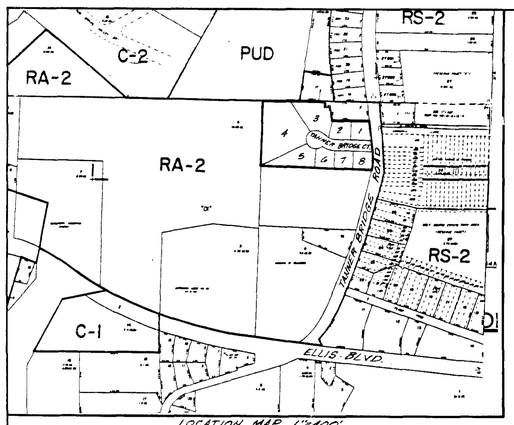
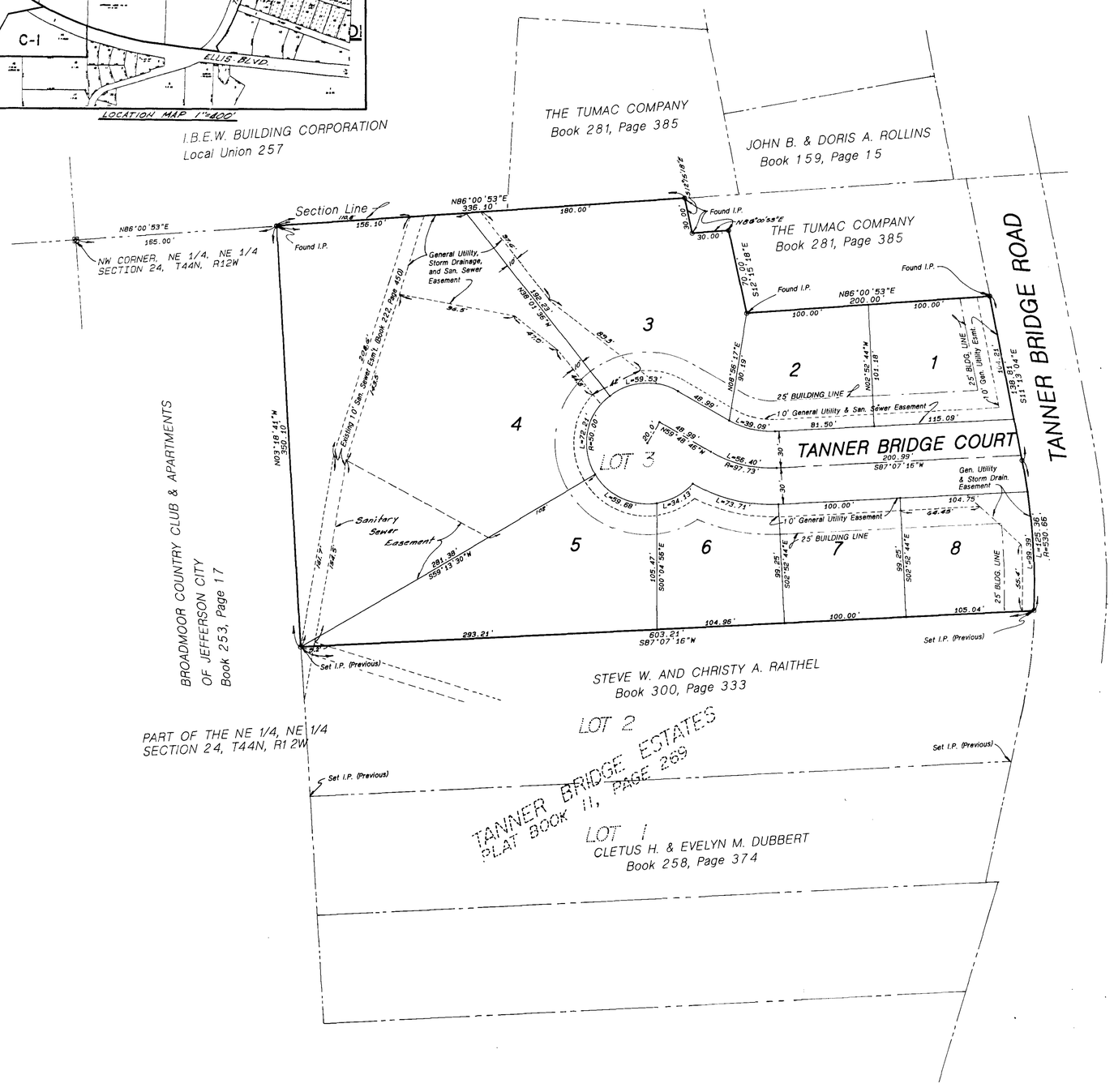
"TANNER BRIDGE VALLEY SUBDIVISION"

A SUBDIVISION OF LOT 3 OF TANNER BRIDGE ESTATES, PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 269, COLE COUNTY RECORDER'S OFFICE.

TOTAL AREA: 4.35 acres. CURRENT ZONING: RA-2



I.B.E.W. BUILDING CORPORATION
Local Union 257



****************** PROPERTY DESCRIPTION *****************

Lot No. 3, Tanner Bridge Estates, in the City of Jefferson, Missouri, per plat of record in Plat Book 11, Page 269, Cole County Recorder's Office.

Said Lot No. 3 being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 44 North, Range 12 West, more particularly described as BEGINNING at the northwesterly corner of said Lot No. 3; thence along the boundary of said Lot No. 3 the following courses: N86°00'53"E, 336.10 feet; thence S12°15'18"E, 30.00 feet; thence N86°00'53"E, 30.00 feet; thence S12°15'18"E, 70.00 feet; thence N86°00'53"E, 200.00 feet; thence S11°13'04"E, 138.81 feet; thence Southerly, on a curve to the right, having a radius of 530.66 feet, an arc distance of 125.36 feet; thence S87°07'16"W, 603.21 feet; thence N03°18'41"W, 350.10 feet to the POINT OF BEGINNING.
Containing in all 4.35 Acres.

***************** SURVEYOR'S CERTIFICATE *****************

This is to certify that, at the request of Larry G. and Dana E. Berry, a Survey and Subdivision, was made regarding the above described property, and that the results of said survey are represented correctly 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 30 day of FEB, 1991.

Louis H. Vetter
LOUIS H. VETTER, Mo. R.L.S. #1166

******************* OWNER'S CERTIFICATE *******************

Know all men by these presents that we, the undersigned owners of the tract described in the foregoing Property Decription, have caused said tract to be surveyed and subdivided into lots, and a street, and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned 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 "TANNER BRIDGE VALLEY SUBDIVISION".

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

In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seals this 20 day of February, 1991.

Larry G. Berry
LARRY G. BERRY

Dana E. Berry
DANA E. BERRY

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

On this 20 day of February, 1991, 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 hereunto set my hand and affixed my seal this 20 day of February, 1991.

My Commission Expires: 12/30/91.

Connie Carbaugh
Connie Carbaugh, 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. 11537.

Approved this 25th day of February, 1991.

Louise Gardner, Mayor

Brenda M. Cirtin, City Clerk

Robert M. Bates
Director of Public Works

Thomas H. Benton
Director of Planning

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 326, PAGE 697, COLE COUNTY RECORDER'S OFFICE.

SET 1/2" DIAMETER RE-ROD WITH CAP AT ALL LOT CORNERS

BEARING BASE: Tanner Bridge Estates, per plat of record in Plat Book 11, Page 269.

Document No. 1255

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

Filed for record 26 day of February, 1991.
at 3 O'clock and 10 Minutes P. M.,
recorded in Book 11, Page 498.

DAVID R. NEWSAM, Recorder

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

TITLE: TANNER BRIDGE VALLEY SUBDIVISION			
FOR: LARRY G. AND DANA E. BERRY			
DATE Dec., 1990	BOOK NO. 442	SCALE 1"=50'	DRN. BY DGS
REVISION DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 76-99

SUB 367.00