

WHITNEY WOODS SUBDIVISION SECTION SEVEN

ZONED RS-1
40.73 ACRES

PROPERTY DESCRIPTION

Part of GREENBERRY HILLS SUBDIVISION, SECTION TWO, per plat of record in Plat Book 5, page 47, Cole County Recorder's Office, said part of GREENBERRY HILLS SUBDIVISION, SECTION TWO being part of the East Half of the Northeast Quarter of Section 30, Township 44 North, Range 11 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the southwest corner of WHITNEY WOODS SUBDIVISION, SECTION ONE, as per plat of record in Plat Book 11, page 438, Cole County Recorder's Office; thence N84°30'00"E, along the south line of said subdivision, 840.75 feet to the southeasterly corner thereof, also being a point on the westerly line of a tract described by deed of record in Book 398, page 624, Cole County Recorder's Office; thence S31°45'01"E, along the westerly line of said tract and along the westerly line of tracts described by deed of record in Book 363, page 617; Book 372, page 169 and Book 381, page 398, Cole County Recorder's Office, 441.80 feet to the southwesterly corner of said tract in Book 381, page 398; thence N58°14'59"E, along the southerly line of said tract in Book 381, page 398, 50.00 feet to the northwesterly corner of Lot 24 of GREENBERRY HILLS SUBDIVISION, SECTION ONE as per plat of record in Plat Book 5, page 47, Cole County Recorder's Office; thence S31°45'01"E, along the westerly line of said Lot 24, 82.00 feet to the southwesterly corner thereof; thence S67°40'43"W, along the northerly line of a tract described by deed of record in Book 317, page 918, Cole County Recorder's Office, 50.68 feet to the northwesterly corner thereof; thence S00°14'25"W, along the westerly line of said tract in Book 317, page 918, and along the westerly lines of tracts described by deeds of record in Book 377, pages 682 and 683; Book 277, page 664, 252.65 feet; thence S00°07'20"W, along the westerly line of said tract in Book 277, page 664, 125.25 feet to the northwesterly corner of a tract described by deed of record in Book 360, page 454, Cole County Recorder's Office; thence S09°31'14"E, along the westerly line of said tract in Book 360, page 454, and along the westerly line of another tract described by deed of record in Book 284, page 354, Cole County Recorder's Office, 244.46 feet to the southwesterly corner of said tract in Book 284, page 354; thence N80°27'05"E, along the southerly line of said tract in Book 284, page 354, 50.00 feet to the southwesterly corner of Lot 36 of said GREENBERRY HILLS SUBDIVISION, SECTION ONE; thence S09°32'55"E, along the westerly boundary of said subdivision, 159.95 feet to the southwesterly corner of Lot 38 of said subdivision; thence S80°27'05"W, along the northerly line of a tract described by deed of record in Book 353, page 742, Cole County Recorder's Office, 50.00 feet to the northwesterly corner thereof; thence S09°32'55"E, along the westerly line of said tract in Book 353, page 742, and along the westerly line of another tract described by deed of record in Book 281, page 71, Cole County Recorder's Office, 199.89 feet to the southwesterly corner of said tract in Book 281, page 71; thence N80°27'05"E, along the southerly line of said tract in Book 281, page 71, 50.00 feet to the southwesterly corner of Lot 42 of said GREENBERRY HILLS SUBDIVISION, SECTION ONE; thence S09°32'55"E, along the westerly line of said subdivision, 248.76 feet to the southwesterly corner of Lot 44 of said subdivision; thence S84°30'00"W, along the southerly line of said GREENBERRY HILLS SUBDIVISION, SECTION TWO, 1157.14 feet to the southwesterly corner thereof; thence N04°57'40"W, along the westerly line of said GREENBERRY HILLS SUBDIVISION, SECTION TWO, 168.86 feet to the point of beginning. Containing 40.73 Acres.

Bearing Base: WHITNEY WOODS SUBDIVISION - SECTION ONE as per plat of record in Plat Book 11, page 438, Cole County Recorder's Office.

SURVEYORS CERTIFICATE

This is to certify that at the request of W.B. PRICE, INC., 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 a 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 15th day of SEPTEMBER 1998

Keith M. Brickley
Keith M. Brickley, M.O.R.L.S. 2578



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. 1226

Approved this 6th day of OCTOBER, 1998

Duane Schreimann
Duane Schreimann, Mayor

Phyllis Powell
Phyllis Powell, City Clerk

Martin A. Brose
Martin A. Brose, P.E.
Director of Public Works

Keith A. DeVault
Keith A. DeVault, Director
Planning and Code Enforcement

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned, being the owners of a 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 lot numbers and the sizes thereof are fully and truly set forth. 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. This plat shall be known as WHITNEY WOODS SUBDIVISION, SECTION SEVEN.

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

In testimony whereof, W.B. Price, Inc., of Jefferson City, a Missouri Corporation, has caused these presents to be signed by its President and it's seal to be affixed this 15th day of Sept 1998.

W.B. PRICE, INC.
Jefferson City, Missouri

Attest: *Candace Cheung* By: *Chi Cheung*
Candace Cheung, Secretary Chi Cheung, President

NO CORPORATE SEAL

STATE OF MISSOURI }
COUNTY OF COLE } SS

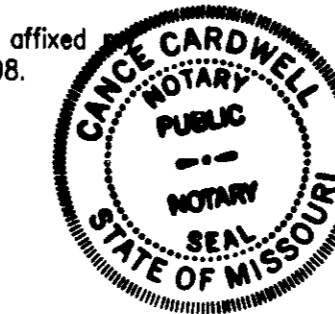
On this 15 day of Sept 1998, before me did appear Chi Cheung, to me personally known, and being duly sworn did say that he is President of W.B. Price, Inc., that the seal affixed to this plat is the seal of said corporation, and that said plat was signed and sealed in behalf of said corporation by the authority of it's Board of Directors.

And the said Chi Cheung acknowledges said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed seal this 15 day of Sept 1998.

Carole Cardwell
Carole Cardwell, Notary Public, Cole County

12-30-99



1 inch = 100 feet



(Graphic Scale - Feet)

BEARING BASE: WHITNEY WOODS SUBDIVISION, SECTION ONE AS PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 438, COLE COUNTY RECORDER'S OFFICE.

PARENT TRACT
W.B. PRICE, INC.
BK-383, PG-320

SET 1/2" IRON PINS AT ALL LOT CORNERS UNLESS OTHERWISE SHOWN.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 403, PAGE 626, COLE COUNTY RECORDER'S OFFICE.

THIS PROPERTY IS LOCATED WITHIN ZONE C AND IS NOT WITHIN A FLOOD HAZARD ZONE AS INDICATED ON THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MAP: FEDERAL INSURANCE ADMINISTRATION, MAP NO. 290108 0010C, DATED: OCTOBER 6, 1981.

STATE OF MISSOURI }
COUNTY OF COLE } SS

Filed for record 19 day of November 1998,
at 12 o'clock and 06 Minutes P.M.,
recorded in Book 12, Page 083.

LARRY D. RADEMAN, Recorder

Debra Nash
Debra Nash, Deputy

Document No. 016876

Central Missouri Professional Services, Inc.

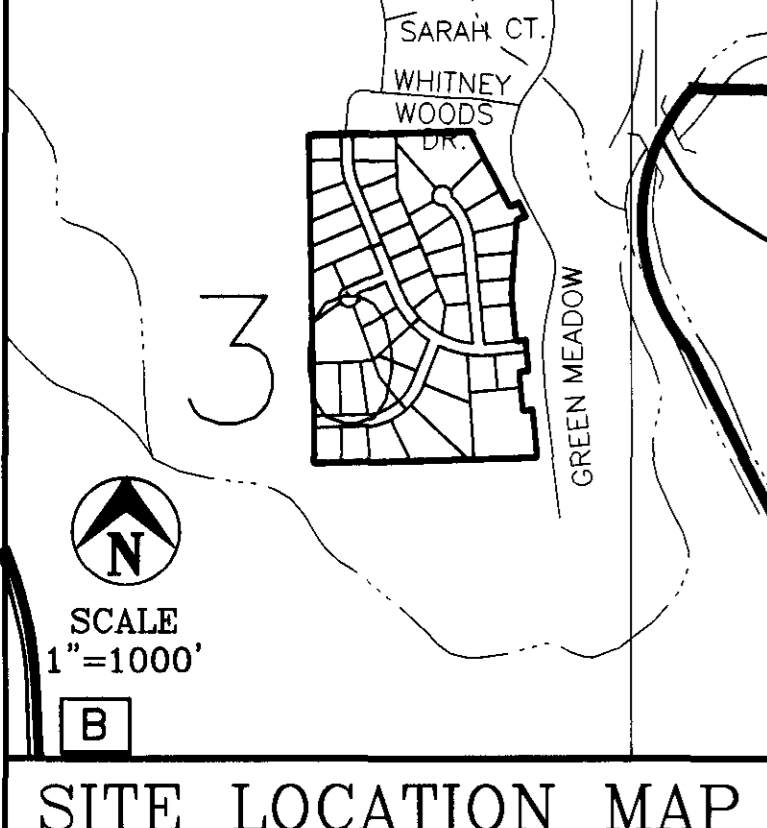
ENGINEERING - SURVEYING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

TITLE **WHITNEY WOODS SUBDIVISION SECTION SEVEN
PART OF THE E 1/2 OF THE NE 1/4 SECT. 30 T44N R11W**

FOR **W.B. PRICE, INC.**

DATE 7-10-1998	DRN. BY K.B.	SCALE 1"=100'	BOOK
REV. SEPT 1998	CKD. BY C.C.	SHEET 1 OF 1	JOB NO. 98-47

Subd. 354.06

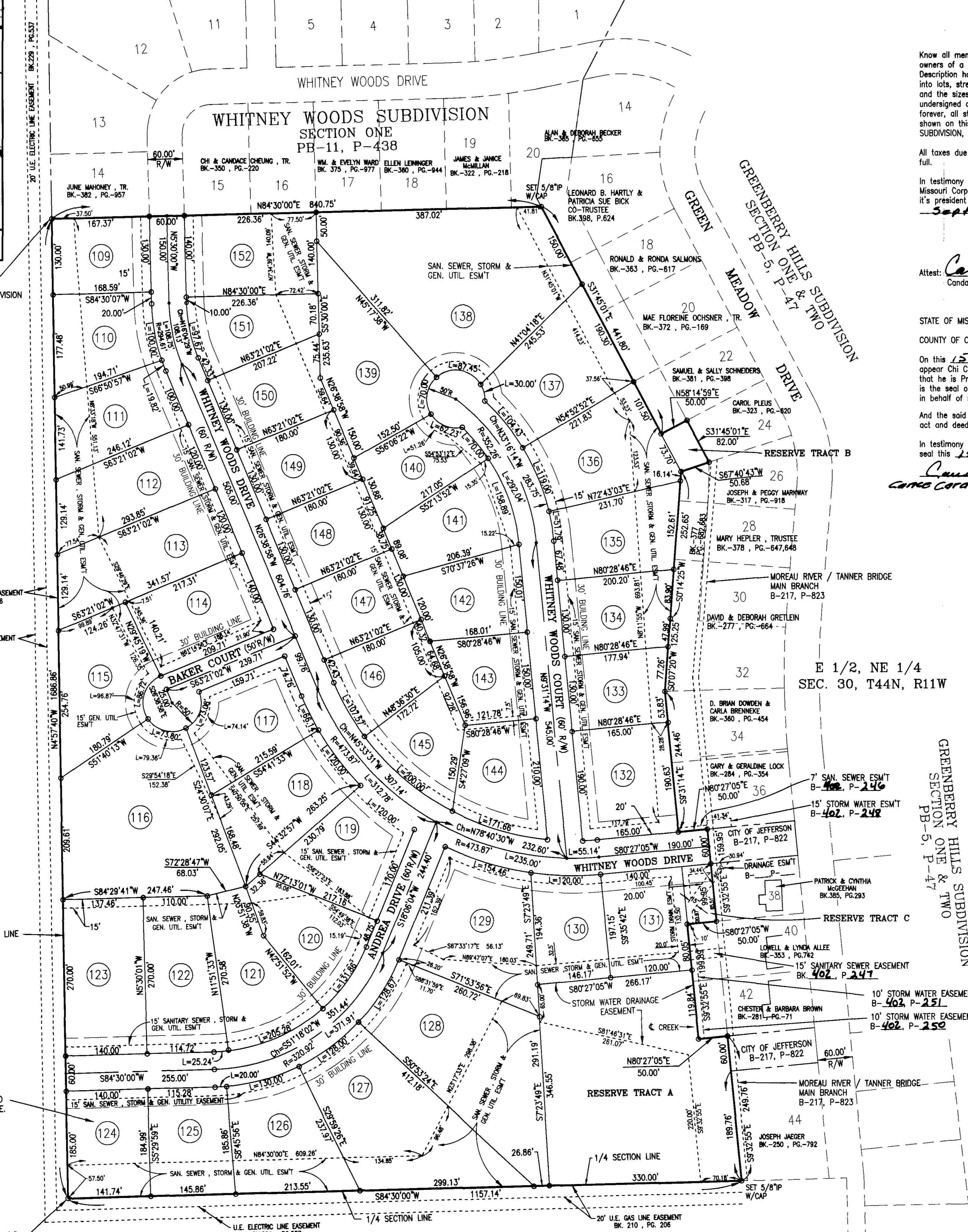


SITE LOCATION MAP

FD IP POINT OF BEGINNING SW CORNER WHITNEY WOODS SUBDIVISION SECTION ONE PB-11, P-438

W 1/2, NE 1/4
SEC. 30, T44N, R11W

STATE OF MISSOURI
BK-306, PG-705



SEWAGE FROM LOT 124 MUST BE PUMPED TO THE NEAREST 8" SANITARY SEWER LINE. (NOT TO BE MAINTAINED BY THE CITY OF JEFFERSON.)

SET 5/8" IP W/CAP SW CORNER GREENBERRY HILLS SUBDIVISION SECTION TWO PB-5, P-47

STATE OF MISSOURI
BK-306, PG-705

GREENBERRY HILLS SUBDIVISION
SECTION ONE & TWO
PB-5, P-47

COMPLETED