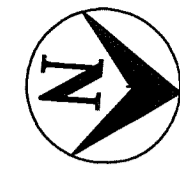


PARADIGM SUBDIVISION SECTION ONE

MEDIUM DENSITY RESIDENTIAL

11.17 ACRES



1 inch = 60 feet

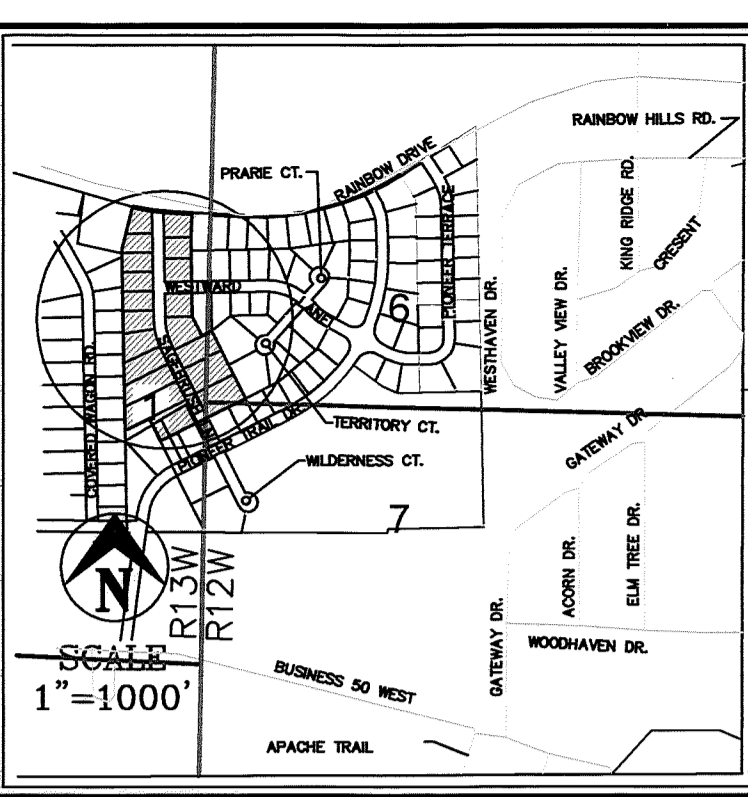


(Graphic Scale - Feet)

PARENT TRACT: SCHAE GROUP INC., B-637, P-531,
COLE COUNTY RECORDER'S OFFICE

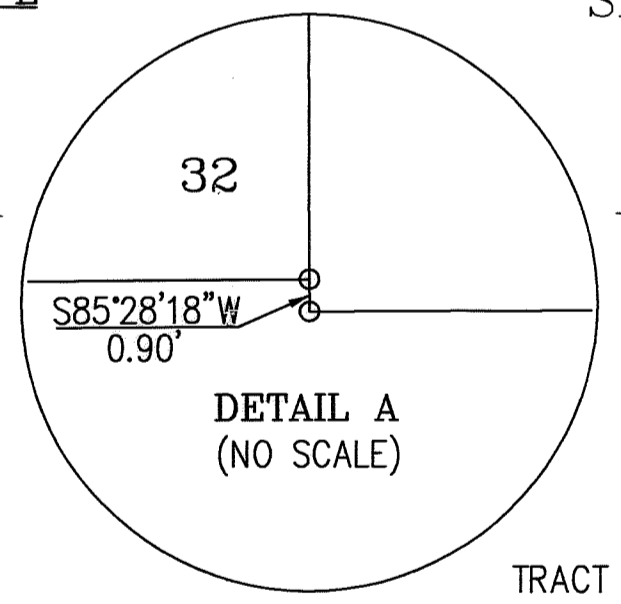
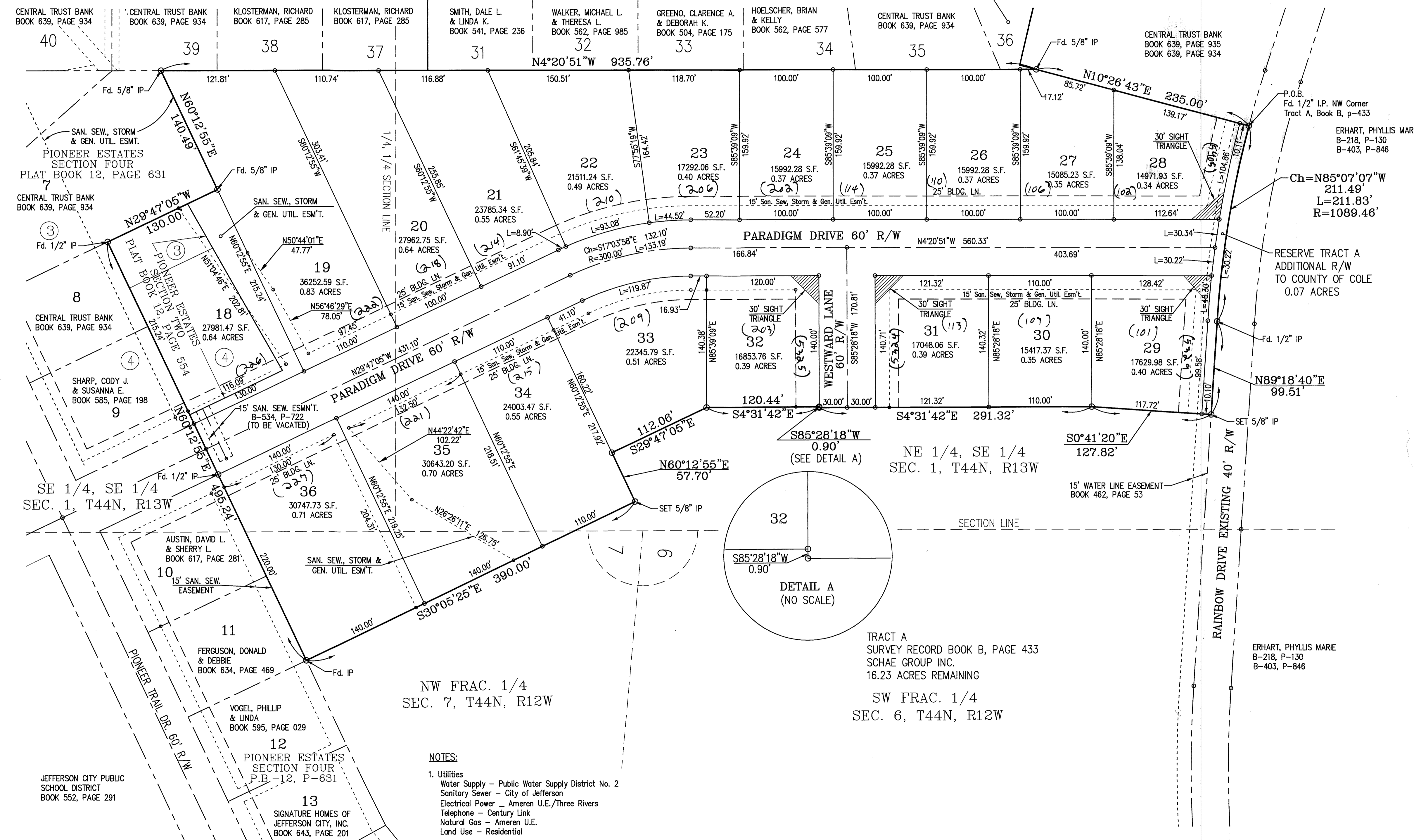
BEARINGS BASE: ERHART-HIGH SUBDIVISION
SECTION TWO, PLAT BOOK 11, PAGE 410
COLE COUNTY RECORDER'S OFFICE

SITE LOCATION MAP



HERITAGE HOLLOW SECTION TWO
PLAT BOOK 12, PAGE 512

HERITAGE HOLLOW SECTION ONE
PLAT BOOK 12, PAGE 332



TRACT A
SURVEY RECORD BOOK B, PAGE 433
SCHAE GROUP INC.
16.23 ACRES REMAINING

SW FRAC. 1/4
SEC. 6, T44N, R12W

- NOTES:**
- Utilities
Water Supply - Public Water Supply District No. 2
Sanitary Sewer - City of Jefferson
Electrical Power - Ameren U.E./Three Rivers
Telephone - Century Link
Natural Gas - Ameren U.E.
Land Use - Residential
 - The Building Setback lines for the front shall be 25 feet and for the side and rear property lines shall be 10 feet to conform with the Planning Regulations for the County of Cole.
 - Set 1/2" Rerod w/cap at all new lot corners except where otherwise shown.
 - The lots in this subdivision conform to the requirements for Medium Density as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.
 - The subdivision is in Zone X, area determined to be outside the 0.2% annual chance floodplain, as per FEMA Flood Insurance Rate Map, Community Panel Number 29051C0108C, revised November 2, 2012.

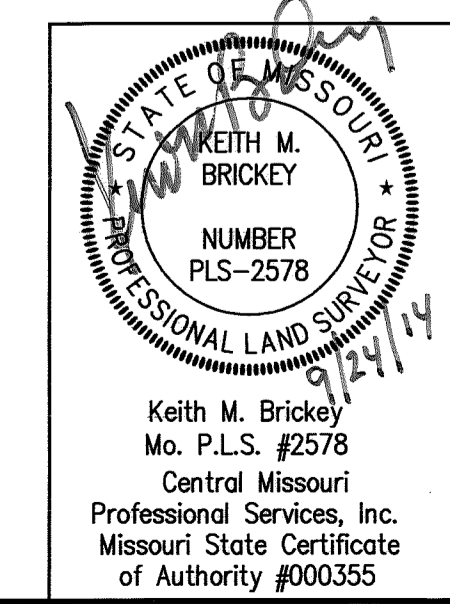
We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 9 day of Sept., 2014.

Michelle Gerstner, Chairwoman
Larry J. Benz, P.E., Chairman

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Scott Schaeperkoetter, a Property Boundary Survey and Subdivision was made, under my personal direction, regarding the property shown in this plat and that the results are represented correctly. This survey was performed in accordance with the requirements of the Missouri Minimum Standards for a Suburban Property Boundary Survey

In Witness whereof, I have hereunto set my seal and signature this 24th day of September, 2014.



Document No. 20140977

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 27 day of October, 2014.
at 11 O'clock and 03 Minutes A.M.
recorded in Book 2, page 790

LARRY D. RADEMAN, Recorder
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 PARADIGM SUBDIVISION SECTION ONE			
SEC. 7, T44N, R12W & SEC. 1, T44N, R13W			
FOR SCHAE GROUP INC.			
DATE 9-24-14	DRN. BY JHH	SCALE 1"=60'	BOOK
REV.	CD. BY KMB/JBR	SHEET 1 OF 1	JOB NO. 04-044
DATE			

PROPERTY BOUNDARY DESCRIPTION

Part of the Northwest Fractional Quarter of Section 7, Township 44 North, Range 12 West, part of the East Half of the Southeast Quarter of Section 1, Township 44 North, Range 13 West and part of Lot 3 and Lot 4 of PIONEER ESTATES SECTION TWO as recorded in Plat Book 12, page 554 Cole County Recorder's Office, being 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 northwesterly corner of Tract A, as recorded in Survey Record Book B, page 433 Cole County Recorder's Office, also being a point on the southerly line of a Cole County public road right-of-way known as RAINBOW DRIVE; thence along the southerly line of said right-of-way the following courses: easterly on a curve to the left, having a radius of 1089.46 feet, an arc distance of 211.83 feet (Ch: S85°07'07"E, 211.49 feet); thence N89°18'40"E, 99.51 feet; thence leaving the southerly line of said right-of-way, S0°41'20"E, 127.82 feet; thence S4°31'42"E, 291.32 feet; thence S85°28'18"W, 0.90 feet; thence S4°31'42"E, 120.44 feet; thence S29°47'05"E, 112.06 feet; thence N60°12'55"E, 57.70 feet; thence S30°05'25"E, 390.00 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 along the boundary of said PIONEER ESTATES SECTION FOUR the following courses: S60°12'55"W, 495.24 feet; thence N29°47'05"W, 130.00 feet; thence S60°12'55"W, 140.49 feet to a point on the easterly line of HERITAGE HOLLOW SECTION TWO, as per plat of record in Plat Book 12, page 512, Cole County Recorder's Office; thence leaving the boundary of said PIONEER ESTATES SECTION FOUR, N4°20'51"W, along the easterly line of said HERITAGE HOLLOW SECTION TWO and also along the easterly line of HERITAGE HOLLOW SECTION ONE, as per plat of record in Plat Book 12, page 332, Cole County Recorder's Office and the northerly extension thereof, 935.76 feet to a point on the easterly line of a Tract of land described in Book 639, page 934, Cole County Recorder's Office; thence N10°26'43"E, along the easterly line of said Tract, 235.00 feet to a point on the southerly Right-Of-Way line of RAINBOW DRIVE and the point of beginning.

Containing 11.17 acres.

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 and Streets, and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, Reserve Tract A, as shown hereon and all streets and easements as shown on this plat and said subdivision shall be known as "PARADIGM SUBDIVISION SECTION ONE".

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 21st day of October, 2014.

THE SCHAE GROUP, INC.
Scott Jeffrey Schaeperkoetter
SCOTT JEFFREY SCHAEPERKOETTER, PRESIDENT

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 21st day of October, 2014, before me personally did appear the above signed property 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 21st day of October, 2014.

My Commission Expires: August 20, 2015

Gregory Dorge
Notary Public, Cole County.



JEFFERSON CITY PUBLIC SCHOOL DISTRICT BOOK 552, PAGE 291

VOGEL, PHILLIP & LINDA BOOK 595, PAGE 029

PIONEER ESTATES SECTION FOUR, P.B. -12, P-631

SIGNATURE HOMES OF JEFFERSON CITY, INC. BOOK 643, PAGE 201

FERGUSON, DONALD & DEBBIE BOOK 634, PAGE 469

AUSTIN, DAVID L. & SHERRY L. BOOK 617, PAGE 281

SHARP, CODY J. & SUSANNA E. BOOK 585, PAGE 198

CENTRAL TRUST BANK BOOK 639, PAGE 934

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CENTRAL TRUST BANK BOOK 639, PAGE 934

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