

THREE LS SUBDIVISION

ZONING : M-1, C-1 & RS-2
TOTAL AREA: 6.64 AC.

DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

Beginning at the southwest corner of the Northeast Quarter of said Section 23; thence N4°46'50"W, along the Quarter Section Line, 430.23 feet to the southerly right-of-way line of Idlewood Road; thence along said right-of-way, on a curve to the right having a radius of 263.31 feet, an arc distance of 164.40 feet, the chord of said curve being N44°01'00"E, 161.74 feet; thence N66°18'34"E, along said right-of-way, 256.05 feet to a found right-of-way marker at a corner on the southerly right-of-way line of Missouri State Route "C"; thence N61°32'18"E, along the southerly line of Missouri State Route "C", 140.69 feet to the northeasterly corner of a tract described in Book 343, Page 869, Cole County Recorder's Office; thence S4°54'30"E, along the easterly line of said tract in Book 343, Page 869 and along another tract as described in Book 324, Page 843, Cole County Recorder's Office, 696.96 feet to the southeasterly corner of said tract in Book 324, Page 843 being a point on the quarter section line; thence S87°37'00"W, along the quarter section line, 494.75 feet to the point of beginning. Containing in all, 6.64 acres.

Bearings based on Deed of record in Book 324, Page 843, Cole County Recorder's Office.

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 lots and easements, and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public for public use forever all general utility easements (not presently of record), as shown on this plat, which shall be known as THREE LS 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 30 day of March, 1996.

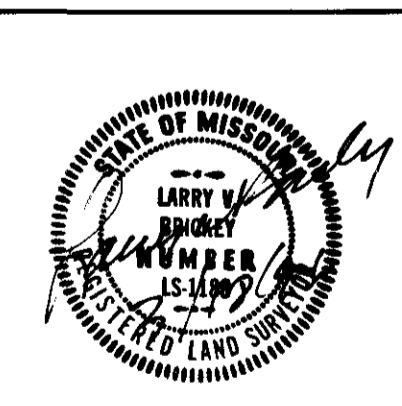
Marvin L. Talken *Emily Talken*
Marvin L. Talken Emily Talken
Stanley L. Kolb *Mary L. Kolb*
Stanley L. Kolb Mary L. Kolb
Vernon L. Hemmel *Deborah K. Hemmel*
Vernon L. Hemmel Deborah K. Hemmel
Francis S. Stockman *Shirley Stockman*
Francis S. Stockman Shirley Stockman

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Stanley Kolb, a survey and subdivision was made, under my personal direction 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 requirements of the 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 18 day of MARCH, 1996.

Larry V. Brickey
Larry V. Brickey, Mo.R.L.S. 1188



DATE: 3-18-96
SURVEYOR'S SEAL

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING
2500 E. McCARTY Phone (314) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (314) 634-8898

TITLE: THREE-LS SUBDIVISION
IDLEWOOD DRIVE
FOR: STOCKMAN CONSTRUCTION

DATE: NOV 1995	DRN. BY: K.B.	SCALE:	BOOK:
REV. DATE:	CKD. BY:	SHEET 1 OF 1	JOB NO. 93-329

Document No. 03763

STATE OF MISSOURI }
COUNTY OF COLE } ss
Filed for record 12 day of April, 1996
at 2 O'clock and 00 Minutes P.M.,
recorded in Book 11, Page 823.

LARRY D. RADEMAN, Recorder

Deputy

COMPLETED

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. 12440.

Approved this 24 day of APRIL, 1996.

Duane Schreimann *Phyllis Powell*
Duane Schreimann, Mayor Phyllis Powell, City Clerk
Martin A. Brose *Keith A. DeVault*
Martin A. Brose Keith A. DeVault
Director of Public Works Director of Planning & Code Enforcement

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 30 day of March, 1996, 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 30 day of March, 1996.

My Commission Expires:

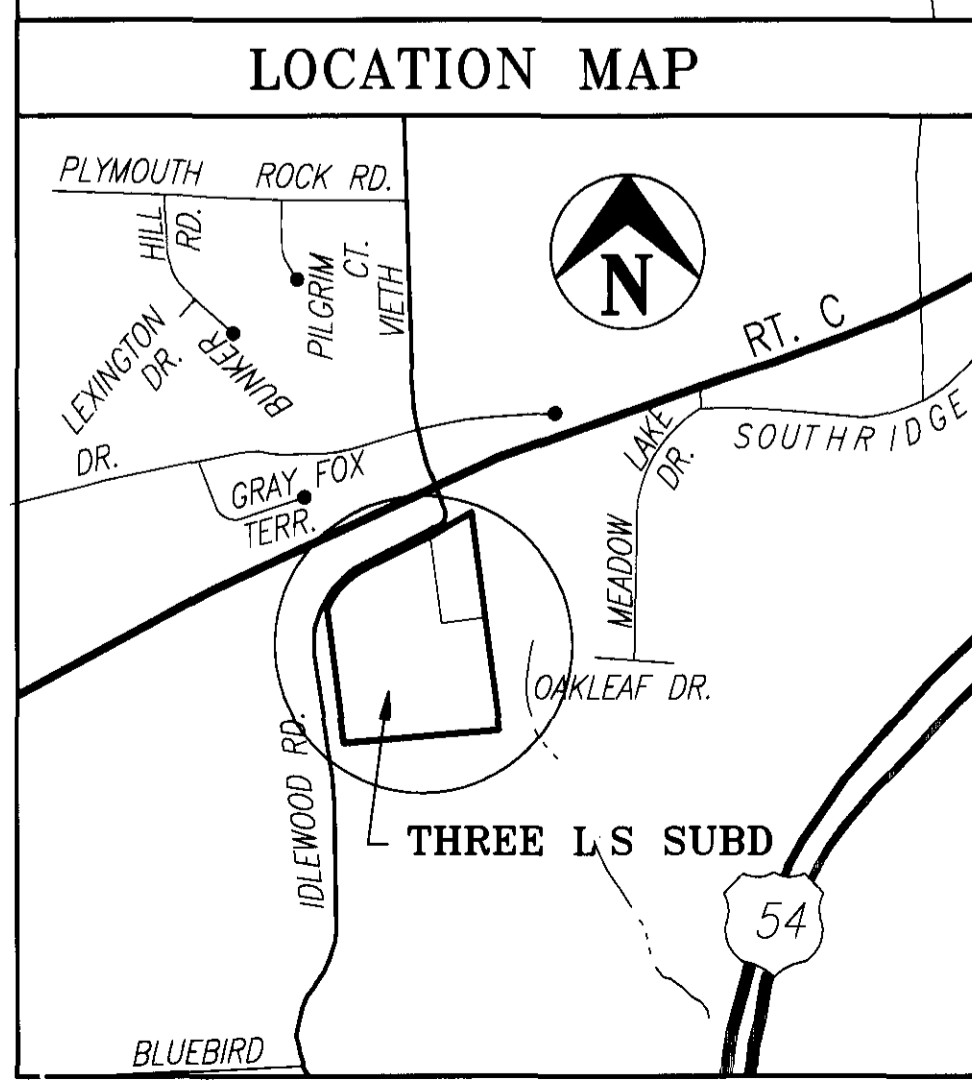
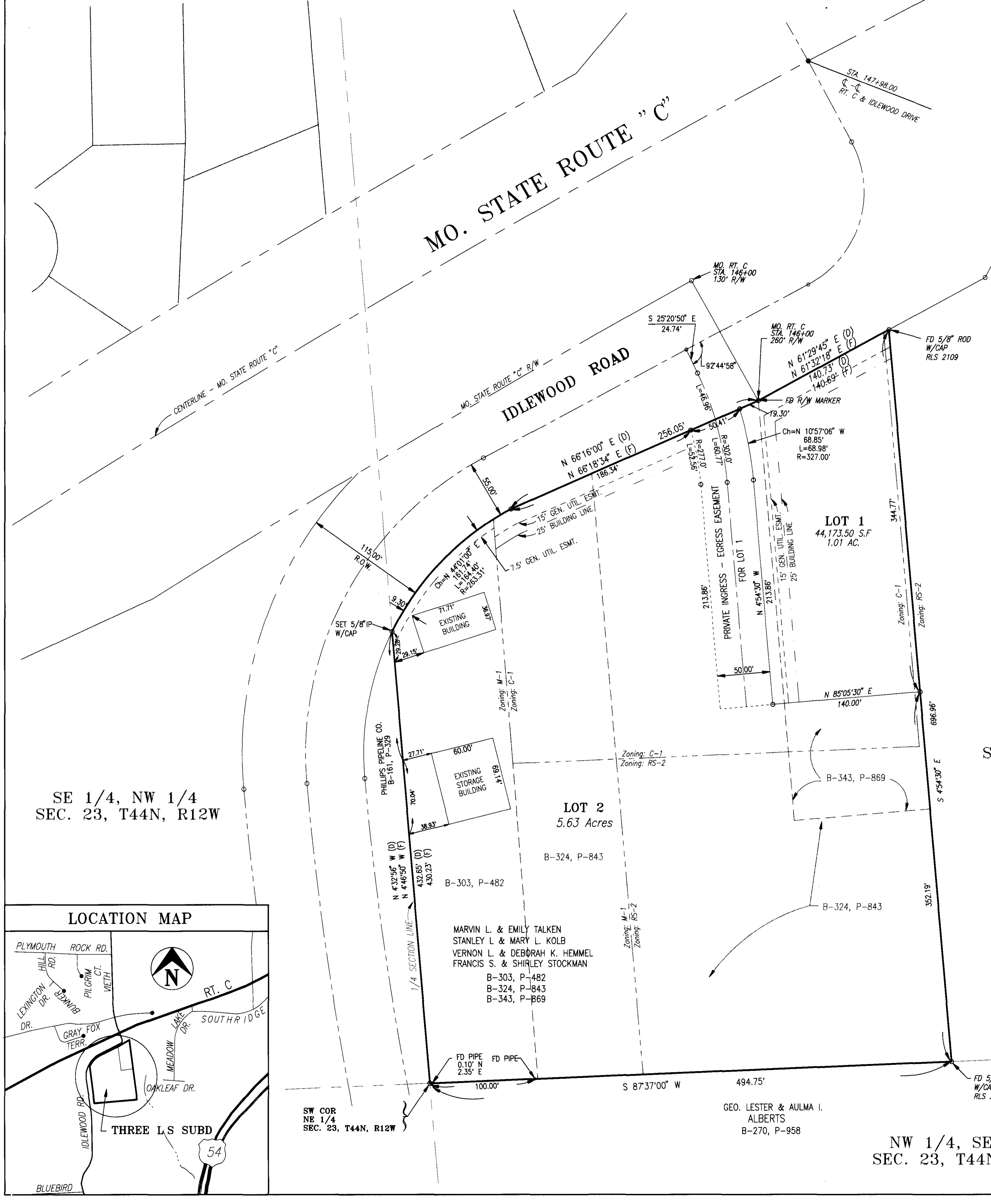
12-30-99

Carole Cardwell
Carole Cardwell, Notary Public

SW 1/4, NE 1/4
SEC. 23, T44N, R12W

RAYMOND & PATRICIA A. MAGRUDER
B-326, P-686

NOTE: SET 1/2" IRON PIN AT ALL LOT CORNERS EXCEPT WHERE OTHERWISE SHOWN.



SW COR
NE 1/4
SEC. 23, T44N, R12W

GEO. LESTER & AULMA I. ALBERTS
B-270, P-958

NW 1/4, SE 1/4
SEC. 23, T44N, R12W