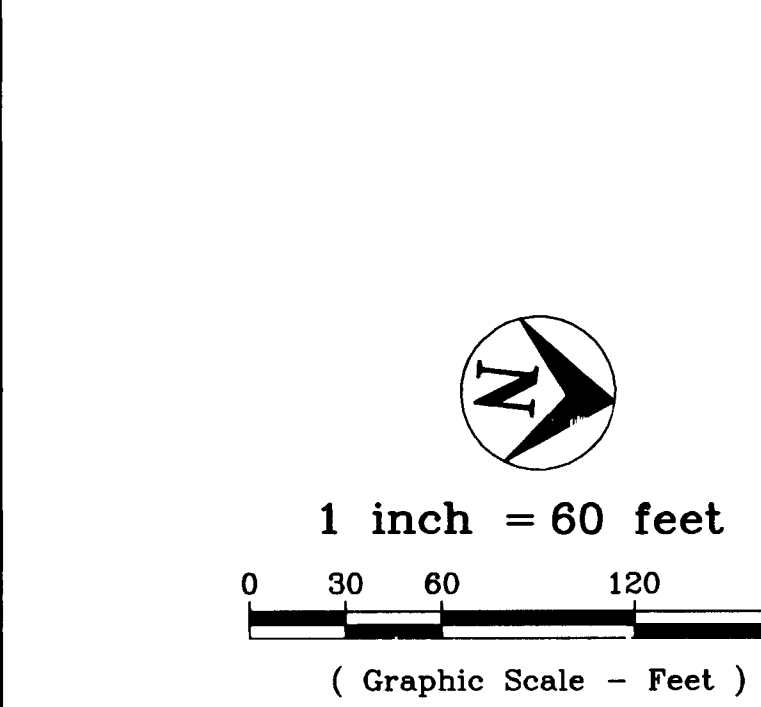
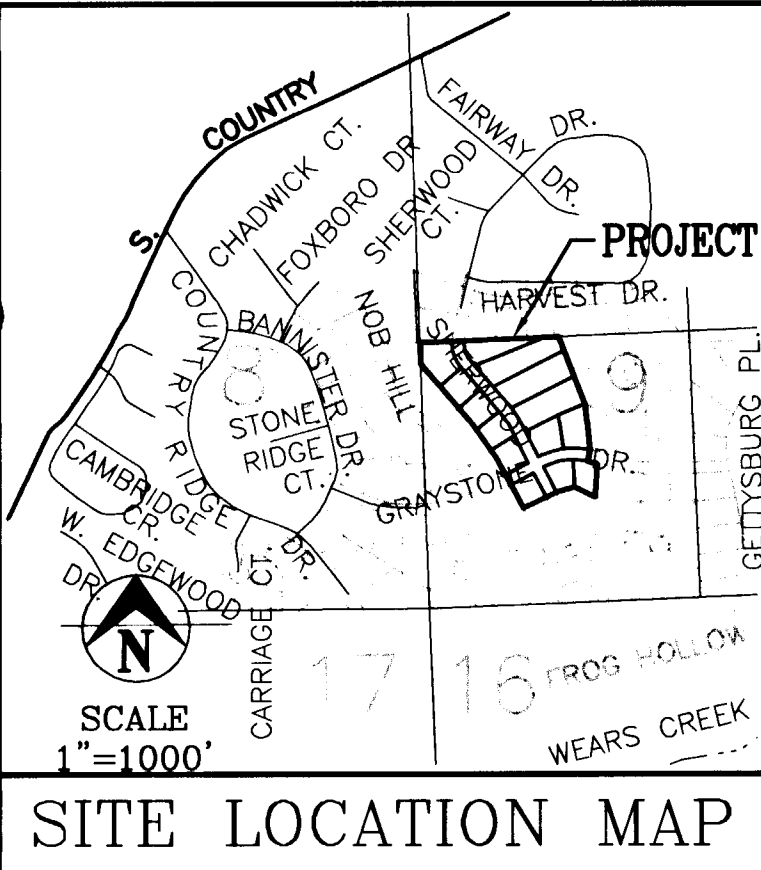


# THE TRAILS OF KAUFFMAN HILLS - SECTION ONE

## Section 9, T44N, R12W, Cole County, Jefferson City, Missouri

### Single Family Residential RS-1 Total Area: 11.46 ACRES



Bearing Base: FOXBORO SUBDIVISION - SECTION 1, as per plat of record in Plat Book 11, page 308, Cole County Recorder's Office.

Parent Tract: Jerry J. and Melody M. Green, and Tanya L. and Sharon D. Durham, as per deed of record in Book 519, page 365, Cole County Recorder's Office.

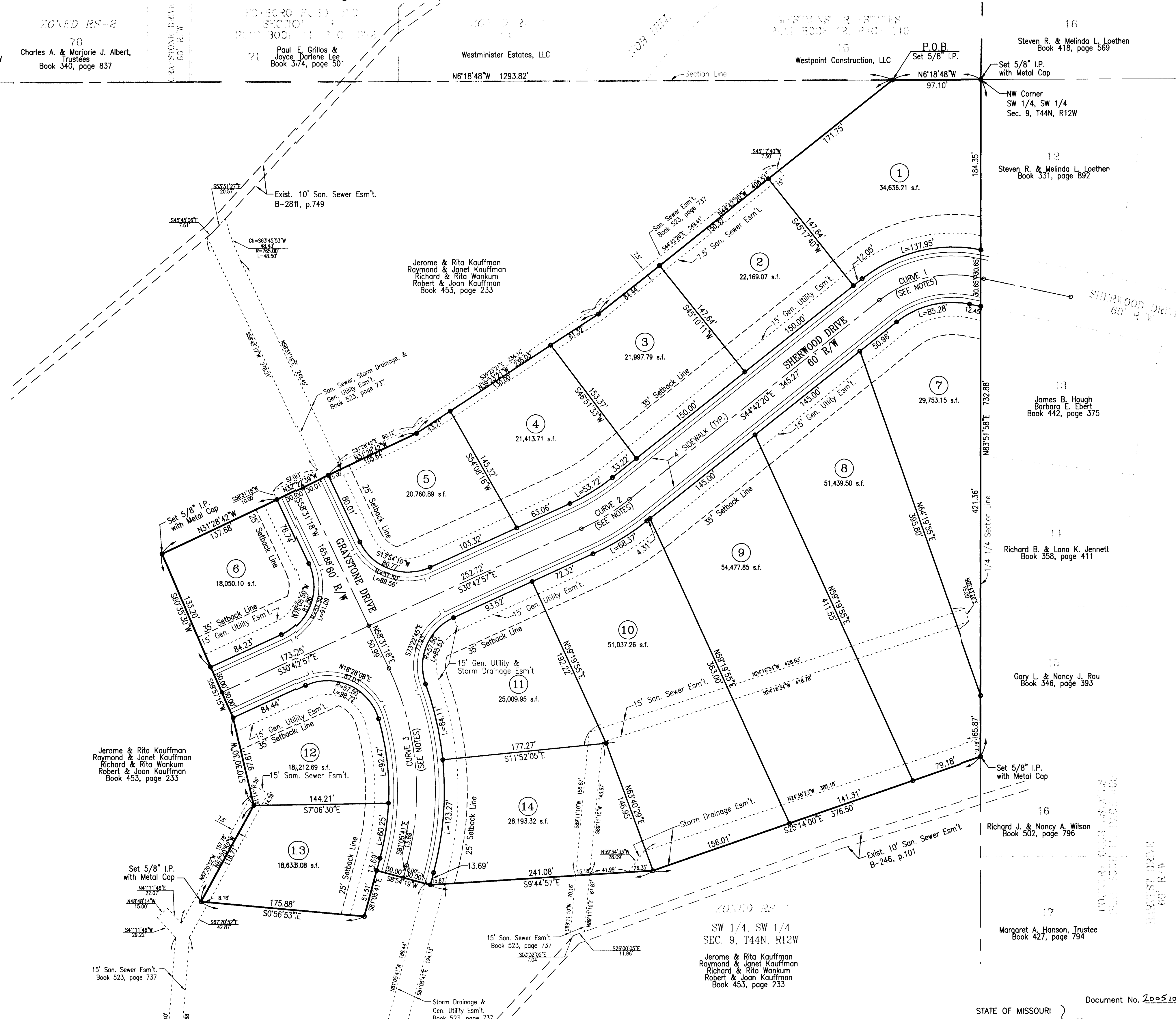
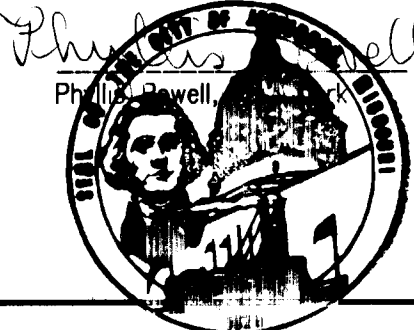
I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson by Ordinance No. 13913.

Approved this 18<sup>th</sup> day of August, 2005.

*John D. Landwehr*  
John D. Landwehr, Mayor

*Bonnie Schrader*  
Deputy City Clerk

*Patrick E. Sullivan*  
Patrick E. Sullivan, P.E.  
Director of Community Development



PROPERTY BOUNDARY DESCRIPTION (B-519, P-365)

Part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwest corner of said Section 9, thence N06°18'48"W, along the west line of said Section 9, 1293.82 feet to the POINT OF BEGINNING for this description; thence continuing N06°18'48"W, along the west line of said Section 9, 97.10 feet to the northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 9; thence N83°51'58"E, along the north line of the Southwest Quarter of the Southwest Quarter of said Section 9, 732.88 feet; thence S25°14'00"E, 376.50 feet; thence S09°44'57"E, 241.08 feet; thence S08°54'19"W, 60.00 feet; thence S81°05'41"E, 51.51 feet; thence S00°56'53"E, 175.88 feet; thence N67°20'52"W, 118.71 feet; thence S70°30'30"W, 97.61 feet; thence S59°57'15"W, 60.00 feet; thence S60°35'30"W, 133.20 feet; thence N31°28'42"W, 137.68 feet; thence N32°22'39"W, 60.01 feet; thence N31°28'42"W, 105.64 feet; thence N39°23'21"W, 235.03 feet; thence N44°42'20"W, 406.51 feet to the point of beginning. Containing 11.46 Acres.

**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, 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 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 "The Trails of Kauffman Hills - Section One."

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

In testimony whereof, the undersigned owners of said tract have hereunto set their hands and seals this 16<sup>th</sup> day of August, 2005.

By: *Jerry J. Green*  
Jerry J. Green

By: *Melody M. Green*  
Melody M. Green

By: *Tanya L. Durham*  
Tanya L. Durham

By: *Sharon D. Durham*  
Sharon D. Durham

STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 16<sup>th</sup> day of August, 2005, 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 16<sup>th</sup> day of August, 2005.

My Commission Expires: 12/28/09

*James H. Hagan*  
Notary Public

**SURVEYOR'S CERTIFICATE**

This is to certify that at the request of Jerry J. Green, Melody M. Green, Tanya L. Durham and Sharon D. Durham, a survey was made, under my personal direction, regarding the property shown on this plat 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 16th day of August, 2005.



- GENERAL NOTES:**
- SANITARY SEWER - City of Jefferson  
WATER SUPPLY - Public Water District #1  
ELECTRIC - Ameren UE  
TELEPHONE - Sprint  
GAS - Ameren UE  
LAND USE - Single Family Residential
  - The side setback lines are governed by the Restrictions and the rear setback line shall be 30' from the property line.
  - This Property is NOT within a Flood Hazard Zone as indicated by the Flood Insurance Rate Map #290108 0008 C, Federal Insurance Administration, Dated Oct. 6, 1981.
  - Set 5/8" I.P. at all subdivision corners, unless otherwise shown.
  - Set 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.
  - Restrictions recorded in Book 524 page 171, Cole County Recorder's Office, Cole County, Missouri.
  - Curve Data
 

CURVE 1	CURVE 2	CURVE 3
Ch=519°31'06"E	Ch=S37°42'39"E	Ch=N78°42'48"E
108.10'	60.89'	214.00'
R=127.00'	R=250.00'	R=310.00'
L=111.66'	L=61.04'	L=218.50'

Document No. 20051047

STATE OF MISSOURI }  
COUNTY OF COLE } ss

Filed for record 23 day of August, 2005.

at 8 O'clock and 49:11 Minutes A.M.,

recorded in Book 12, Page 504.

Larry D. Rodeman, Recorder

*Debra Nash*  
Debra Nash, Deputy

COPY

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: FINAL PLAT  
THE TRAILS OF KAUFFMAN HILLS - SECTION ONE

FOR: JERRY GREEN

DATE 6/10/05	DRN BY J.C.W.	SCALE 1" = 60'	BOOK
REV. DATE 8/16/05	CRD BY K.M.B.	SHEET 1 of 1	JOB NO. 93-336

Subd. 462.00