

FINAL PLAT

THORNGRASS ESTATES SUBDIVISION

Part of the SE 1/4, Sec. 35, T45N, R13W
 COLE COUNTY, MO
 AREA: 30.34 ACRES
 MEDIUM DENSITY RESIDENTIAL &
 LOW DENSITY RESIDENTIAL

PROPERTY BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 45 North, Range 13 West, Cole County, Missouri, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 32, of Parkview Meadows - Section 2 Subdivision, as per plat of record in Plat Book 12, page 278, Cole County Recorder's Office; thence N88°22'40"W, along the northerly boundary of said Parkview Meadows - Section 2, also being the southerly line of the Northeast Quarter of the Southeast Quarter of said Section 35, 666.92 feet to the southwest corner of said Northeast Quarter of the Southeast Quarter of Section 35; thence N01°40'57"E, along the westerly line of the Northeast Quarter of the Southeast Quarter of said Section 35, 1175.59 feet to the southerly right-of-way line of Henwick Lane, as per Conveyance of Right-of-Way in Book 295, page 11, Cole County Recorder's Office; thence easterly, along the southerly right-of-way line of Henwick Lane the following courses: N86°37'57"E, 241.06 feet; thence easterly, on a curve to the right having a radius of 573.11 feet, an arc length of 368.16 feet (the chord of said being S74°57'52"E, 361.86 feet); thence S56°33'42"E, 4.19 feet; thence southeasterly, on a curve to the right having a radius of 760.29 feet, an arc length of 278.38 feet (the chord of said being S46°04'19"E, 276.83 feet); thence S35°34'57"E, 38.16 feet; thence southeasterly, on a curve to the left having a radius of 316.48 feet, an arc length of 282.69 feet (the chord of said being S61°10'18"E, 273.38 feet); thence S86°45'39"E, 265.85 feet to a point on the easterly line of the Southeast Quarter of said Section 35; thence leaving the southerly right-of-way line of Henwick Lane, S01°38'04"W, along the easterly line of the Southeast Quarter of said Section 35, 634.97 feet; thence S73°22'42"W, 371.75 feet; thence southwesterly on a curve to the right having a radius of 61.00 feet, an arc length of 320.55 feet (the chord of said curve being S67°45'08"W, 60.00 feet; thence N22°14'52"W, 15.80 feet to a point on the aforesaid southerly line of the Northeast Quarter of the Southeast Quarter of said Section 35; thence N88°22'40"W, along the southerly line of the Northeast Quarter of the Southeast Quarter of said Section 35, 252.24 feet to the POINT OF BEGINNING.
 Containing 30.34 acres.

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

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned, being the owners 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 do 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 "Thorngress Estates Subdivision."

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

In Witness whereof, the undersigned owners of said tract have hereunto set their hands this 1st day of August, 2016.

Grand Point Holdings L.L.C.,

Jason Otke
 Jason Otke, Member

STATE OF MISSOURI
 COUNTY OF COLE

On this 1st day of August, 2016, before me personally did appear the above signed owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 1st day of August, 2016

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

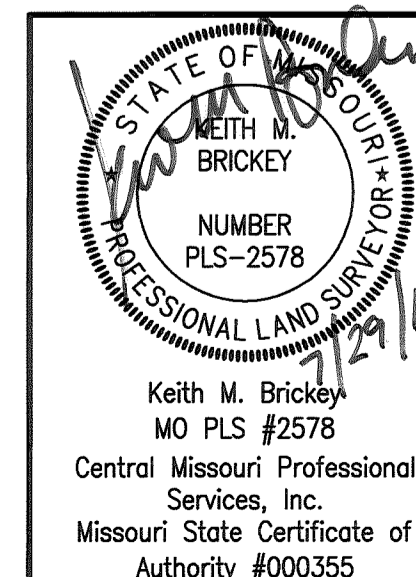
SURVEYOR'S CERTIFICATE

This is to certify that at the request of Jason Otke, 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 29th day of July, 2016.

COPY

Document No. 201608093
 STATE OF MISSOURI }
 COUNTY OF COLE } ss
 Filed for record 10th day of August, 2016.
 at 3 o'clock and 30:10 Minutes P.M.,
 recorded in Book 12, Page 871.
 Ralph C. Bray, Jr., Recorder
 Deputy



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 **THORNGRASS ESTATES SUBDIVISION**
SE 1/4, SEC. 35, T45N, R13W, COLE COUNTY, MO

FOR **JASON OTKE**

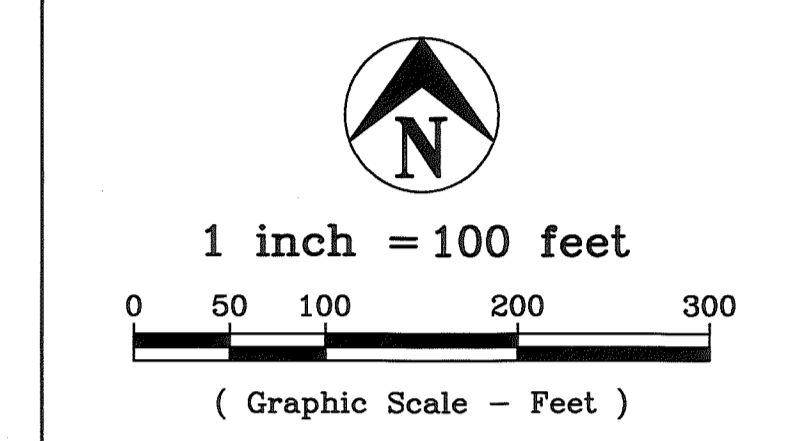
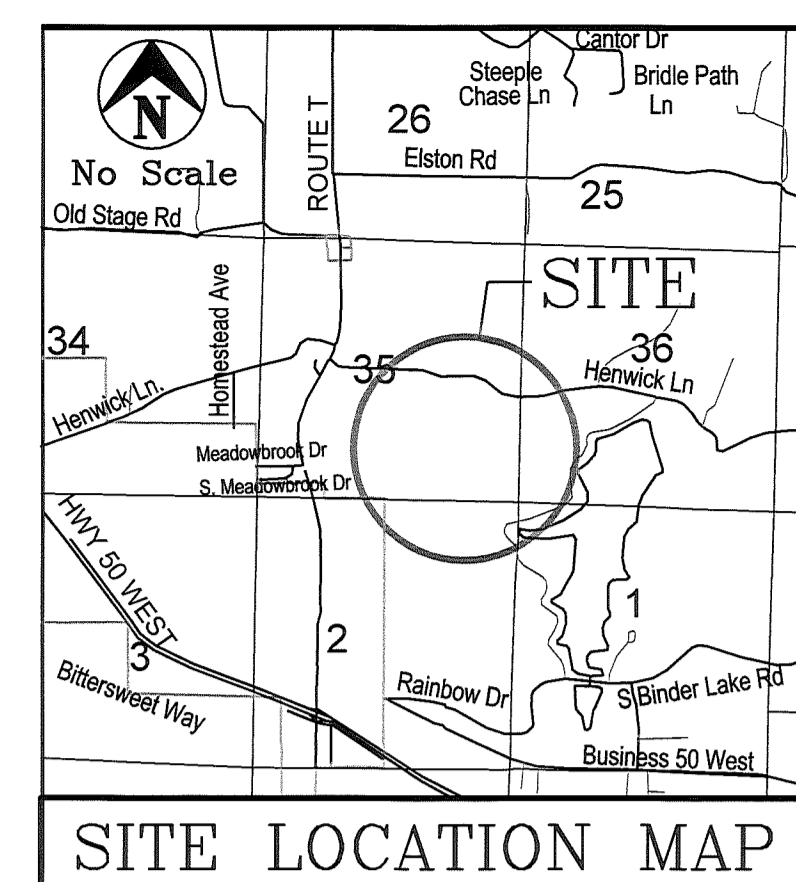
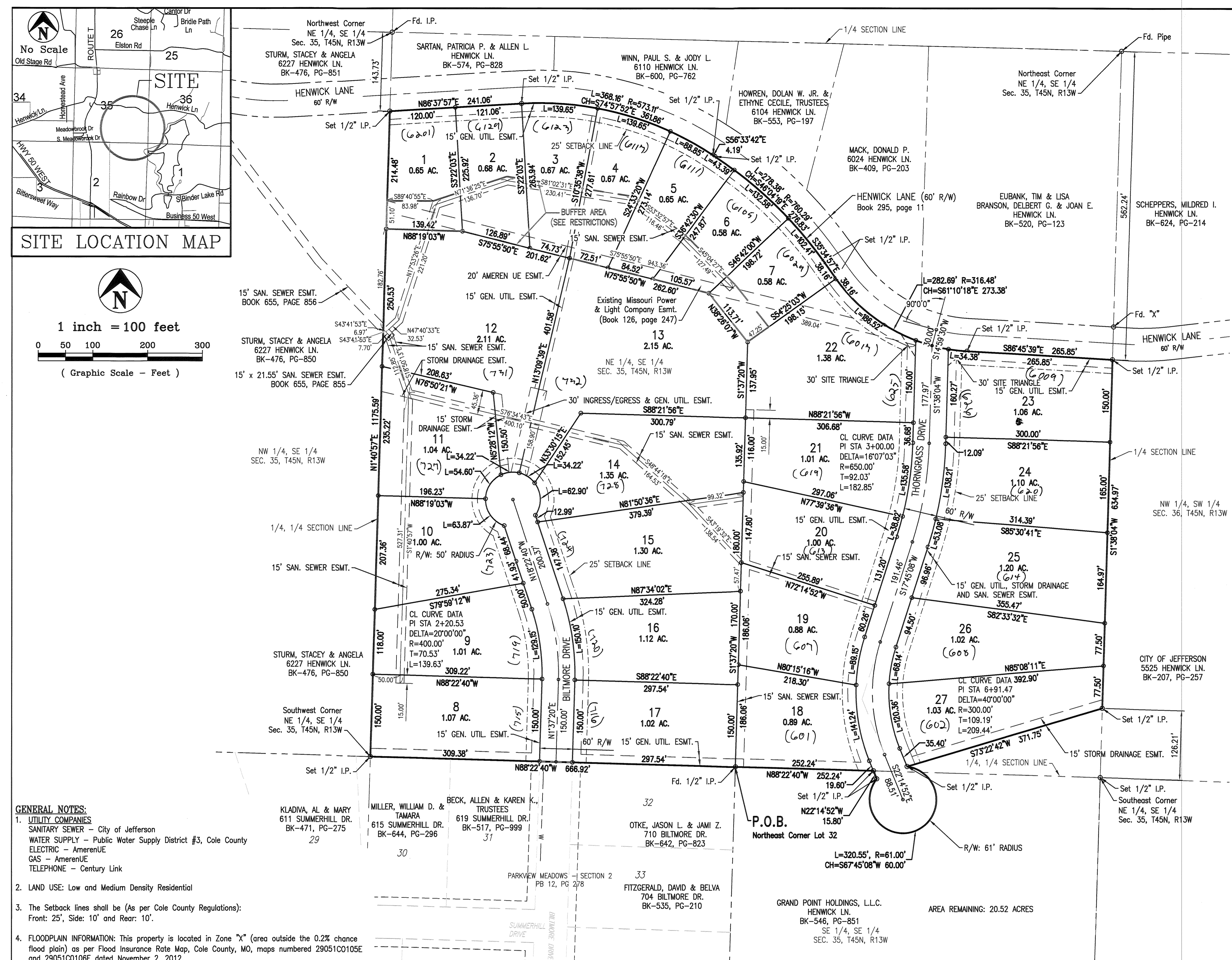
DATE 02-05-2016	DRN. BY C.F.B.	SCALE 1" = 100'	BOOK
REV. DATE 07-29-2016	CKD. BY J.B.R.	SHEET 1 of 1	JOB NO. 14-058

CPW

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 8 day of December, 2015.

Michelle Gerstner
 Michelle Gerstner,
 Planning Commission Chairman

Larry I. Benz
 Larry I. Benz, P.E.,
 Director of Public Works



- GENERAL NOTES:**
- UTILITY COMPANIES
 SANITARY SEWER - City of Jefferson
 WATER SUPPLY - Public Water Supply District #3, Cole County
 ELECTRIC - AmerenUE
 GAS - AmerenUE
 TELEPHONE - Century Link
 - LAND USE: Low and Medium Density 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 29051C0105E and 29051C0106E 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.
 - Lots 1-7 are subject to Site Distance Restrictions. No sign, fence, wall, shrub or other obstruction to vision exceeding three (3) feet in height above the established grade shall be erected, planted or maintained within the area from the existing edge of road to 10' inside the front lot lines.
 - No Parking allowed in the Cul-de-sac of Biltmore Drive.
 - Lots 25, 26 and 27 will be required to have Individual Private Sanitary Sewer Pump Systems connected to the City of Jefferson's Gravity System.
 - RECORD SOURCE: GRAND POINT HOLDINGS, L.L.C. as per deed of record in Book 546, page 851, 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).