

# SYLVAN HILLS SUBDIVISION — SECTION 1

1.51 ACRES      ZONED RS-2

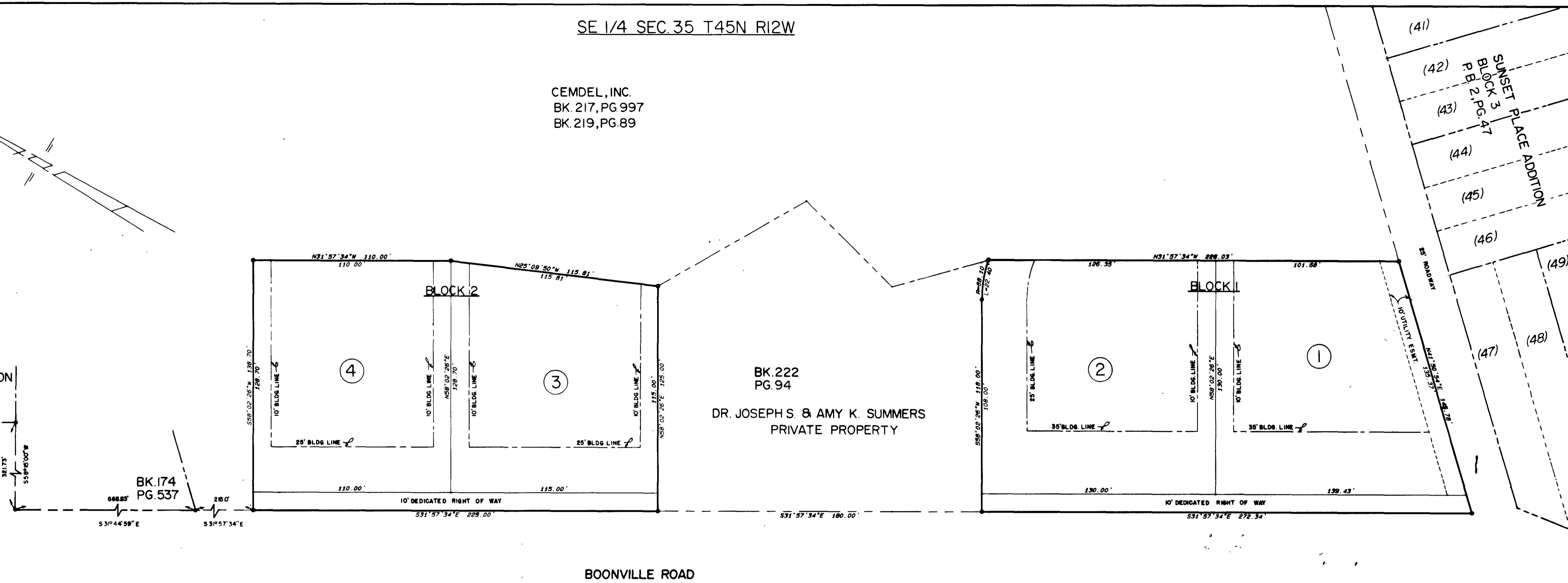
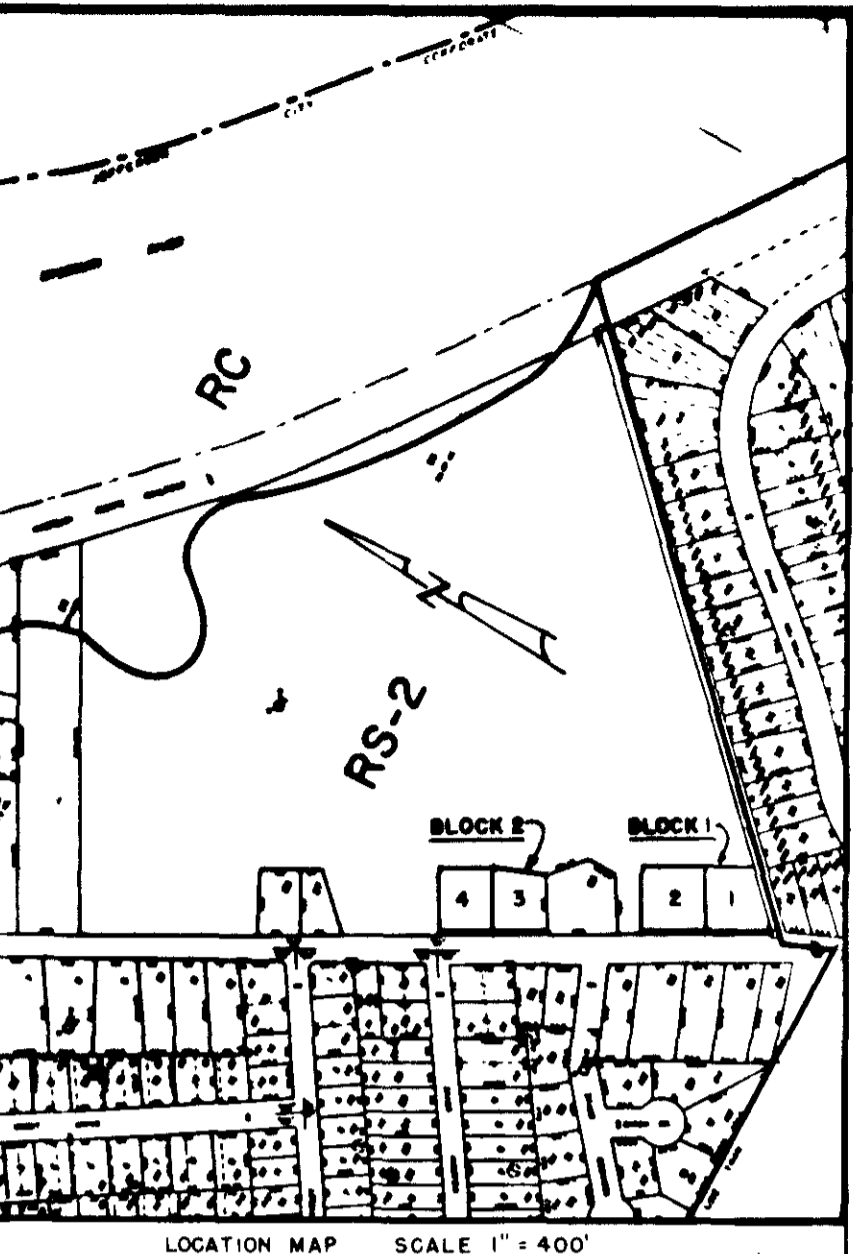
SE 1/4 SEC. 35 T45N R12W

CEMDEL, INC.  
BK. 217, PG. 997  
BK. 219, PG. 89

BK. 222  
PG. 94  
DR. JOSEPH S. & AMY K. SUMMERS  
PRIVATE PROPERTY

BK. 174  
PG. 537

LOT 18  
RIVERVIEW ADDITION  
SECTION 2  
P. B. 7, PG. 31



PROPERTY DESCRIPTION

Part of the Southeast Quarter of Section 35, Township 45 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwesterly corner of Lot 18 of "RIVERVIEW ADDITION - SECTION TWO", as per plat of record in Plat Book 7, page 31, Cole County Recorder's Office; thence S58°15'00"W, 321.73 feet to the easterly line of Boonville Road; thence S31°44'59"E, along said easterly line, 668.83 feet to the southwesterly corner of the tract described by deed of record in Book 174, page 537, Cole County Recorder's Office; thence S31°57'34"E, along the easterly line of Boonville Road, 620.00 feet to the POINT OF BEGINNING for this description; thence continuing S31°57'34"E, along the easterly line of Boonville Road, 272.34 feet to the northerly line of a 25 foot wide roadway, being also the northerly line of "SUNSET PLACE ADDITION", as per plat of record in Plat Book 2, page 47, Cole County Recorder's Office; thence N41°50'54"E, along the northerly line of said "SUNSET PLACE ADDITION", 145.78 feet; thence N31°57'34"E, 288.03 feet; thence Westerly, on a curve to the left having a radius of 68.10 feet, an arc distance of 22.40 feet, (the chord of said curve being S67°27'51"W, 22.30 feet); thence S58°02'26"W, 118.00 feet to the POINT OF BEGINNING. Containing 0.81 acres.

Part of the Southeast Quarter of Section 35, Township 45 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwesterly corner of Lot 18 of "RIVERVIEW ADDITION - SECTION TWO", as per plat of record in Plat Book 7, page 31, Cole County Recorder's Office; thence S58°15'00"W, 321.73 feet to the easterly line of Boonville Road; thence S31°44'59"E, along said easterly line, 668.83 feet to the southwesterly corner of the tract described by deed of record in Book 174, page 537, Cole County Recorder's Office; thence S31°57'34"E, along the easterly line of Boonville Road, 215.00 feet to the POINT OF BEGINNING for this description; thence continuing S31°57'34"E, along the easterly line of Boonville Road, 225.00 feet to the northwesterly corner of a tract described by deed of record in Book 222, page 94, Cole County Recorder's Office; thence N58°02'26"E, along the northerly line of said tract, 125.00 feet to the northeasterly corner thereof; thence N25°09'50"W, 115.81 feet; thence N31°57'34"E, 110.00 feet; thence S58°02'26"W, 138.70 feet to the POINT OF BEGINNING. Containing 0.70 acres.

Bearing are based on the southerly line of "RIVERVIEW ADDITION - SECTION TWO", as per plat of record in Plat of record in Plat Book 7, page 31, Cole County Recorder's Office.

SURVEYOR'S CERTIFICATE

I, Larry V. Brickey, do hereby certify that during the month of May, 1987, under my personal direction, a survey and subdivision was made regarding the above described tracts and that the results of said survey are represented correctly on this plat and that said survey was executed in accordance with current Minimum Standards for Property Boundary Surveys 10 CSR 30-2.

In Witness whereof I have hereunto set my seal and signature this 28 day of JULY, 1987.

*Larry V. Brickey*  
LARRY V. BRICKEY, No. A.L.S. #1188

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned, being the owners of the tracts described in the foregoing Surveyor's Certificate, have caused said tracts to be surveyed and subdivided into lots and the lot numbers and the sizes thereof are fully and truly set forth and the undersigned do hereby dedicate to the public, for public use forever, all right - of - ways and easements as shown on this plat, and that said plat shall be known as "SYLVAN HILLS SUBDIVISION - SECTION ONE". All taxes due and payable against said property have been paid in full.

In testimony whereof, Cemdel Incorporated, a Missouri Corporation, has caused these presents to be signed by its president and its seal to be affixed this 31 day of July, 1987.

CEMDEL INCORPORATED

Attest: *Joseph S. Summers, Jr.* By *Joseph S. Summers, Jr.*  
Amy K. Summers, Secretary      Dr. Joseph S. Summers, Jr., President

STATE OF MISSOURI )

COUNTY OF COLE ) ss  
On this 31st day of July, 1987, 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 31st day of July, 1987.  
My Commission Expires: July 5, 1990  
*Janice Webb*  
Janice Webb, Notary Public

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. 1987-48.  
Approved this 4th day of July, 1987.

*Louise Gardner* Mayor  
*Robert M. Bates* Director of Public Works  
*Branda M. Cirtin* City Clerk  
*Thomas H. Benton* Director of Planning

STATE OF MISSOURI )  
COUNTY OF COLE ) ss  
Document No. 7632

Filed for record 12 day of August, 1987  
at 10 o'clock and 45 minutes A.M.,  
recorded in Book 11, Page 355.

DAVID R. NEWSAM, Recorder

**CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.**  
ENGINEERING AND SURVEYING  
TEST DRILLING  
2800 EAST MC CARTY  
JEFFERSON CITY, MISSOURI 65101

**COMPLETED**

TITLE: SYLVAN HILLS SUBDIVISION-SECTION 1  
FOR: CEMDEL, INC.

DATE MAY, 1987	BOOK NO.	SCALE 1"=50'	DRN. BY JHH
REVISION DATE	CKD. BY LVB	SHEET 1 OF 1	JOB NO. 87-81

\*Restrictions filed in Book 303 Page 297, of the Cole County Recorder's Office.

SUB 342-I SUB 342.00