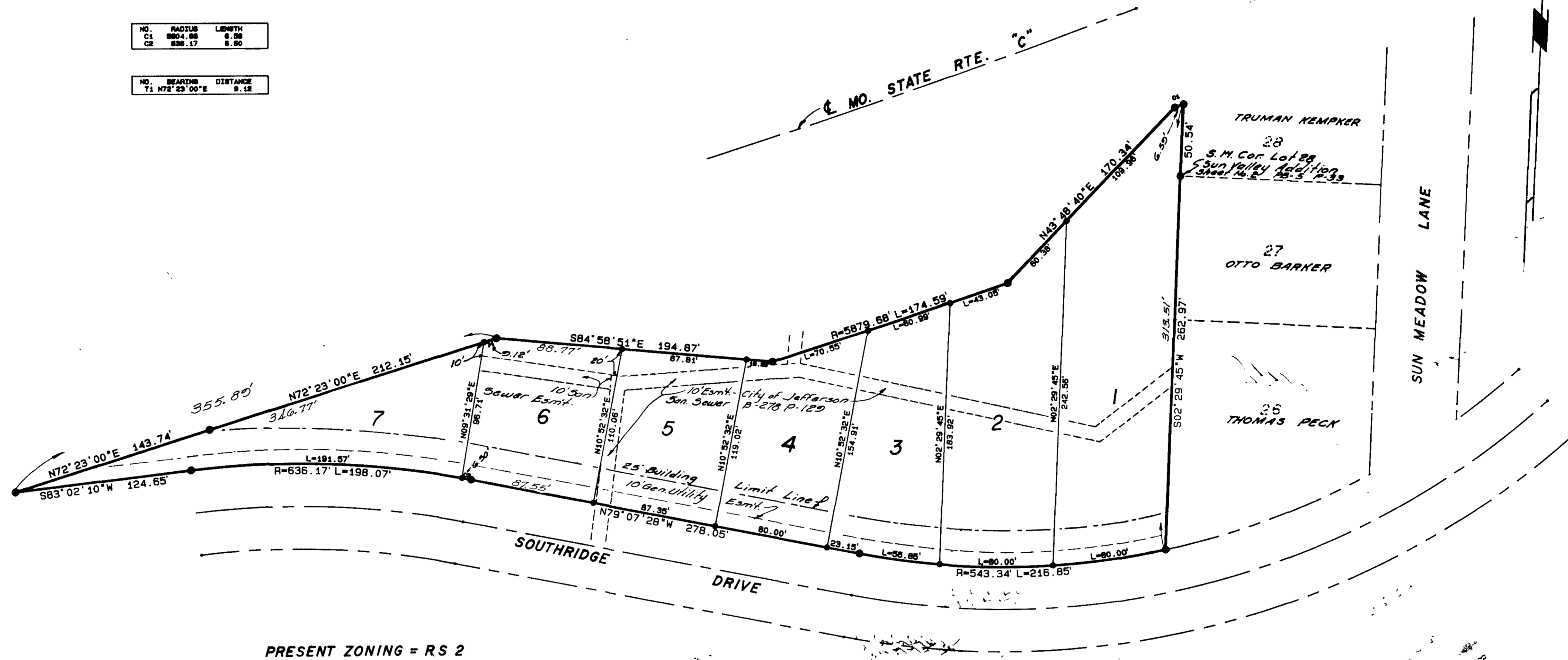


# SOUTHRIDGE SUBDIVISION



NO.	BEARING	LENGTH
C1	N72° 23' 00" E	8.58
C2	S83° 02' 10" W	8.50

NO.	BEARING	DISTANCE
T1	N72° 23' 00" E	9.12



PRESENT ZONING = RS 2

NE 1/4  
23-14-12

### SURVEYOR'S CERTIFICATE

I, Larry V. Balchey, do hereby certify that during the month of August, 1984, I did make a survey and subdivide part of the Northeast Quarter of Section 23, Township 44 North, Range 12 West, in the City of Jefferson, County of Cole, Missouri, more particularly described as follows:

Beginning at the southwest corner of Lot 28 of Sun Valley Drive Addition Sheet No. 2 to the City of Jefferson, as per plat of record in Plat Book 5, Page 33, Cole County Recorder's Office; thence S 02° 29' 45" W, along the west line of said Sun Valley Drive Addition Sheet No. 2, 262.97 feet to the northerly line of Southridge Drive; thence westerly along the northerly line of Southridge Drive the following courses and distances, westerly on a curve to the right, having a radius of 543.34 feet, a distance of 216.85 feet; thence N 79° 07' 28" W, 278.05 feet; thence westerly on a curve to the left, having a radius of 636.17 feet, a distance of 198.07 feet; thence S 83° 02' 10" W, 124.65 feet to the southerly line of Missouri State Route "C"; thence leaving the northerly line of Southridge Drive, and easterly along the southerly line of Missouri State Route "C" the following courses and distances, N 72° 23' 00" E, 355.89 feet; thence S 84° 58' 51" E, 194.87 feet; thence easterly on a curve to the left, having a radius of 5879.68 feet, a distance of 174.59 feet; thence N 43° 49' 40" E, 170.34 feet; thence easterly on a curve to the right, having a radius of 5804.68 feet, a distance of 6.59 feet to the westerly line of Lot 28 of Sun Valley Drive Addition Sheet No. 2 to the City of Jefferson, as per plat of record in Plat Book 5, Page 33, Cole County Recorder's Office; thence leaving the southerly line of Missouri State Route "C", S 02° 29' 45" W, along the westerly line of said Lot 28, 50.54 feet to the point of beginning of this description. Containing in all, 2.14 acres. Bearings are magnetic.

*Larry V. Balchey*  
Larry V. Balchey, Mo. R.L.S. #1188

### OWNER'S CERTIFICATE

Know all men by these presents, that I, the undersigned, being the owner of the tract of land described in the foregoing Surveyor's Certificate have caused said tract to be surveyed and subdivided into lots and on the accompanying plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all easements as shown on this plat.

All taxes due and payable against said property have been paid in full. In witness whereof, the undersigned owner of said tract has hereunto set his hand and seal on this 24 day of September, 1984.

*Sidney E. Fox, Jr.*  
Sidney E. Fox, Jr.

STATE OF MISSOURI )  
COUNTY OF COLE )

On this 24 day of Sept, 1984, before me personally did appear the above signed property owner who executed the foregoing instrument and acknowledged the same to be his free act and deed.

In witness whereof, I have set my hand and affixed my seal this 24 day of Sept, 1984.

My Commission Expires:

12-30-87

*Carroll*  
Notary Public in & for the State of Missouri

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. 10323.  
Approved this 19th day of November, 1984.

*Robert H. Bates*  
Robert H. Bates  
Director of Public Works

*Phyllis Powell*  
Phyllis Powell, City Clerk  
*Thomas H. Benton*  
Thomas H. Benton  
Director of Planning

**CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.**  
ENGINEERING AND SURVEYING

FOR SIDNEY E. FOX JR

BOOK 30 PAGE 30

**SUB 328**

SHRIDGE SUBDIVISION

SCALE 1" = 50'

DATE 12-17-84

B-11  
P-233

SUB 328.00

COMPLETED