

Pioneer Terrace Section Three

(A Replat of Lot 16 of Pioneer Terrace Section Two as per Plat Book 12, page 813)
 Part of the S 1/2 of Sec. 6 and N 1/2 of Sec. 7,
 T44N, R12W, COLE COUNTY, MO
 AREA: 5.31 ACRES
 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL

PROPERTY BOUNDARY DESCRIPTION

All of Lot 16 of Pioneer Terrace Section Two, as per plat of record in Plat Book 12, page 813, Cole County Recorder's Office, Cole County, Missouri. Containing 5.31 acres.

Bearing Base: Missouri State Plane, Central Zone Coordinate System, NAD83

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 "Pioneer Terrace Section Three".

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 28th day of September, 2017.

Ryan Prenger Construction L.L.C.,
Ryan Prenger
 Ryan Prenger, Member

STATE OF MISSOURI
 COUNTY OF COLE

On this 28th day of September, 2017, 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 28th day of September, 2017.

My Commission Expires: August 20, 2019

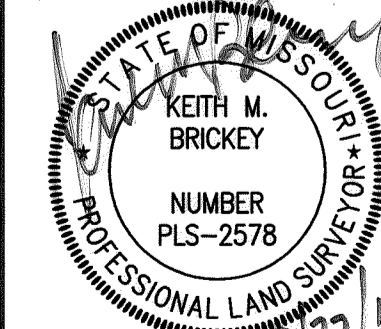
Gregory Dorge
 Gregory Dorge, Notary Public

My Commission Expires: 8/20/2019
 Commission # 18207069
 COLE COUNTY, MISSOURI
 STATE OF MISSOURI
 Notary Public - Notary Seal
 GREGORY DORGE

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Ryan Prenger, 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 a Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects.

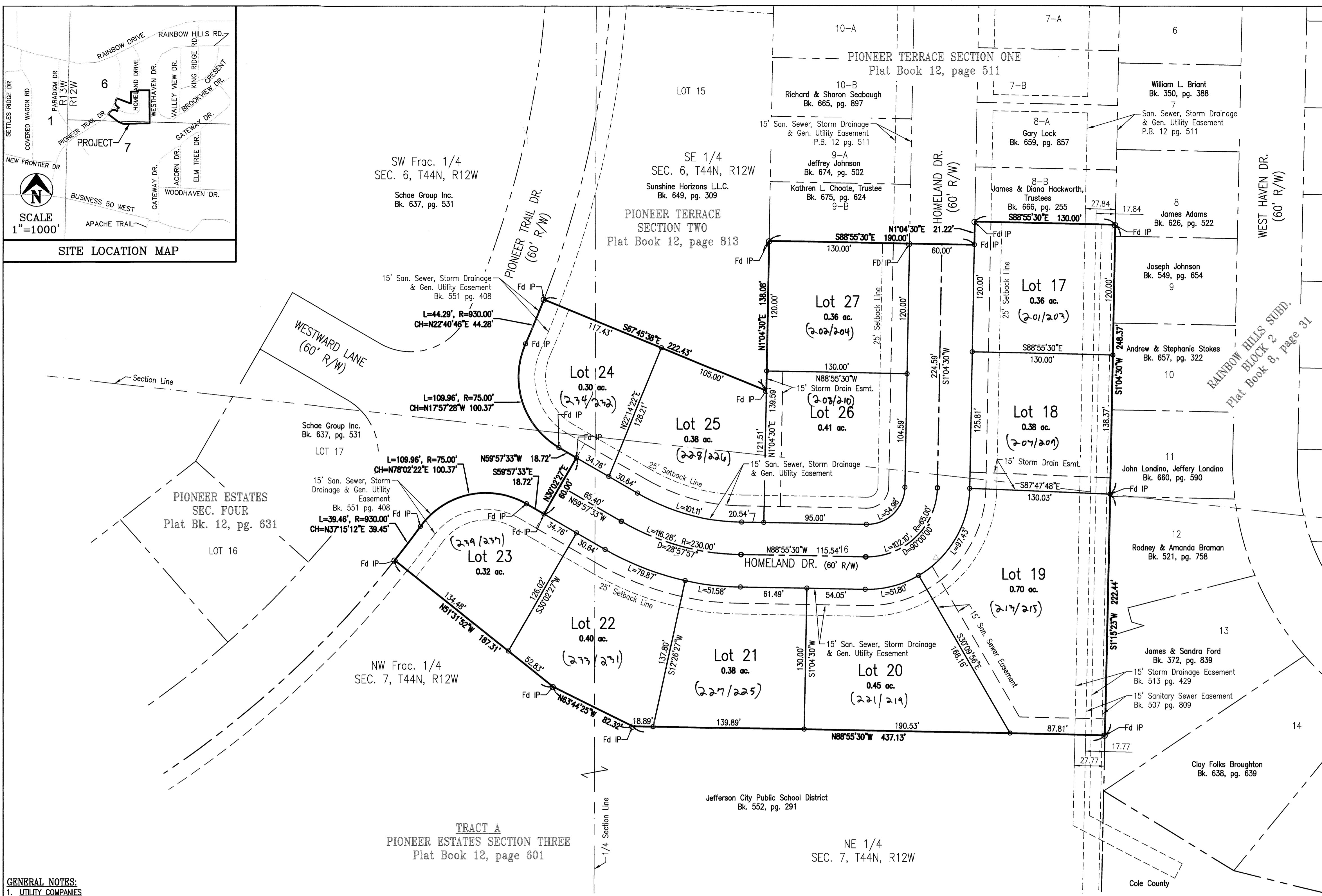
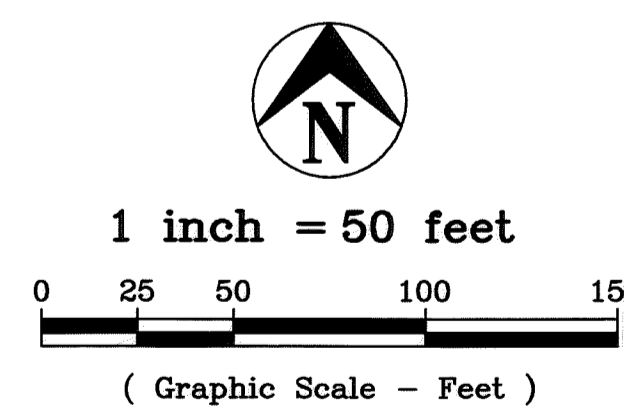
In Witness whereof, I have hereunto set my seal and signature this 27th day of September, 2017.

				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 PIONEER TERRACE SECTION THREE S 1/2 SEC. 6 & N 1/2 SEC. 7, T44N, R12W, COLE COUNTY, MO					
FOR RYAN PRENGER CONSTRUCTION, L.L.C.					
DATE	08-11-2017	DRN. BY	C.F.B.	SCALE	1" = 50'
REV.	09-27-2017	CKD. BY	J.B.R.	SHEET	1 of 1
BOOK				JOB NO.	04-044

THIS PLAT IS BEING RECORDED TO ADD BEARINGS AND DISTANCES TO THE LOTS THAT WERE OMITTED FROM THE PLAT RECORDED IN PLAT BOOK 12, PAGE 862, COLE COUNTY RECORDER'S OFFICE.

Document No. 20170694
 STATE OF MISSOURI }
 COUNTY OF COLE } ss
 Filed for record 29 day of September, 2017.
 at 2 o'clock and 31:11 Minutes P.M.,
 recorded in Book 12, Page 866.
 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 13 day of June, 2017.
Michelle Gerstner
 Michelle Gerstner,
 Planning Commission Chairman
Larry J. Brey
 Larry J. Brey, 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:** Multi Family 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.
 - Subject to Restrictions recorded in Book _____, page _____, Cole County Recorder's Office, Cole County, Missouri.
 - RECORD SOURCE:** LOT 16 OF PIONEER TERRACE SECTION TWO as per plat of record in Plat Book 12, page 813; RYAN PRENGER CONSTRUCTION, L.L.C. as per deed of record in Book 658, page 937, Cole County Recorder's Office.
 - BEARING BASE:** NAD83 Missouri State Plane, Central Zone, Coordinate System
 - VERTICAL DATUM:** City of Jefferson and County of Cole Vertical Datum System (U.S.G.S. NAVD83).

