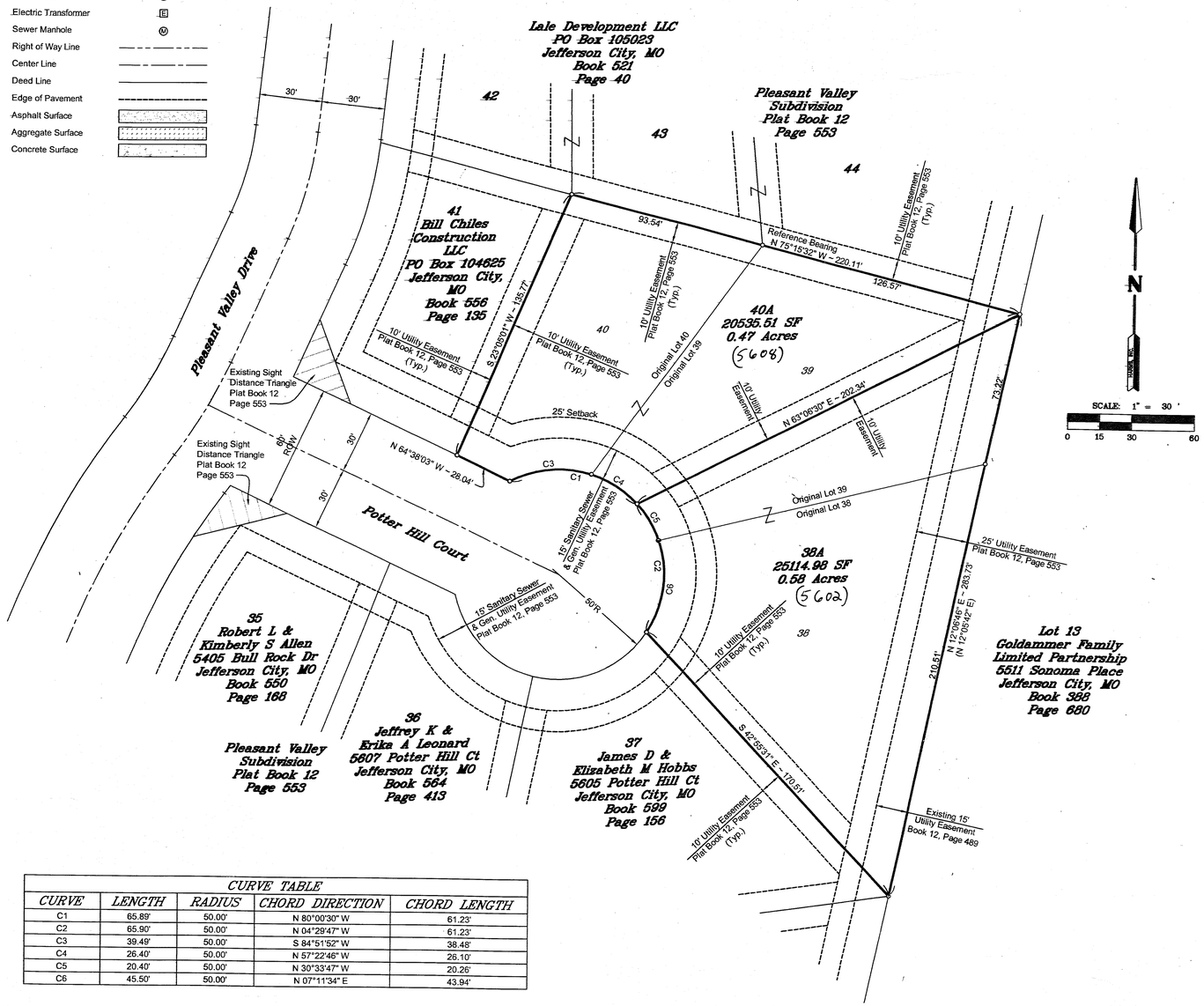
REPLAT OF LOTS 38, 39 & 40
PLEASANT VALLEY SUBDIVISION

PLAT BOOK 12, PAGE 553
SECTION 13, T 44 N, R 13 W
A SUBDIVISION OF TRACT 1
OF HENTGES ESTATES
COLE COUNTY, MO
PLAT BOOK 12, PAGE 489
TOTAL AREA: 1.05 ACRES
~~LAND USE - SINGLE FAMILY RESIDENTIAL~~

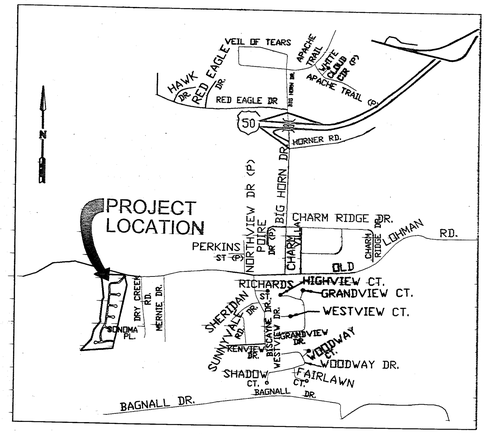
Legend:

- Found Monument (As noted)
- Found Iron Pin (1/2", Except as Noted)
- Set Iron Pin (1/2", Except as Noted)
- Right Of Way Marker
- Tree w/ Size
- Telephone Riser
- Lamphole
- ~~Water Valve~~
- Sewer Valve
- Street Light
- Fire Hydrant
- Power Pole
- Guy Wire
- ~~Water Meter~~
- ~~Electric Transformer~~
- Sewer Manhole
- Right of Way Line
- Center Line
- Deed Line
- Edge of Pavement
- Asphalt Surface
- Aggregate Surface
- Concrete Surface

Water Supply: P.W.S.D. No. 1, Cole County, Mo.
Sanitary Sewer: City of Jefferson, Mo.
Electric Power: Three Rivers Electric
Telephone: Century Link
Gas: Ameren
Cable: Cebridge Connections
Land Use: ~~Single Family Residential~~



CURVE TABLE				
CURVE	*LENGTH*	*RADIUS*	*CHORD DIRECTION*	*CHORD LENGTH*
C1	65.89'	50.00'	N 80°00'30" W	61.23'
C2	65.90'	50.00'	N 04°29'47" W	61.23'
C3	39.49'	50.00'	S 84°51'52" W	38.48'
C4	26.40'	50.00'	N 57°22'46" W	26.10'
C5	20.40'	50.00'	N 30°33'47" W	20.26'
C6	45.50'	50.00'	N 07°11'34" E	43.94'



Location Map

Notes:

1.) Bearings are based on Plat of Pleasant Valley Subdivision as ~~Recorded in Book 12, Page 553 of the Records of Cole County, Mo.~~
2.) Book and Page Numbers refer to The Records of Cole County, Mo.
3.) Yard Setback Requirements:
Front: 25'
Side: 10'
Rear: 10'
4.) There **shall** be a 15' **Utility Easement** along all street fronts, a 10' Utility **Easement** along **Lot** side yards, and a 10' Utility Easement along **rear Lot** Lines, unless otherwise noted. The 10' Utility **Easements** along the Rear Yards **shall be** in addition to and adjacent to any Existing Easements shown **by the** Plat of Hentges Estates.
5.) No Obstructions to Vision may exceed a height of 3 feet above Established Street Grade within the shown Sight Distance Triangles.
6.) Entire Property is Designated Zone C (Area of Minimal Flooding) per FEMA Flood Insurance Rate MAP Panel 29051C0108, Effective Dec. 2, 2005.
7.) Bearings and Dimensions in Parenthesis are as recorded by the Plat of Record for Hentges Subdivision.
8.) This Plat vacates previously dedicated **Utility** Easements and Setbacks along the Original Lot Lines between Lot 38 & Lot 39 and between Lot 39 & Lot 40 per Plat Book 12, Page 553.

Property Description:

A tract of land situated and being a part of the East Half of the Northeast Quarter of Section 13, Township 44 North, Range 13 West of the Records of Cole County, Missouri; being a part of Tract 1 of Hentges Estates, a subdivision of record and also being part of the tract described by deed in Deed Book 521, Page 40 of the Records of Cole County, Missouri and being Lot 38, Lot 39 and Lot 40 Pleasant Valley Subdivision as recorded in Plat Book 12, Page 553 of the Records of Cole County, MO.

Containing 45650.49 Square feet or 1.05 Acres.

Cole County Planning Commission Certification:

We, the undersigned, of the Cole County Planning Commission, do hereby certify that this plat was approved by the Cole County Planning Commission, this 13 day of December, 2011.

~~Michelle Gerstner, Chairman~~
Dick Peerson Vice Chairman

Larry Benz, P.E., Director of Planning

Recorder's Certification:

STATE OF MISSOURI)
)SS
COUNTY OF COLE)

2011128898

Filed for record 28 day of December 2011 at 12 O'clock and 00:13 Minutes P M., recorded at Book 12, Page 725

Larry D. Rademan,
Cole County Recorder of Deeds

Deputy Debra Nash, Deputy

Owner's Certification:

~~KNOW ALL MEN BY THESE PRESENTS,~~ that Lale Development, L.L.C., ~~is~~ the sole owner of the described tract of land and that they have caused said tract of land to be surveyed as shown on the attached plat.

Subject to a declaration of restrictive covenants that has been executed by said Lale Development L.L.C. and said declaration is recorded in Book 531 Page 73 of the Records of Cole County, Missouri.

The easements and right-of-ways shown by the attached plat are dedicated to the County of Cole, Missouri, and to public use forever. All taxes due and payable against said property are paid in full.

IN WITNESS WHEREOF, I have hereunto set my hand the 23rd day of December 2011.

Jason M. Lale, Member

Robert C. Lale, Member

Notary:

STATE OF MISSOURI)
)SS
COUNTY OF COLE)

On this 23rd day of December 2011, before me did appear Jason M. Lale & Robert C. Lale, to me personally known, who being by me duly sworn did say that they are the members of Lale Development L.L.C., and that the above instrument was signed on behalf of said Lale Development L.L.C. by the authority of its Board of Directors and that said Jason M. Lale & Robert C. Lale acknowledged said instrument to be the free act and deed of said L.L.C.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Cole County, Missouri, the day and year last above written.

NOTARY PUBLIC

CHERYL DAVIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Callaway
My Commission Expires 10/5/2014
Commission # 10438086

My Commission Expires: 10/05/2014, 20__.

Surveyor's Certification:

This is to certify that I, Gerard J. Harms, Sr., Licensed Professional Land Surveyor in the State of Missouri, made a survey of the above described tract of land at the request of the owner, Jason Lale, that the attached plat represents the field work as completed during the month of October, 2011, and that said survey was executed in accordance with the requirements of the Missouri Minimum Standards for Property Boundary Surveys appearing at 4 CSR 30-16. and 20 CSR 2030-16., adopted December 30, 1994, as amended October, 2009 and that said survey meets the requirements of a Suburban Class Survey.

Gerard J. Harms, Sr. PLS 1692
October 28, 2011 LC 000095

November 29, 2011
General Revisions

Title: Replat of Lots 38, 39 & 40
Plat Book 12, Page 553
Sec. 13, T 44 N, R 13 W

For: Lale Development, LLC

missouri licensed
ENGINEERS
LAND SURVEYORS
HARMS, INC
p.o. box 52 eldon, mo 650
(573) 392-3312

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DATE	FB NO.
10-28-11	S-3
SHEET	JOB NO.
1 of 1	11-60

Drawing Name: 11-6090-S1 resub.

P0073

Recorder