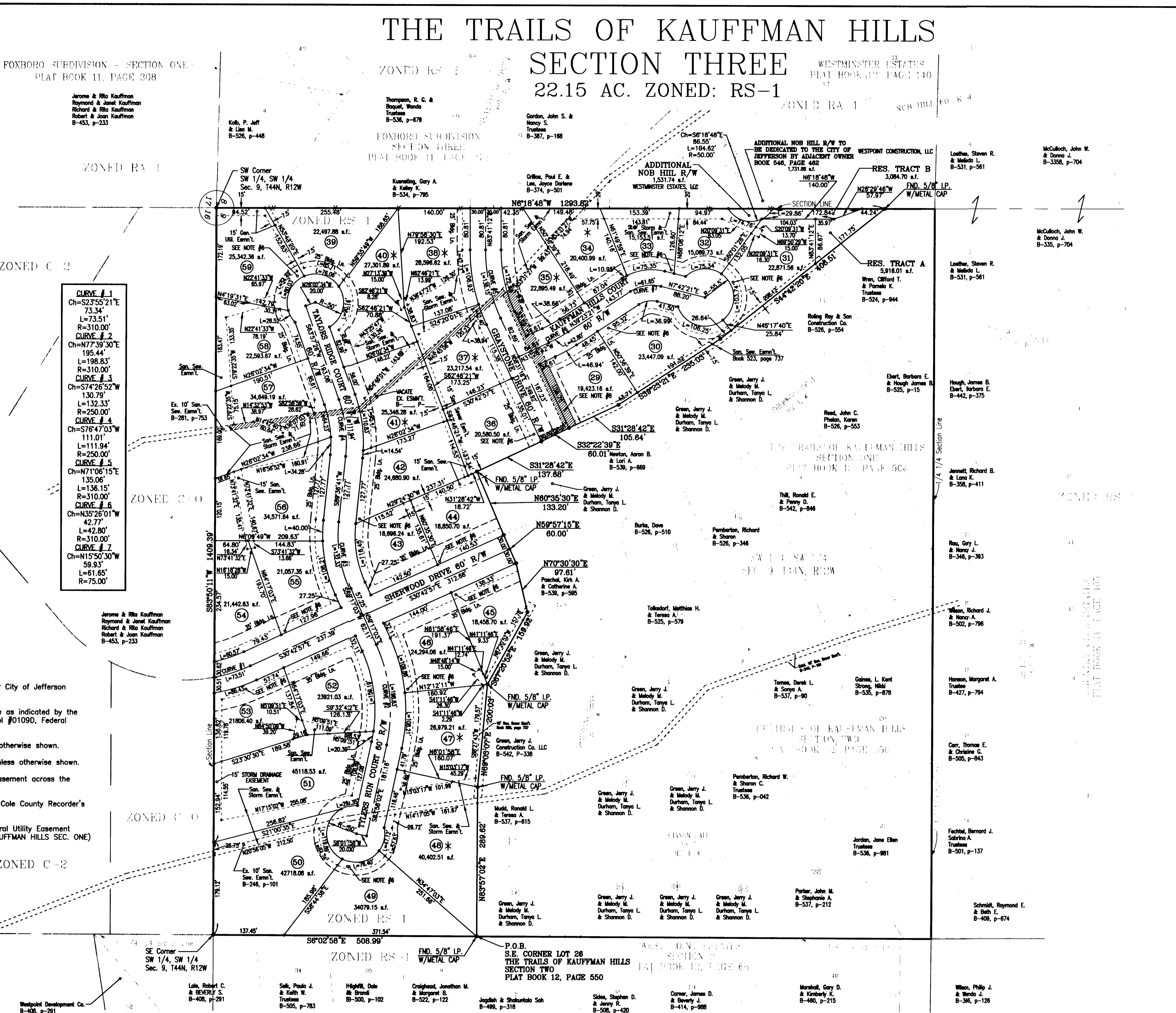
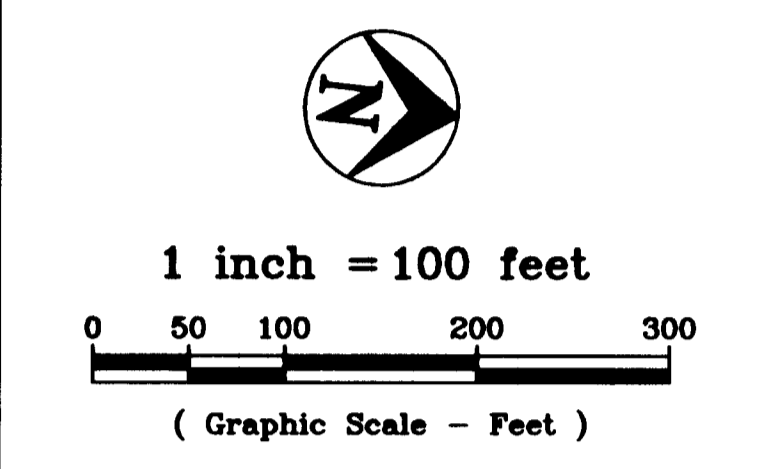
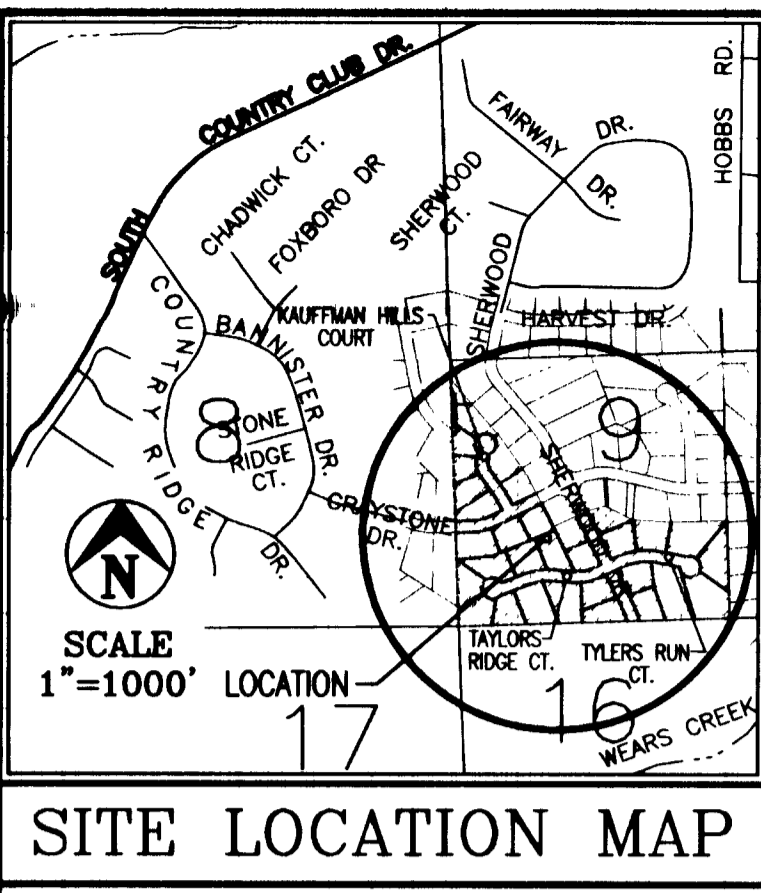


THE TRAILS OF KAUFFMAN HILLS

SECTION THREE

22.15 AC. ZONED: RS-1



CURVE # 1
Ch=S23°55'21"E
73.34'
R=310.00'

CURVE # 2
Ch=N77°39'30"E
195.44'
R=310.00'

CURVE # 3
Ch=S74°26'52"W
130.79'
L=132.53'
R=250.00'

CURVE # 4
Ch=S76°47'03"W
111.01'
L=111.94'
R=250.00'

CURVE # 5
Ch=N71°08'15"E
135.06'
L=136.15'
R=310.00'

CURVE # 6
Ch=N35°26'01"W
42.77'
L=42.80'
R=310.00'

CURVE # 7
Ch=N15°50'30"W
59.83'
R=75.00'

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, as per deed of record in Book 545, page 311, Cole County Recorder's Office.

- GENERAL NOTES:**
- SANITARY SEWER - CITY OF JEFFERSON
WATER SUPPLY - PUBLIC WATER DISTRICT #1
ELECTRIC - AMEREN UE
TELEPHONE - EMBARQ
GAS - AMEREN UE
LAND USE - Single Family Residential
 - The side and rear setback lines shall be as per City of Jefferson Zoning Code.
 - This Property is Not within a Flood Hazard Zone as indicated by the Flood Insurance Rate Map #20905100109D, Panel #0109D, Federal Insurance Administration, Dated Dec. 2, 2005.
 - Set 5/8" i.p. at all subdivision corners, unless otherwise shown.
 - Set 1/2" with cap at all interior lot corners, unless otherwise shown.
 - 15' Storm, Sanitary Sewer and General Utility Easement across the front of all lots.
 - Restrictions recorded in Book _____ Page _____, Cole County Recorder's Office, Cole County, Missouri.
 - Existing Sanitary Sewer, Storm Drainage & General Utility Easement Book 523, page 737, (obtained for TRAILS OF KAUFFMAN HILLS SEC. ONE)

*THESE LOTS ARE SUBJECT TO POSSIBLE STORMWATER OVERFLOW. IN ADDITION, THE CITY OF JEFFERSON HAS REQUIRED A MINIMUM LOWEST FLOOR ELEVATION OF 704.72 FOR LOTS 47 & 48, 710.73 FOR LOTS 37, 38, 40 & 41, 715.91 FOR LOTS 34 & 35.

PROPERTY BOUNDARY DESCRIPTION

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:

BEGINNING at the southeast corner of Lot 26 of THE TRAILS OF KAUFFMAN HILLS, SECTION TWO as per plat of record in Plat Book 12, page 550, Cole County Recorder's Office, also being a point on the east line of the Southwest Quarter of said Section 9; thence S6°02'58"E, along the east line of Southwest Quarter of the Southwest Quarter of said Section 9, 508.99 feet to the southeast corner thereof; thence S83°50'11"W, along the south line of said Section 9, 1409.39 feet to the southwest corner thereof; thence N6°18'48"W along the west line of said Section 9, 1293.82 feet to a point on the southerly boundary of THE TRAILS OF KAUFFMAN HILLS, SECTION ONE as per plat of record in Plat Book 12, page 504, Cole County Recorder's Office; thence along the southerly boundary of said THE TRAILS OF KAUFFMAN HILLS, SECTION ONE the following courses: S44°42'20"E, 406.51 feet; thence S39°23'21"E, 235.03 feet; thence S31°28'42"E, 105.64 feet; thence S32°22'39"E, 60.01 feet; thence S31°28'42"E, 137.88 feet; thence N60°35'30"E, 133.20 feet; thence N69°57'15"E, 60.00 feet to the southwest corner of the aforesaid THE TRAILS OF KAUFFMAN HILLS, SECTION TWO as per plat of record in Plat Book 12, page 550; thence leaving the southerly boundary of said THE TRAILS OF KAUFFMAN HILLS, SECTION ONE, and along the southerly boundary of said THE TRAILS OF KAUFFMAN HILLS, SECTION TWO the following courses: N70°30'30"E, 97.61 feet; thence S67°20'52"E, 159.92 feet; thence N89°03'07"E, 200.03 feet; thence N83°57'02"E, 289.62 feet to the point of beginning. Containing 22.15 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 Three."

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 12 day of May, 2007.

By: Jerry J. Green By: Melody M. Green
Jerry J. Green Melody M. Green

STATE OF MISSOURI } ss
COUNTY OF COLE }

On this 12 day of May, 2007, 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 12 day of May, 2007.

My Commission Expires: 12/28/09

James Hyslop
Notary Public

LOUISE KRCMAR
Notary Public - Notary Seal
STATE OF MISSOURI
County of Callaway
My Commission Expires 12/28/2007

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Jerry J. Green, Melody M. Green, a survey was made under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly, this survey was performed in accordance with the current requirements of the standards for an Urban 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 27th day of April, 2007.



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. 1417.

Approved this 14 day of March, 2007.

John Landwehr, Mayor
Phyllis Powell, City Clerk

Patrick E. Sunko, P.E.
Director of Community Development

Document No. 20070402

STATE OF MISSOURI } ss
COUNTY OF COLE }

Filed for record 4 day of May, 2007.
at 9 O'clock and 53 Minutes A.M.,
recorded in Book 18, Page 513.

LARRY D. RADEMAN, Recorder
Dale Neel, 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: FINAL PLAT THE TRAILS OF KAUFFMAN HILLS SECTION THREE			
FOR: JERRY J. GREEN			
DATE: 12-19-06	DRN. BY: JHH	SCALE: 1"=100'	BOOK:
REV. 2-23-07	CDX. BY: KMB	SHEET 1 of 1	JOB NO. 93-336
DATE: 3-30-07			



COPY

SUBD. 462.02