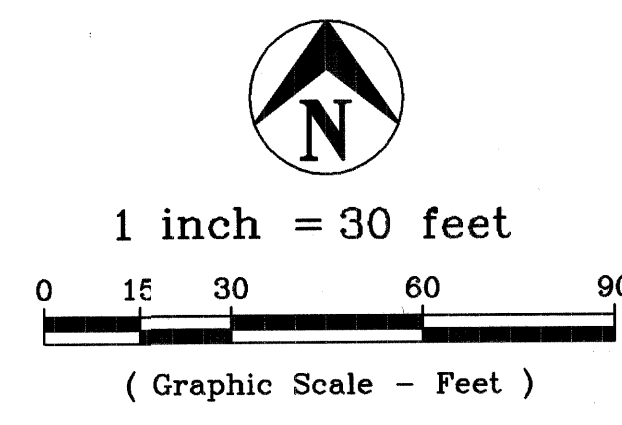
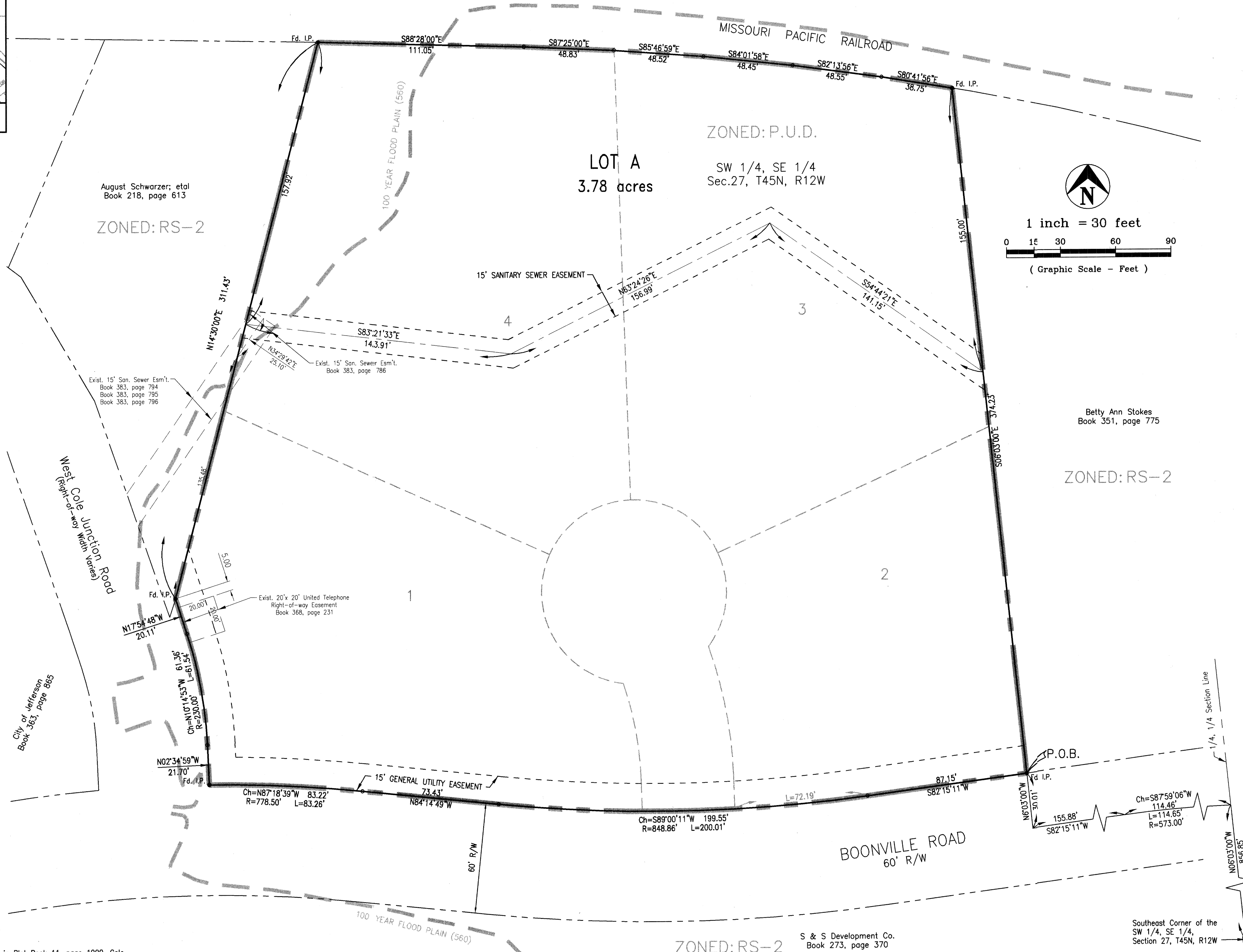


REPLAT OF SOMERSET MEADOW

Part of the SW 1/4, SE 1/4, Sec. 27, T45N, R12W, Cole Co., MO
Total Area: 3.78 acres
ZONED: P.U.D.



PROPERTY DESCRIPTION
All of "Somerset Meadow" a Plat of record in Plat Book 11, page 1000, Cole County Recorder's Office (including Lots 1, 2, 3 and 4, and Vacated Somerset Court), being a part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 45 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 27; thence N06°03'00"W, along the Quarter, Quarter Section Line, 856.85 feet to the center of a City of Jefferson street known as BOONVILLE ROAD; thence westerly, along the center line of said BOONVILLE ROAD, on a curve to the left having a radius of 573.00 feet, an arc distance of 114.65 feet, (the chord of said curve being S87°59'06"W, 114.46 feet); thence continuing along the center line of said BOONVILLE ROAD, S82°15'11"W, 155.88 feet; thence leaving the center line of said BOONVILLE ROAD, N06°03'00"W, 30.01 feet to a point on the northerly right-of-way line of said BOONVILLE ROAD and the POINT OF BEGINNING, (also being the Southeast corner of said "Somerset Meadow"), thence along the northerly right-of-way line of BOONVILLE ROAD the following courses: S82°15'11"W, 87.15 feet; thence westerly on a curve to the right having a radius of 848.86 feet, an arc length of 200.01 feet, (the chord of said curve being S89°00'11"W, 199.55 feet); thence N84°14'49"W, 73.43 feet; thence westerly on a curve to the left having a radius of 778.50 feet, an arc distance of 83.26 feet, (the chord of said curve being N87°18'39"W, 83.22 feet) to a point on the easterly right-of-way line of a City of Jefferson street known as WEST COLE JUNCTION ROAD; thence leaving the northerly right-of-way line of said BOONVILLE ROAD, and along the easterly right-of-way line of said WEST COLE JUNCTION ROAD, the following courses: N02°34'59"W, 21.70 feet; thence northerly on a curve to the left having a radius of 230.00 feet, an arc distance of 61.54 feet, (the chord of said curve being N10°14'53"W, 61.36 feet); thence N17°54'48"W, 20.11 feet to a point on the easterly line of a tract of land as per deed of record in Book 218, page 613, Cole County Recorder's Office; thence leaving the easterly right-of-way line of said WEST COLE JUNCTION ROAD, and along the easterly line of said tract of land as per deed of record in Book 218, page 613, N14°30'00"E, 311.43 feet to the south right-of-way line of the MISSOURI PACIFIC RAILROAD; thence along the south right-of-way line of MISSOURI PACIFIC RAILROAD the following courses: S88°28'00"E, 111.05 feet; thence S87°25'00"E, 48.83 feet; thence S85°46'59"E, 48.52 feet; thence S84°01'58"E, 48.45 feet; thence S82°13'56"E, 48.55 feet; thence S80°41'56"E, 38.75 feet to the northwest corner of a tract of land as per deed of record in Book 351, page 775, Cole County Recorder's Office; thence leaving the south right-of-way line of MISSOURI PACIFIC RAILROAD, and along the west line of said tract of land as per deed of record in Book 351, page 775, S06°03'00"E, 374.23 feet to the POINT OF BEGINNING. Containing in all 3.78 acres.

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Scott and Tisha Spencer, a survey was made, under my personal direction, regarding the property shown on this replat and that the results of said survey are performed in accordance with the current minimum 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 29th day of June, 2001.



Betty Ann Stokes
Book 351, page 775

ZONED: RS-2

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 a lot and easements and on this replat the letter of the lot and the size thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, easements, (not presently of record) as shown on this replat, which shall be known as "REPLAT OF SOMERSET MEADOW".

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

In testimony whereof, the undersigned owners of said tract has hereunto set their hands and seals this 29th day of June, 2001.

By: *T. Scott Spencer* T. Scott Spencer
Tisha L. Spencer Tisha L. Spencer

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

On this 29 day of June, 2001, before me personally did appear the above signed 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 29 day of June, 2001.

My Commission Expires: 12-30-03
Conce Spawell
Conce Spawell
Notary Public
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 by Ordinance No. 13239

Approved this 21st day of August, 2001.
Thomas P. Rackers Mayor
Phyllis Powell City Clerk
Charles D. Lansford Director
Director of Public Works Department of Planning & Code Enforcement

- Notes:
1. BASIS OF BEARING: Somerset Meadow, a Plat of record in Plat Book 11, page 1000, Cole Co. Recorder's Office.
 2. RECORD SOURCE: Deed of Record as follows: T. Scott and Tisha L. Spencer, Book 432, page 477, Cole Co. Recorder's Office.
 3. Part of this property is within a flood hazard zone as indicated on the Department of Housing and Urban Development Map, Federal Insurance Administration dated October 6, 1981.
 4. UTILITY COMPANIES:
WATER SUPPLY - PRIVATE WELL
ELECTRIC COMPANY - UNION ELECTRIC
TELEPHONE COMPANY - SPRINT
SANITARY SEWER - CITY OF JEFFERSON, MO
 5. Set 1/2" IP with cap at all lot corners unless otherwise noted.

ORDINANCE NO. 13239, P. 652 - VACATES SOMERSET COURT RIGHT-OF-WAY AND ALL EASEMENTS DEDICATED TO THE PUBLIC PER "SOMERSET MEADOW" SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 1000, COLE COUNTY RECORDER'S OFFICE, COLE COUNTY, MISSOURI.

Document No. 012756
STATE OF MISSOURI)
) ss
COUNTY OF COLE)
Filed for record 28 day of August, 2001.
at 2 o'clock and 27 Minutes P.M.,
recorded in Book 12, Page 253.
Larry D. Rademan, Recorder
Deputy

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

TITLE: **Replat of Somerset Meadow**
SW 1/4, SE 1/4, Sec. 27, T45N, R12W, City of Jefferson, MO

FOR: **T. Scott and Tisha L. Spencer**

DATE	May 15, 2001	DRN. BY	C.F.B.	SCALE	1"=30'	BOOK	653
REV. DATE	June 20, 2001	CRD. BY	C.C.	SHEET	1 of 1	JOB NO.	81-23

SUBP 4/301