

# SYLVAN HILLS SUBDIVISION — SECTION 2

2765 ACRES

ZONED RS-2

SE 1/4 SEC. 35 T.45N. R.12W

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. 1368, Approved this 29th day of February, 1988.

*James Gardner*  
Louise Gardner, Mayor  
*Robert W. Pitt*  
Director of Public Works

*Brenda M. Cirtin*  
Brenda M. Cirtin, City Clerk  
*Thomas H. Benton*  
Director of Planning

PROPERTY DESCRIPTION

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

Beginning at the southeasterly corner of Lot No. 1 in Block 1 of Section 1 of SYLVAN HILLS SUBDIVISION as per plat of record in Plat Book 11, Page 355, Cole County Recorder's Office; thence N41°50'54"E, along the northerly line of Sunset Place Addition, Block 3, in the City of Jefferson, Missouri, as per plat of record in Plat Book 2, Page 47, Cole County Recorder's Office, 1164.88 feet to the westerly line of the Missouri Pacific Railroad; thence northwest along the westerly line of the Missouri Pacific Railroad the following courses and distances: N57°45'21"W, 559.84 feet; thence N57°15'35"W, 122.96 feet; thence on a curve to the right having a radius of 2404.80 feet, a distance of 263.27 feet; thence N49°01'06"W, 122.96 feet; thence N48°31'21"W, 53.58 feet to the southeasterly corner of a tract conveyed to Joe R. and Ruby Warden in Book 136, Page 316, Cole County Recorder's Office; thence leaving the westerly line of the Missouri Pacific Railroad, S58°15'00"W, along the said southerly line of the Warden Tract, 802.77 feet to the easterly line of Boonville Road; thence S31°44'59"E, along the easterly line of Boonville Road, 373.75 feet to the northwest corner of a tract conveyed to Suzanne Broeker in Book 273, Page 795, Cole County Recorder's Office; thence N58°15'01"E, along the northerly line of the said Broeker Tract, 138.57 feet to the northeasterly corner thereof; thence S31°44'59"E, along the easterly line of the said Broeker Tract and the easterly line of Boonville Road; thence S31°57'34"E, along the easterly line of Boonville Road, 215.0 feet to the northwesterly corner of Lot 4 in Block 2 of Section 1 of SYLVAN HILLS SUBDIVISION, per plat of record in Plat Book 11, Page 355, Cole County Recorder's Office; thence N58°15'01"E, along the northerly line of said Lot 4, 150.0 feet to the southeasterly corner thereof and the northeasterly corner of Lot 3 of said SYLVAN HILLS SUBDIVISION; thence S25°02'26"E, along the easterly line of said Lot 3, 115.81 feet to the southeasterly corner thereof; thence S61°55'50"E, 95.17 feet; thence S13°02'02"W, 67.25 feet; thence S58°02'26"W, 125.0 feet to the easterly line of Boonville Road; thence S31°57'34"E, along the easterly line of Boonville Road, 50.0 feet to the northwesterly corner of Lot 2 of Block 1 of Section 1 of SYLVAN HILLS SUBDIVISION, per plat of record in Plat Book 11, Page 355, Cole County Recorder's Office; thence N58°15'01"E, along the northerly line of said Lot 2, 118.0 feet; thence northeasterly along a curve to the right, having a radius of 66.10 feet, a distance of 22.40 feet to the northeasterly corner thereof; thence S31°57'34"E, along the easterly line of Lots 2 and 3 of said SYLVAN HILLS SUBDIVISION, in Block 1 of Section 1, 228.62 feet to the POINT OF BEGINNING containing in all 27.65 acres.

Bearings are based on SYLVAN HILLS SUBDIVISION, SECTION 1, per plat of record in Plat Book 11, Page 355, Cole County Recorder's Office.

SURVEYOR'S CERTIFICATE

I, Larry V. Brickey, do hereby certify that during the month of October, 1987, under my personal direction, a survey and subdivision was made regarding the above described tract 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 26th day of Feb., 1987.

*Larry V. Brickey*  
LARRY V. BRICKEY, Mo. R. L. S. #3188

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned, being the owners of the tract described in the foregoing Surveyor's Certificate, have caused said tract to be surveyed and subdivided into lots and streets 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 rights-of-way and easements as shown on this plat, and that said plat shall be known as "SYLVAN HILLS SUBDIVISION - SECTION TWO". 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 9th day of December, 1987.

CEMDEL INCORPORATED

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

STATE OF MISSOURI ) ss  
COUNTY OF COLE ) ss

On this 9th day of December, 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 9th day of December, 1987.

My Commission Expires: \_\_\_\_\_ Notary Public  
*Janice Webb*

Document No. 1378

STATE OF MISSOURI ) ss  
COUNTY OF COLE ) ss

Filed for record 3 day of March, 1988  
at 1 0'clock and 00 Minutes P.M.  
recorded in Book 11, Page 377.

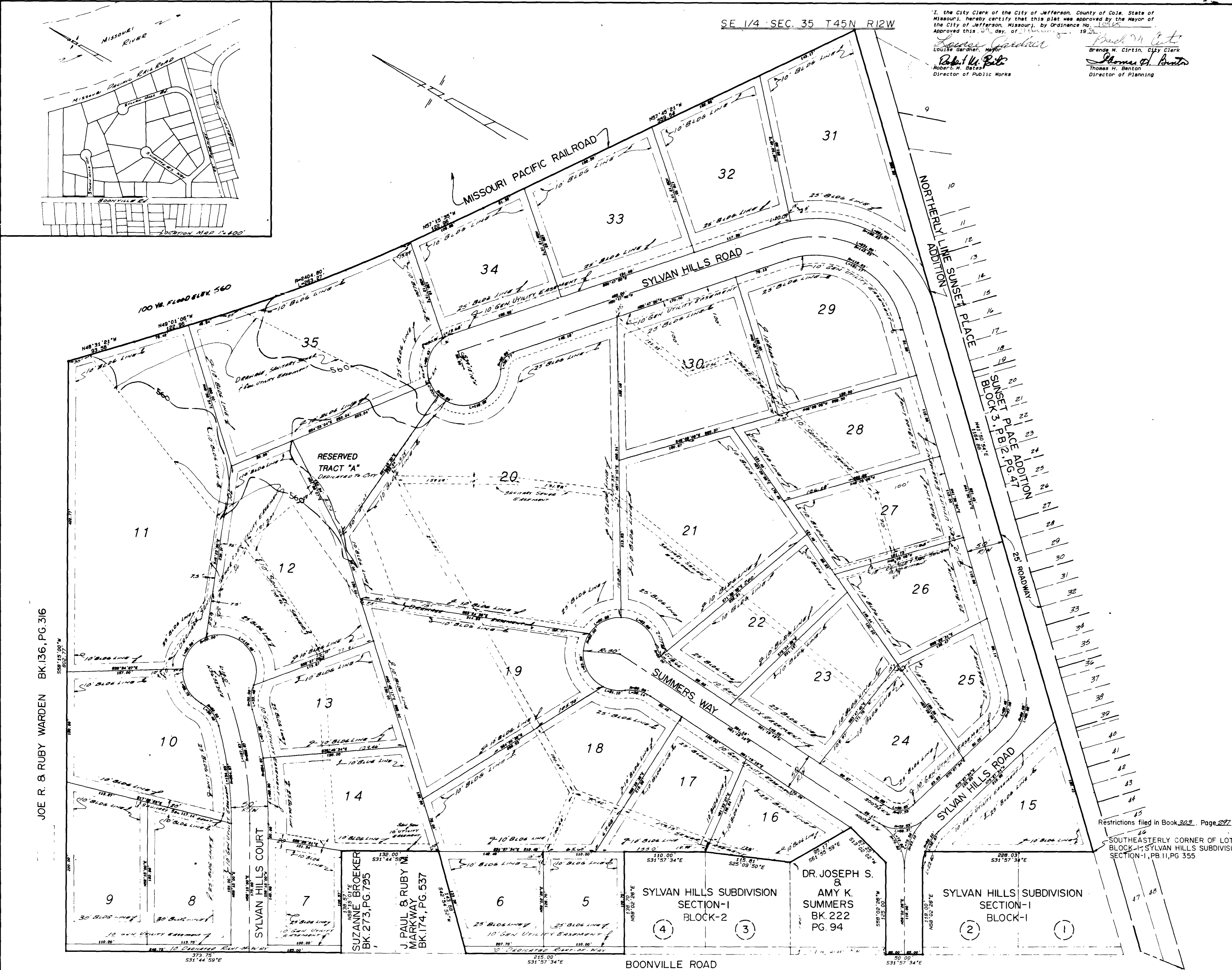
DAVID R. NENSAM, Recorder

Restrictions filed in Book 322, Page 227, of the Cole County Recorder's Office.

SOUTHEASTERLY CORNER OF LOT 1 OF BLOCK-1, SYLVAN HILLS SUBDIVISION SECTION-1, PB. 11, PG. 355

**CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.**  
ENGINEERING AND SURVEYING  
TEST DRILLING  
2500 EAST MC CARTY  
JEFFERSON CITY, MISSOURI 65101

TITLE: SYLVAN HILLS SUBDIVISION-SECTION 2  
FOR: CEMDEL, INC.  
DATE 10-87 BOOK NO. SCALE 1"=60' DRN BY JHH  
REVISION DATE CKD BY LVB SHEET 1 OF 1 JOB NO 87-61



JOE R. & RUBY WARDEN BK.136, PG.316

SUZANNE BROEKER BK.273, PG.795  
J. PAUL & RUBY MARKWAY BK.174, PG.537

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

SYLVAN HILLS SUBDIVISION SECTION-1 BLOCK-1

BOONVILLE ROAD

**SUB 342-II** SUB 342.01