

"SUNSET ACRES SUBDIVISION"

TOTAL AREA = 5.83 ACRES

PROPERTY DESCRIPTION

Part of Southwest Quarter of Section 13, 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 Southwest Quarter of said Section 13; thence S85°14'03"W, along the Quarter Quarter Section Line, 963.03 feet to the northeast corner of a tract, described by deed of record in Book 264, Page 554, Cole County Recorder's Office, and the POINT OF BEGINNING for this description; thence S02°39'45"E, along the easterly line of said tract, 297.59 feet; thence S25°47'39"E, along the easterly line of said tract, 54.63 feet to the northeasterly corner of a tract described by deed of record in Book 290, Page 277; thence S45°40'00"W, along the northerly line of said tract and along the northerly line of another tract described by deed of record in Book 270, Page 807, 309.97 feet to the southeast corner of a tract described by deed of record in Book 221, Page 326, Cole County Recorder's Office; thence N04°54'19"W, along the easterly line of said tract 150.04 feet to the northeast corner thereof; thence S85°05'41"W, along the northerly line of said tract, 135.00 feet to the northwest corner thereof; thence N04°54'19"W, 17.45 feet to the southeast corner of a tract described by deed of record in Book 311, Page 67, Cole County Recorder's Office; thence S84°13'19"W, along the southerly line of said tract, 205.10 feet to a point 130.00 feet easterly of the east line of Southwest Boulevard; thence Northerly parallel with the easterly line of Southwest Boulevard the following courses: Northerly, on a curve to the right, having a radius of 1262.96 feet, an arc distance of 170.54 feet, (the chord of said curve being N4°31'07"W, 170.41 feet); thence N00°39'01"W, 305.80 feet to a point on the southerly line of Sunrise Lane; thence leaving said parallel line, Easterly, along the southerly line of Sunrise Lane, and along the southerly line of Sunset Lake Road, the following courses: N84°13'19"E, 126.14 feet; thence S80°21'21"E, 66.90 feet; thence S57°57'44"E, 48.79 feet; thence S85°24'10"E, 170.00 feet; thence leaving the southerly line of said Sunset Lake Road, S87°39'03"W, 10.50 feet to a point on the northerly line of the Southwest Quarter of the Southwest Quarter of Section 13, Township 44 North, Range 12 West; thence N85°14'03"E, along the Quarter Quarter Section Line, 172.65 feet to the POINT OF BEGINNING containing 5.83 Acres.

The above described tract contains all of the properties described by deeds of record in Book 311, page 66, Book 311, page 67 and Book 321, page 992, Cole County Recorder's Office.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Dennis and Sandra Prenger, a survey and subdivision was made regarding the above described property, and that the results of said survey are represented on this plat and that said survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys 10 CSR 30-2.010.

In Witness whereof I have hereunto set my seal and signature this 23 day of October, 1992.

Larry V. Bricker
LARRY V. BRICKER, Mo. R.L.S. #1188

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, streets and easements as shown on this plat and sizes thereof are fully and truly set forth. We 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 "SUNSET ACRES SUBDIVISION". We do further dedicate to Joe and Margaret Vaughan, being the present owners of the tract lying north of and adjacent to Lot No. 25 of this Plat, a 20 foot wide BUFFER AREA along the north side of said Lot No. 25, as shown, for the preservation of all trees of 6 inches or more in diameter.

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

Dennis Prenger *Sandra Prenger*
Dennis Prenger Sandra Prenger

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

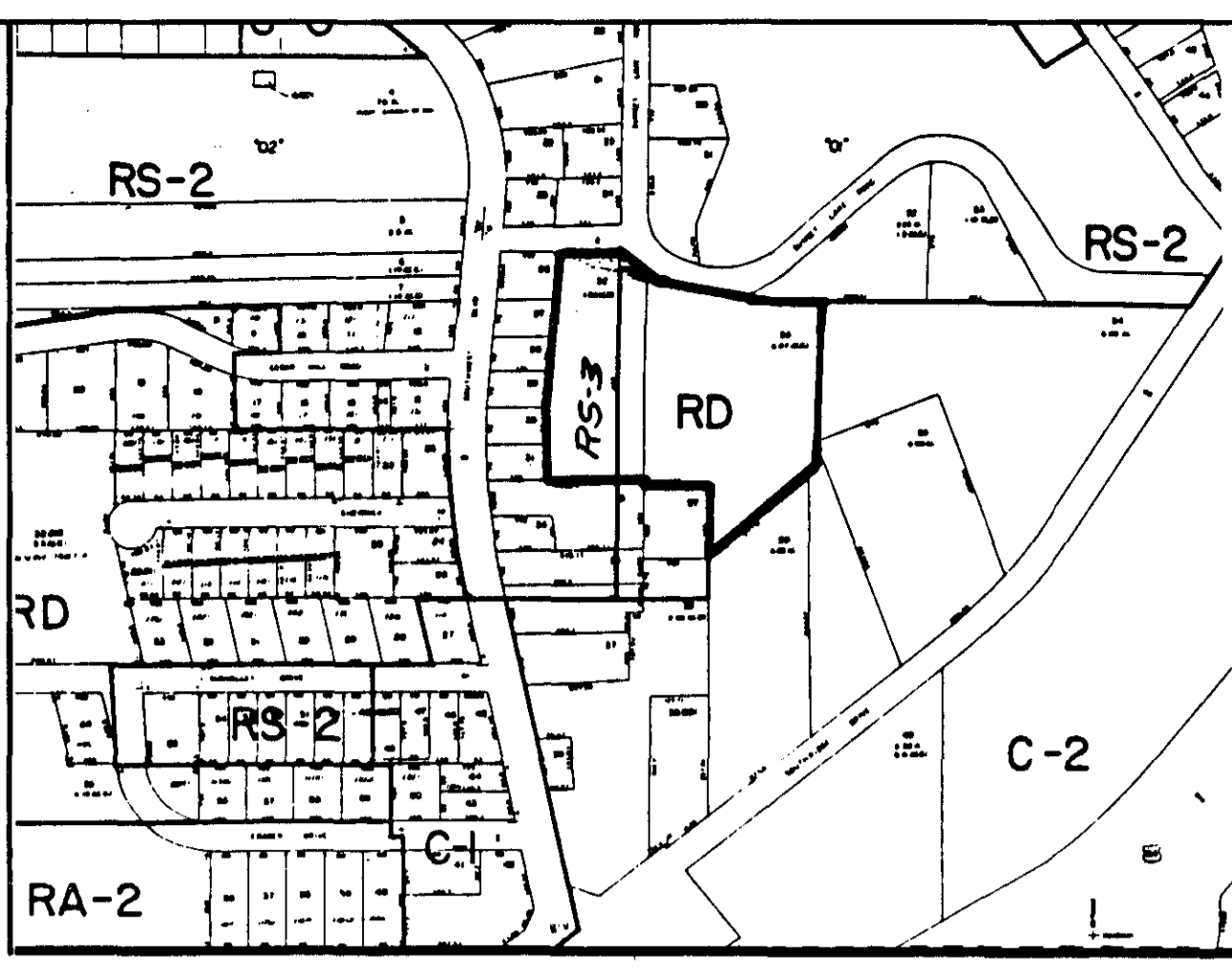
On this 23 day of October, 1992, before me personally did appear the above signed property owners who executed the foregoing instrument and acknowledged the same to be their free act and deed. In Witness whereof, I have set my hand and affixed my seal this 23 day of October, 1992.

My Commission Expires: 12-22-91 *Cara Caldwell*
Notary Public, Cole County

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. 1490.

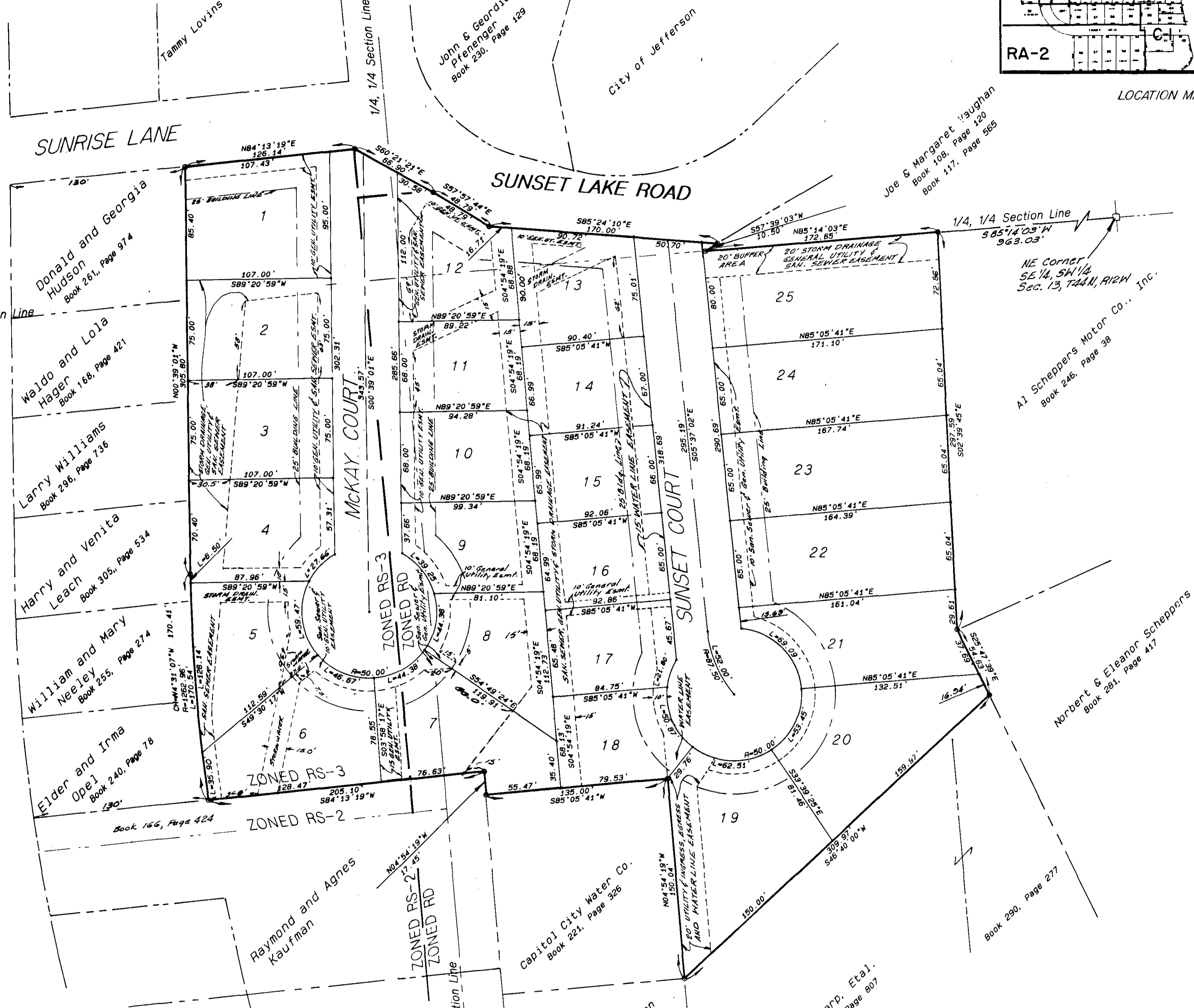
Robert M. Bates *Brenda M. Ertin*
Robert M. Bates, Mayor Brenda M. Ertin, City Clerk
Thomas H. Benton
Thomas H. Benton, Director of Public Works
Thomas H. Benton
Thomas H. Benton, Director of Planning

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 324, PAGE 708, COLE COUNTY RECORDER'S OFFICE. 10-15-90



NW 1/4, SW 1/4
SEC. 13, T44N, R12W

NE 1/4, SW 1/4
SEC. 13, T44N, R12W



SW 1/4, SW 1/4
SEC. 13, T44N, R12W

SE 1/4, SW 1/4
SEC. 13, T44N, R12W

Document No. 2600
Filed for record 10-23-92, 1992.
at 10:00 o'clock and 25 Minutes A.M.,
recorded in Book 309, Page 309.
DAVID R. NEWSAM, Recorder

CENTRAL MISSOURI PROFESSIONAL SERVICES, INC. ENGINEERING AND SURVEYING TEST DRILLING 2500 EAST MC CARTY JEFFERSON CITY, MISSOURI 65101			
TITLE "SUNSET ACRES SUBDIVISION"			
FOR DENNIS AND SANDRA PRENGER			
DATE MAY, 1990	BOOK NO. 309	SCALE 1"=50'	DRN. BY L.S.
REVISION DATE	CKD. BY LVB/LPV	SHEET 1 OF 1	JOB NO. 25-33

SUB 362.00