

# PARADIGM SUBDIVISION SECTION TWO

Part of the SW 1/4 of Sec. 6, T44N, R12W, &  
Part of the SE 1/4 of Sec. 1, T44N, R13W,  
COLE COUNTY, MO  
AREA: 5.84 ACRES  
MEDIUM DENSITY RESIDENTIAL

### PROPERTY BOUNDARY DESCRIPTION

Part of the Southwest Fractional Quarter of Section 6, Township 44 North, Range 12 West, part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 44 North, Range 13 West, being a part of Tract A of a Survey recorded in Survey Record Book B, page 433, Cole County Recorder's office, more particularly described as follows:

BEGINNING at the most northeasterly corner of Paradigm Subdivision Section One, as recorded in Plat Book 12, page 790, Cole County Recorder's Office, also being a point on the southerly right-of-way line of Rainbow Drive; thence S85°05'07"E, along the southerly right-of-way line of Rainbow Drive, 289.97 feet; thence easterly, along the southerly right-of-way line of Rainbow Drive, on a curve to the left, having a radius of 1343.34 feet, an arc length of 619.59 feet (Chord: N81°42'06"E, 614.11 feet), to the most westerly corner of Pioneer Estates Section Three, as per plat of record in Plat Book 12, page 601, Cole County Recorder's Office, also being a point on the westerly right-of-way line of Pioneer Trail Drive; thence along the boundary of said Pioneer Estates Section Three and also the westerly right-of-way line of Pioneer Trail Drive, the following courses: S31°13'58"E, 36.84 feet; thence southerly, on a curve to the right, having a radius of 270.00 feet, an arc length of 152.25 feet (Chord: S15°04'44"E, 150.24 feet); thence S10°4'30"W, 146.95 feet; thence southerly, on a curve to the right, having a radius of 870.00 feet, an arc length of 345.95 feet (Chord: S12°28'01"W, 343.68 feet); thence leaving the westerly right-of-way line of Pioneer Trail Drive, westerly, on a curve to the right, having a radius of 57.50 feet, an arc length of 96.53 feet (Chord: S71°56'59"W, 85.58 feet), to a point on the northerly right-of-way line of Westward Lane; thence N59°57'33"W, along the northerly right-of-way line of Westward Lane, 32.77 feet to a point on the boundary of Pioneer Estates Section Four, as per plat of record in Plat Book 12, page 631, Cole County Recorder's Office; thence leaving the boundary of said Pioneer Estates Section Three, N59°57'33"W, along the boundary of said Pioneer Estates Section Four, and also the northerly right-of-way line of Westward Lane, 43.60 feet; thence N30°02'27"E, 124.73 feet; thence N31°4'03"W, 282.62 feet; thence N88°55'30"W, 790.38 feet to a point on the easterly boundary of said Paradigm Subdivision Section One; thence along the easterly boundary of said Paradigm Subdivision Section One, the following courses: N10°4'30"E, 71.32 feet; thence N4°54'53"E, 127.72 feet to the point of beginning. Containing 5.84 Acres.

Bearing Base: Missouri State Plane, Central Zone Coordinate System, NAD83 from MoDot GNSS System.

### OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned, being the owner 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 does 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 "Paradigm Subdivision Section Two".

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

In Witness whereof, the undersigned owner of said tract have hereunto set his hand this 30 day of JANUARY, 2018.

The Schae Group, Inc.,  
*Scott Jeffrey Schaeperkoetter*  
Scott Jeffrey Schaeperkoetter, President

STATE OF MISSOURI } ss  
COUNTY OF COLE }

On this 30 day of JANUARY, 2018, before me personally did appear the above signed owner, who executed the foregoing instrument and acknowledged the same to be his free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 30 day of JANUARY, 2018.

My Commission Expires: August 20, 2019.

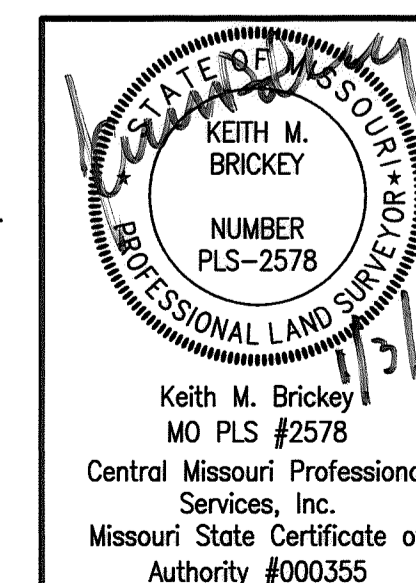
*Gregory Dorge*  
Gregory Dorge, Notary Public

GREGORY DORGE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission # 15207069  
My Commission Expires: 8/20/2019

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of Scott Schaeperkoetter, a survey and subdivision was made under my personal direction, regarding the property shown on this plat and that the results of said survey are shown hereon. 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 of Architects, Professional Engineers, Land Surveyors and Landscape Architects.

In Witness whereof, I have hereunto set my seal and signature this 3rd day of JANUARY, 2018.



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: **PARADIGM SUBDIVISION SECTION TWO  
RAINBOW DR. & PIONEER TRAIL DR., COLE COUNTY, MO**

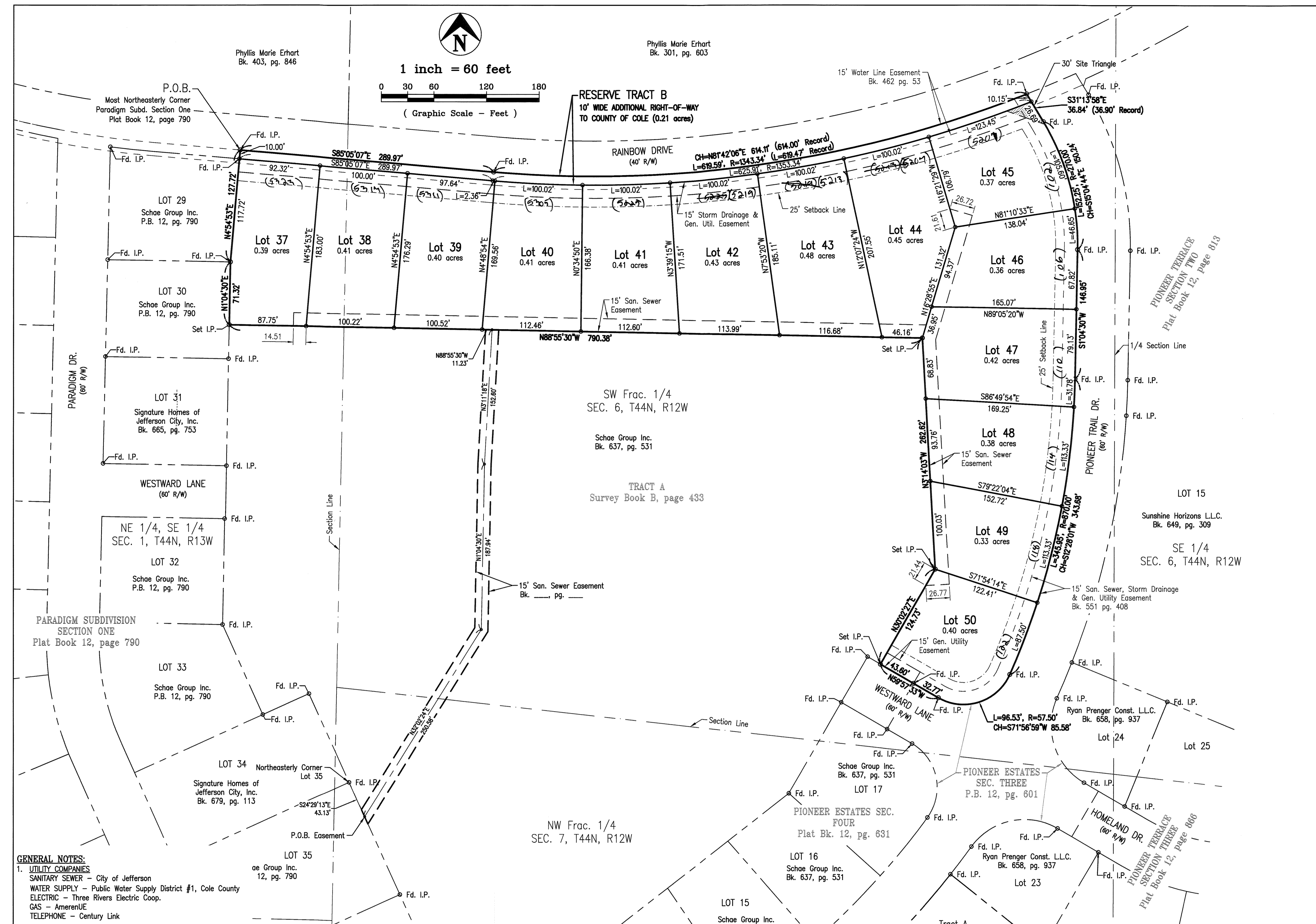
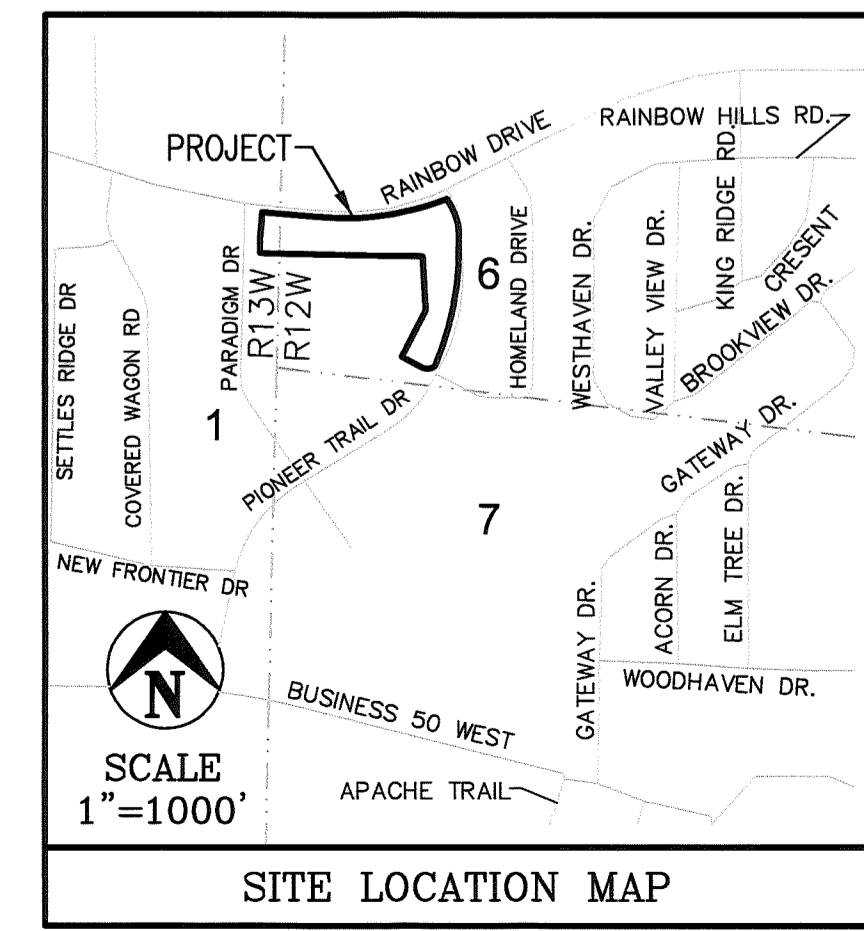
FOR: **SCHAE GROUP, INC. (Scott Schaeperkoetter)**

DATE: 10-12-2017	DRN. BY: C.F.B.	SCALE: 1" = 60'	BOOK:
REV. DATE: 01-03-2018	CKD. BY: J.B.R.	SHEET: 1 of 1	JOB NO. 04-044

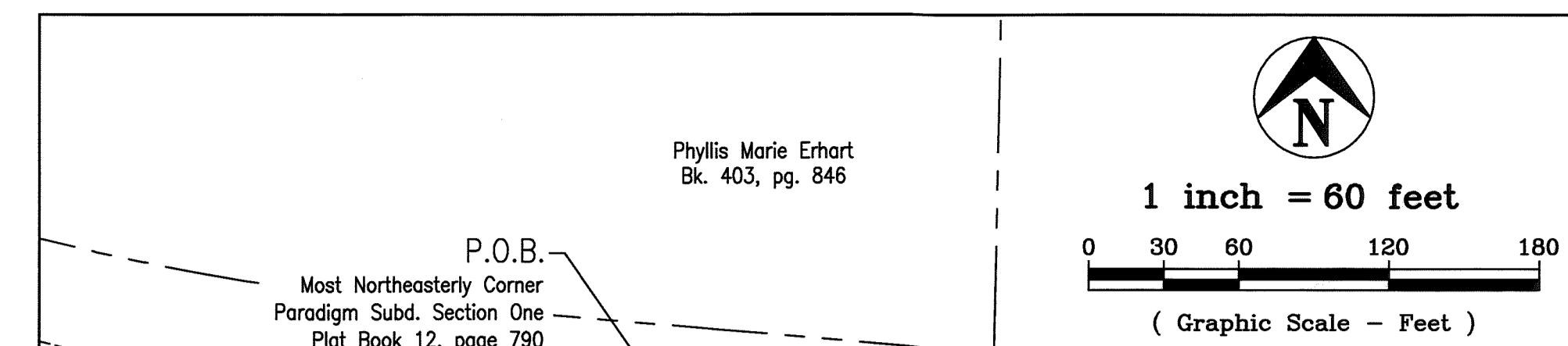
**COPY**

Document No. 201400251  
STATE OF MISSOURI } ss  
COUNTY OF COLE }  
Filed for record 10 day of JANUARY, 2018.  
at 12 o'clock and 47:42 Minutes P.M.,  
recorded in Book 12, Page 875.  
Ralph C. Bray, Jr., Recorder  
Deputy

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 14 day of November, 2017.  
*Michelle Gerstner*  
Michelle Gerstner,  
Planning Commission Chairman  
*Larry B. Benda P.E.*  
Larry B. Benda P.E.,  
Director of Public Works



- GENERAL NOTES:**
- UTILITY COMPANIES  
SANITARY SEWER - City of Jefferson  
WATER SUPPLY - Public Water Supply District #1, Cole County  
ELECTRIC - Three Rivers Electric Coop.  
GAS - AmerenUE  
TELEPHONE - Century Link
  - LAND USE: Residential
  - The Setback lines shall be (As per Cole County Regulations):  
Front: 25', Side: 10' and Rear: 10'.
  - FLOODPLAIN INFORMATION: This property is located in Zone "X" (area outside the 0.2% chance flood plain) as per Flood Insurance Rate Map, Cole County, MO, maps numbered 29051C0108E and 29051C0108E dated November 2, 2012.
  - Set 5/8" I.P. with cap at all subdivision corners, unless otherwise shown.
  - Set 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.
  - The Lots in this subdivision conform to the requirements for land development in Cole County as set forth by the Subdivision Design and Improvements Standards in the Rules for Land Subdivision of Cole County and Amendments thereto.
  - RECORD SOURCE: SCHAE GROUP INC., as per deed of record in Book 637, page 531, Cole County Recorder's Office.
  - BEARING BASE: Missouri State Plane, Central Zone, Coordinate System NAD83 from MoDot GNSS System.
  - VERTICAL DATUM: City of Jefferson and County of Cole Vertical Datum System (U.S.G.S. NAVD83).



Phyllis Marie Erhart  
Bk. 403, pg. 846

RESERVE TRACT B  
10' WIDE ADDITIONAL RIGHT-OF-WAY  
TO COUNTY OF COLE (0.21 acres)

RAINBOW DRIVE  
(40' R/W)

CH=N81°42'06"E 614.11' (614.00' Record)  
L=619.59', R=1343.34' (L=619.47' Record)

Lot 29: Schae Group Inc. P.B. 12, pg. 790

Lot 30: Schae Group Inc. P.B. 12, pg. 790

Lot 31: Signature Homes of Jefferson City, Inc. Bk. 665, pg. 753

Lot 32: Schae Group Inc. P.B. 12, pg. 790

Lot 33: Schae Group Inc. P.B. 12, pg. 790

Lot 34: Northeastly Corner Lot 35

Lot 35: Signature Homes of Jefferson City, Inc. Bk. 679, pg. 113

Lot 37: 0.39 acres

Lot 38: 0.41 acres

Lot 39: 0.40 acres

Lot 40: 0.41 acres

Lot 41: 0.41 acres

Lot 42: 0.43 acres

Lot 43: 0.48 acres

Lot 44: 0.45 acres

Lot 45: 0.37 acres

Lot 46: 0.36 acres

Lot 47: 0.42 acres

Lot 48: 0.38 acres

Lot 49: 0.33 acres

Lot 50: 0.40 acres

SW Frac. 1/4 SEC. 6, T44N, R12W  
Schae Group Inc. Bk. 637, pg. 531

TRACT A  
Survey Book B, page 433

SE 1/4 SEC. 6, T44N, R12W  
Sunshine Horizons L.L.C. Bk. 649, pg. 309

NW Frac. 1/4 SEC. 7, T44N, R12W  
Schae Group Inc. Bk. 637, pg. 531

PIONEER ESTATES SEC. FOUR  
Plat Bk. 12, pg. 631

PIONEER ESTATES SEC. THREE  
P.B. 12, pg. 601

LOT 15  
Schae Group Inc. Bk. 637, pg. 531

LOT 16  
Schae Group Inc. Bk. 637, pg. 531

LOT 17  
Schae Group Inc. Bk. 637, pg. 531

LOT 23  
Ryan Prenger Const. L.L.C. Bk. 658, pg. 937

LOT 24  
Ryan Prenger Const. L.L.C. Bk. 658, pg. 937

LOT 25  
Ryan Prenger Const. L.L.C. Bk. 658, pg. 937

LOT 22  
Ryan Prenger Const. L.L.C. Bk. 658, pg. 937