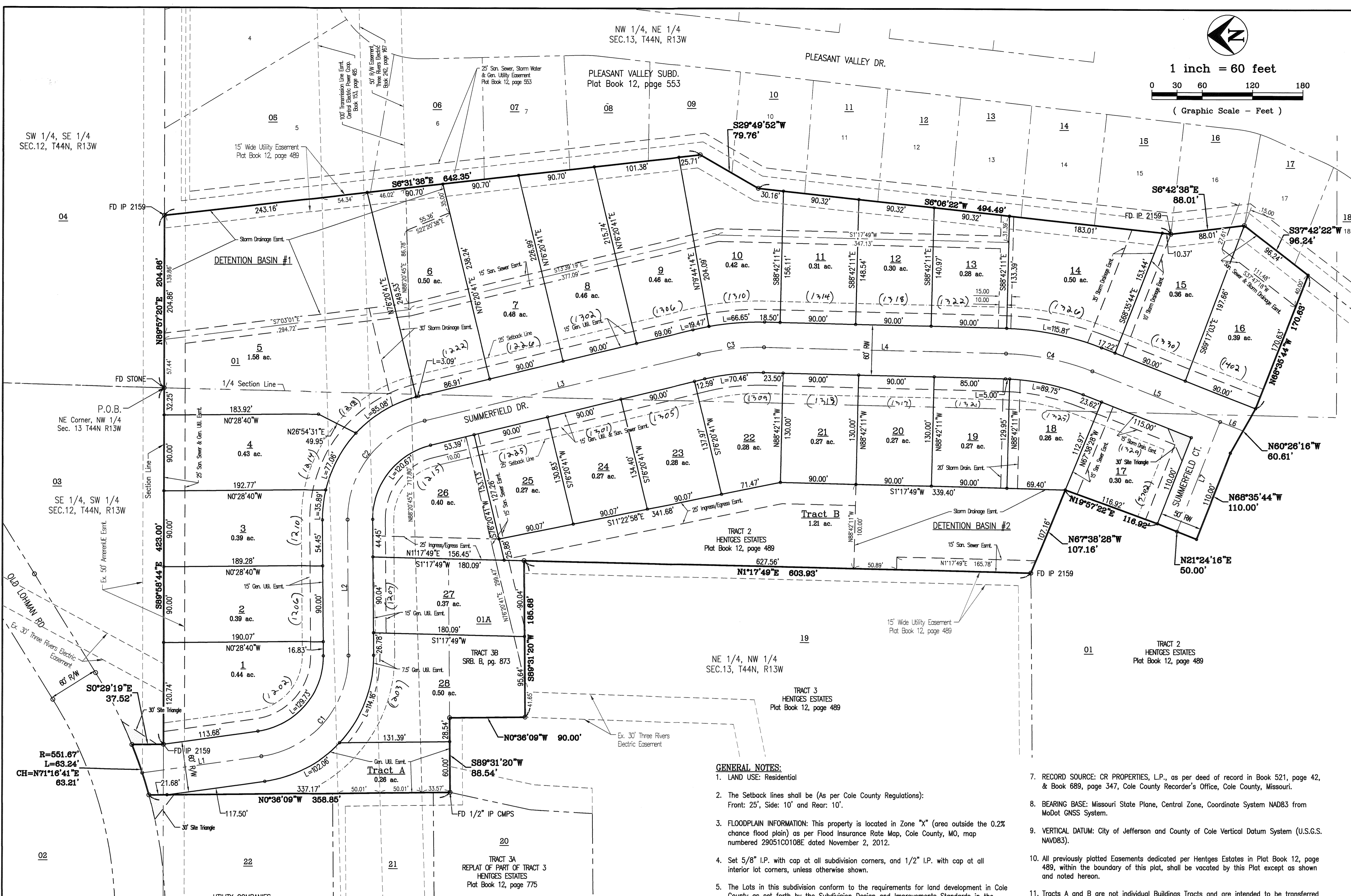
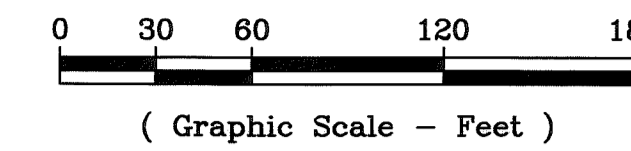


# SUMMERFIELD ESTATES SECTION ONE

Part of Tracts 2 and 3 of Hentges Estates  
Plat Book 12, page 489, being a  
Part of the NW 1/4, NE 1/4, Part of the  
NE 1/4, NW 1/4 of Section 13, and Part  
of the SE 1/4, SW 1/4 of Section 12  
T44N, R13W, COLE COUNTY, MO  
AREA: 15.30 ACRES  
MEDIUM DENSITY RESIDENTIAL

1 inch = 60 feet



### PROPERTY BOUNDARY DESCRIPTION

Part of Tracts 2 and 3 of Hentges Estates as per Plat Book 12, page 489, Cole County Recorder's Office, being a part of the Northwest of the Northeast Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 13, and part of the Southeast Quarter of the Southwest Quarter of Section 12, all in Township 44 North, Range 13 West, Cole County, Missouri, more particularly described as follows:

BEGINNING at the Northeast corner of the Northwest Quarter of Section 13, Township 44 North, Range 13 West, said corner is also a point on the boundary of Tract 2 of Hentges Estates as per Plat Book 12, page 489, Cole County Recorder's Office; thence along the boundary of said Tract 2 of Hentges Estates the following courses: N89°57'20"E, along the Section Line, 204.86 feet to the northwesterly corner of Pleasant Valley Subdivision as per Plat Book 12, page 553, Cole County Recorder's Office; thence along the westerly boundary of Pleasant Valley Subdivision the following courses: S06°31'38"E, 642.35 feet; thence S37°42'22"W, 79.76 feet; thence S06°06'22"W, 494.49 feet; thence S06°42'38"E, 88.01 feet; thence S37°42'22"W, 96.24 feet; thence leaving the boundary of said Tract 2 of Hentges Estates and said westerly boundary of Pleasant Valley Subdivision, N68°35'44"W, 170.63 feet; thence N60°26'16"W, 60.61 feet; thence N68°35'44"W, 110.00 feet; thence N21°24'16"E, 50.00 feet; thence N19°57'22"E, 116.92 feet; thence N67°38'28"W, 107.16 feet a point on the westerly boundary of said Tract 2 of Hentges Estates, 603.93 feet to the southeast corner of a tract of land as described in Book 689, page 347, Cole County Recorder's Office; thence S89°31'20"W, along the southerly boundary line of said tract described in Book 689, page 347, 185.68 feet to the southwest corner thereof; thence N07°36'09"W, along the westerly boundary line of said tract described in Book 689, page 347, 90.00 feet to the northwest corner thereof, said point also being a point on the boundary of said Tract 2 of Hentges Estates; thence along the boundary of said Tract 2 of Hentges Estates the following courses: S89°31'20"W, 88.54 feet; thence N07°36'09"W, 358.85 feet to a point on the southerly right-of-way line of Old Lohman Road; thence northeasterly along the southerly right-of-way of Old Lohman Road, on a curve to the left, having a radius of 551.67 feet, an arc length of 63.24 feet (the chord of said curve being N71°16'41"E, 63.21 feet); thence S00°29'19"E, 37.52 feet to the Section Line; thence S89°58'44"E, along the Section Line, 423.00 feet to the POINT OF BEGINNING. Containing 15.30 acres.

### 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 Property Description, have caused said tract to be surveyed and subdivided into lots, streets and easements and on this 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 streets and easements, (not presently of record) as shown on this plat, which shall be known as "Summerfield Estates Section One".

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

In Witness whereof, the undersigned owner of said tract have hereunto set his hand this 23rd day of August, 2018

CR Properties L.P.,

By: Ken Thoenen General Partner

Kenneth Thoenen President  
Kenneth Thoenen, President

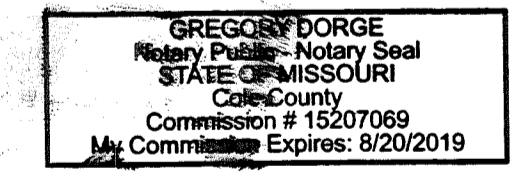
STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 23rd day of August, 2018 before me personally appeared Kenneth Thoenen, to me personally known, who, being by me duly sworn, did say that he is the President of Ken Thoenen Homes, Inc., general partner of the CR Properties, L.P., a Colorado limited partnership, and that the foregoing instrument was signed on behalf of such corporation by Authority of its Board of Directors on behalf of said limited partnership, and he acknowledges said instrument to be the free act and deed of said corporation in his capacity as general partner.

In Witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: August 20 2019

Gregory Dorge  
Gregory Dorge, Notary Public



### SURVEYOR'S CERTIFICATE

This is to certify that at the request of Ken Thoenen, a survey and subdivision was made under my personal direction, regarding the property shown on this plat and that the results of said survey are shown hereon. This survey was performed in accordance with the current requirements of the standards for a Rural Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects.

In Witness whereof, I have hereunto set my seal and signature this 23rd day of August, 2018.

### GENERAL NOTES:

- LAND USE: Residential
- The Setback lines shall be (As per Cole County Regulations): Front: 25', Side: 10' and Rear: 10'.
- FLOODPLAIN INFORMATION: This property is located in Zone "X" (area outside the 0.2% chance flood plain) as per Flood Insurance Rate Map, Cole County, MO, map number 28051C0108E dated November 2, 2012.
- Set 5/8" I.P. with cap at all subdivision corners, and 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.
- The Lots in this subdivision conform to the requirements for land development in Cole County as set forth by the Subdivision Design and Improvements Standards in the Rules for Land Subdivision of Cole County and Amendments thereto.
- Subject to Restrictions recorded in Book \_\_\_\_\_, page \_\_\_\_\_, Cole County Recorder's Office, Cole County, Missouri.
- RECORD SOURCE: CR PROPERTIES, L.P., as per deed of record in Book 521, page 42, & Book 689, page 347, Cole County Recorder's Office, Cole County, Missouri.
- BEARING BASE: Missouri State Plane, Central Zone, Coordinate System NAD83 from MoDOT GNSS System.
- VERTICAL DATUM: City of Jefferson and County of Cole Vertical Datum System (U.S.G.S. NAVD83).
- All previously platted Easements dedicated per Hentges Estates in Plat Book 12, page 489, within the boundary of this plat, shall be vacated by this Plat except as shown and noted hereon.
- Tracts A and B are not individual Buildings Tracts and are intended to be transferred to adjacent property owners.
- Subject to an agreement for future annexation to the City of Jefferson, MO recorded in Book 690, page 583, Cole County Recorder's Office, Cole County, MO.

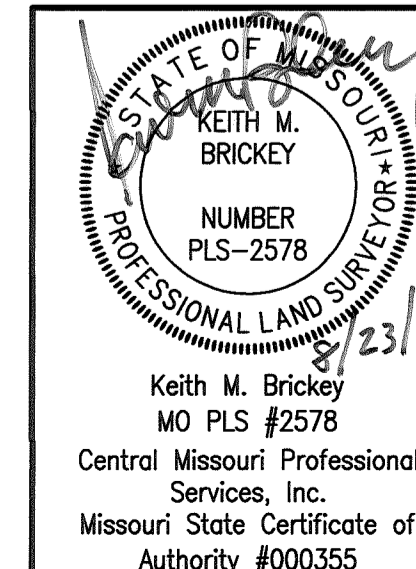
THIS PLAT IS BEING RECORDED DUE TO CHANGES IN THE GENERAL UTILITY EASEMENT WIDTH ON LOT 28, ADDING A GENERAL UTILITY EASEMENT ALONG THE NORTH SIDE OF LOTS 1-5, MODIFICATIONS TO THE DESCRIPTION AND ADDING NOTES TO THE PLAT RECORDED IN PLAT BOOK 12, PAGE 888, COLE COUNTY RECORDER'S OFFICE.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 10 day of July, 2018

Michelle Gerstner Planning Commission Chairman  
Larry J. Gent, P.E. Director of Public Works

# COPY

Document No. 2018-0324  
STATE OF MISSOURI }  
COUNTY OF COLE } ss  
Filed for record 5 day of September, 2018  
at 12 O'clock and 20:05 Minutes P.M.,  
recorded in Plat Book 12, Page 824  
Ralph C. Bray, Jr., Recorder  
Deputy

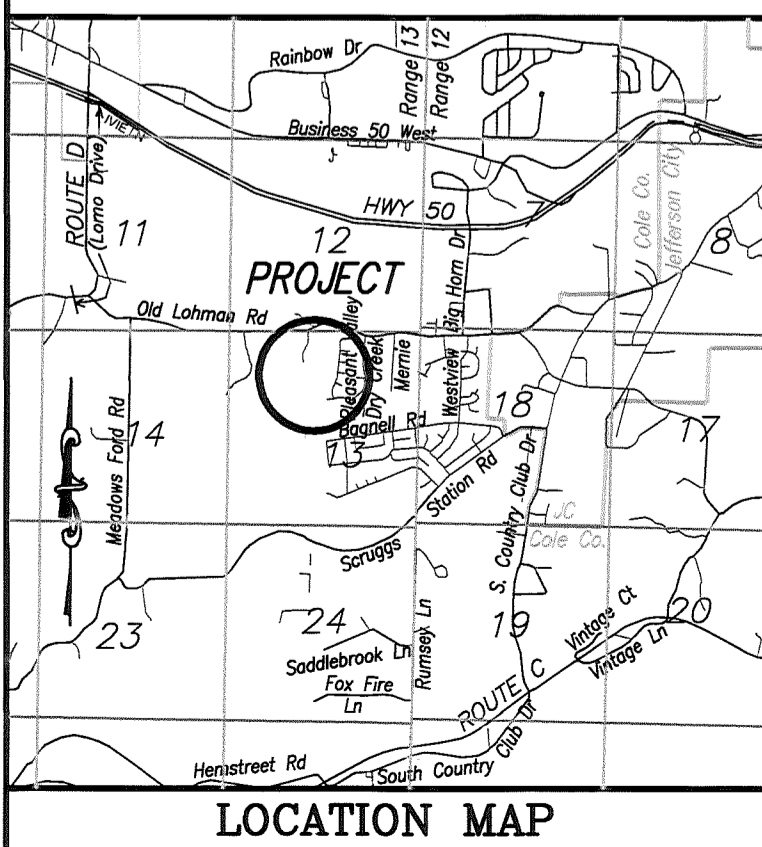


Central Missouri Professional Services, Inc.  
ENGINEERING - SURVEYING - MATERIALS TESTING  
2500 E. McCARTY Phone (573) 634-3455  
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE: **SUMMERFIELD ESTATES SECTION ONE**  
NE 1/4 & NW 1/4, Sec. 13, SW 1/4, Sec. 12; T44N, R13W, COLE COUNTY, MO

FOR: **CR Properties, L.P., (Ken Thoenen)**

DATE	08-23-2018	DRN BY	C.F.B.	SCALE	1" = 60'	BOOK	
REV. DATE		CKD BY	K.M.B.	SHEET	1 of 1	JOB NO.	06-117



UTILITY COMPANIES  
SANITARY SEWER - City of Jefferson  
WATER SUPPLY - P.W.S.D. #1, Cole County  
ELECTRIC - Three Rivers Electric Coop.  
TELEPHONE - Century Link

Number	Length	Bearing/Chord	Radius
C1	172.97	S49°11'00"E, 158.38	120.00
C2	160.90	S52°03'59"E, 149.11	120.00
C3	78.29	S6°10'45"E, 78.07	300.00
C4	105.28	S11°21'03"W, 104.74	300.00
L1	143.31	S7°53'19"E	
L2	161.28	N89°31'20"E	
L3	335.98	S13°39'19"E	
L4	288.50	S11°17'49"W	
L5	163.62	S21°24'16"W	
L6	29.30	S21°24'16"W	
L7	140.00	N68°35'44"W	

Parcel #	Name	Address	Book & Page
01	C R PROPERTIES LP	Old Lohman Rd	521-42
01A	C R PROPERTIES LP	Old Lohman Rd	689-347
02	LEHMAN, FRANCIS JOSEPH	5724 Old Lohman Rd	284-857; 211-447
03	LEHMAN, LAWRENCE O	5717 Old Lohman Rd	211-447
04	YANSKEY, LORRAINE TRUSTEE	Old Lohman Rd	330-114; 152-341
05	RADEMAN, MAX & SUSAN	1222 Pleasant Valley Dr	667-671; 663-952
06	STEINMETZ, KEVIN A & MICHELLE N	1224 Pleasant Valley Dr	647-801; 646-206
07	DOUBLE E HOMEBUILDERS	1228 Pleasant Valley Dr	645-803
08	ROLLINS, BEN & BRANDI	1300 Pleasant Valley Dr	656-159; 650-521
09	WHITENER, DONALD & KATHERINE	1306 Pleasant Valley Dr	651-447
10	SUTTON, MATTHEW B & JAIME A	1310 Pleasant Valley Dr	666-287; 650-526
11	HUMMEL, PAUL & JESSICA	1400 Pleasant Valley Dr	664-174; 641-152
12	PERKINS, LOWELL S	1402 Pleasant Valley Dr	648-167; 641-140
13	GATES, CHRIS & MELANIE	1406 Pleasant Valley Dr	646-964; 630-349
14	SCHERER, DANNY RAY & NANCY ANN	1408 Pleasant Valley Dr	643-099; 626-008
15	HULSEY, GABRIEL W & BECKY L	1500 Pleasant Valley Dr	639-096; 625-628
16	PATTERSON, NATHAN A & JENNIFER L	1506 Pleasant Valley Dr	632-914
17	TEMPLETON, CARLA S	1510 Pleasant Valley Dr	566-964
18	KIMSEY, MATTHEW & SHANNON	1600 Pleasant Valley Dr	556-559; 548-654
19 & 21	HENTGES, BILL R & KAREN M	5811 Old Lohman Rd	521-44
20	HENTGES, RONALD L, JENNIFER R	1216 Pecan Ln	654-085; 653-011
22	HENTGES, BILL R & KAREN M	5811 Old Lohman Rd	246-468