



FINAL PLAT PEPPER TREE ESTATES BLOCK 3

Approved by the Columbia City Council this 15th
day of June, 1981.
John Patrick Barnes Mayor Pro Tem
Patricia S. Scott City Clerk

Document No. _____

State of Missouri }
County of Boone } ss

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing instrument of writing was filed for record in my office on the _____ day of _____, 1981 at _____ o'clock and _____ minutes _____ M. and is truly recorded in Plat Book _____, Page _____.

Witness my hand and official seal on the day and year aforesaid.

Recorder of Deeds by _____ Deputy

Know All Men By These Presents

The Pepper Tree Development Corporation, being sole owner of the below described tract, has caused the same to be subdivided as shown on this plat.

In witness whereof, Leland U. Pfefer and Craig A. VanMatre have caused these presents to be signed.

Easements, types and locations as shown are hereby dedicated to the City of Columbia, Missouri. Audubon Drive, Pepper Tree Lane, Rain Tree Court, and the 10-foot walkway right-of-way are hereby dedicated for public use forever.
Pepper Tree Development Corporation

Leland U. Pfefer President
Leland U. Pfefer

Craig A. VanMatre Secretary
Craig A. VanMatre

State of Missouri }
County of Boone } ss

On this 19th day of May, 1981, before me appeared Leland U. Pfefer and Craig A. VanMatre, to me personally known, who, being by me duly sworn did say that they are the President and Secretary of the Corporation of the State of Missouri, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors and the President acknowledged said instrument to be the free act and deed of said Corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office in Columbia, the day and year first above written.

Cheryl J. Floyd Notary Public
Cheryl J. Floyd

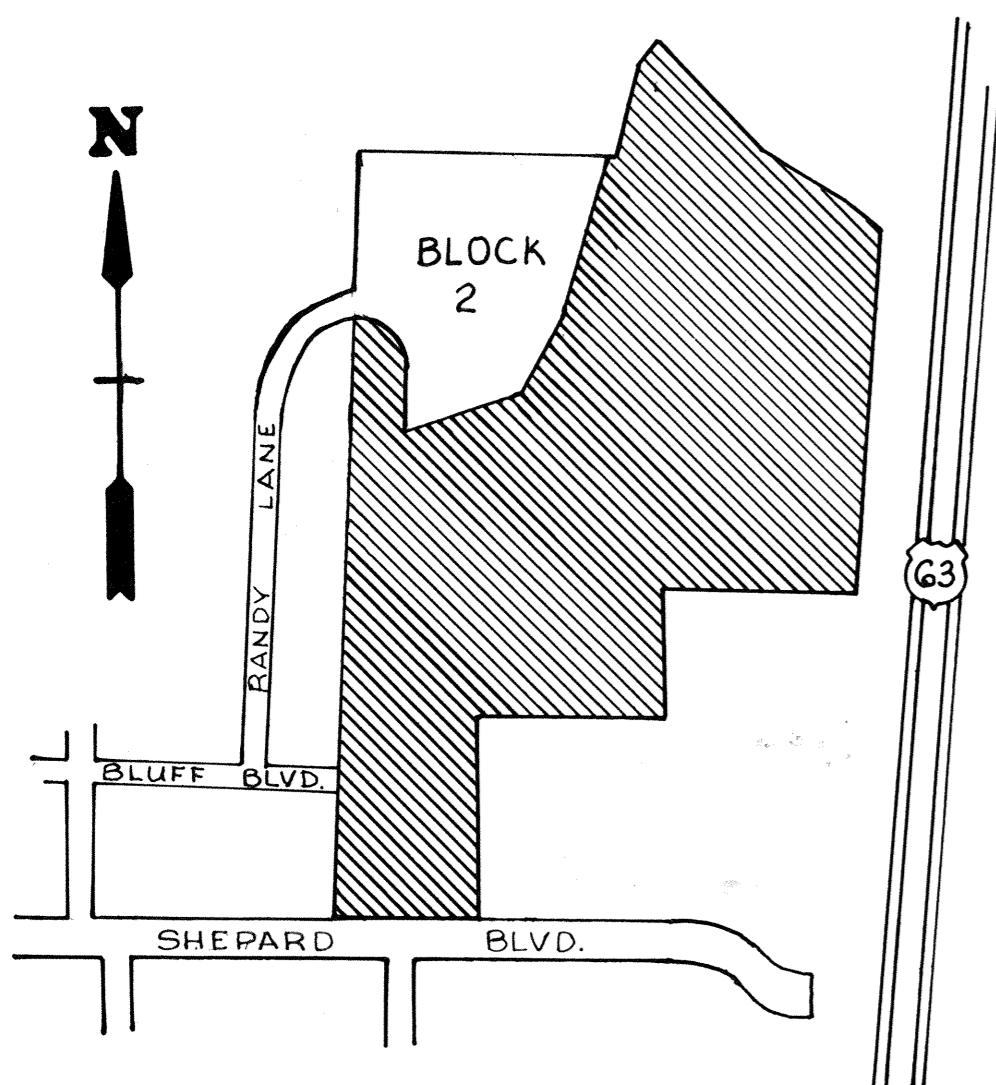
My Commission expires June 4, 1984

Legal Description

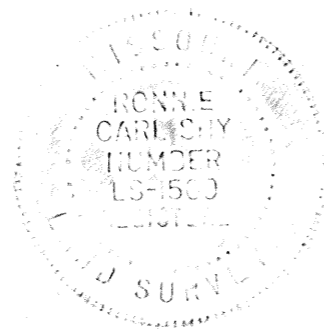
A subdivision located in the E 1/2 of the SW 1/4 and in the E 1/2 of the NW 1/4 of S17, T48N, R12W, Columbia, Boone County, Missouri and more particularly described as follows:
Commencing at an existing iron pipe, the W 1/4 Corner of 17-48-12 as shown by a survey recorded in Bk. 474, Pg. 955; Thence S87°24'E along the 1/4 Section Line, 1,319.65 feet to an existing iron pipe at the SW Corner of the E 1/2 of the NW 1/4 of 17-48-12; Thence S1°28'W, 285.8 feet to the Point of Beginning; Thence N74°10'E, 15.57 feet; Thence with a 75-foot radius curve to the right, 140.46 feet; Thence S1°28'W, 192.7 feet; Thence S88°32'E, 93.33 feet; Thence with a 175-foot radius curve to the left, 114.54 feet; Thence N53°58'E, 40.0 feet; Thence with a 180-foot radius curve to the right, 31.42 feet; Thence N21°29'E, 190.26 feet; Thence N10°32.5'E, 320.0 feet; Thence N88°19.5'E, 30.0 feet; Thence N9°32'E, 201.0 feet; Thence N38°17'E, 71.25 feet; Thence S44°40'E, 290.1 feet; Thence S64°07'E, 200.05 feet; Thence S53°42'E, 80.15 feet; Thence S3°52.5'W, 738.55 feet; Thence West, 332.85 feet; Thence S1°16'E, 286.7 feet; Thence S89°14'W, 420.0 feet; Thence S1°16'E, 400.0 feet; Thence S89°13'W, 291.8 feet; Thence N1°28'E, 1,219.45 feet to the Point of Beginning.

The area of this tract is 22.75 Acres.

This survey was made in accordance with the standards for property boundary surveys of the Missouri Land Survey.



Location Map



Survey and Plat by ALLSTATE CONSULTANTS

Ron C. Shy L.S. 1509



Subscribed and Sworn to before me this 8th day of June, 1981.

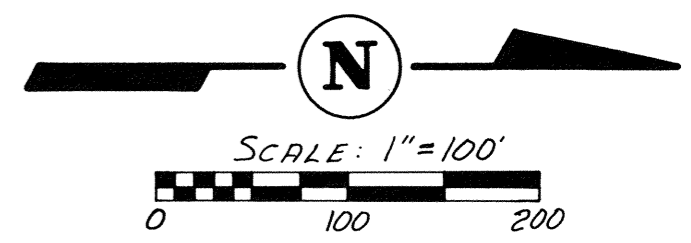
Vicky M. Shy Notary Public

Vicky M. Shy
My Commission expires June 27, 1983.

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BEARINGS ARE REFERENCED TO THE WEST LINE OF MOON VALLEY HEIGHTS ADDITION NUMBER 6.

ALL IRONS SET BY THIS SURVEY UNLESS NOTED BY AN ^E FOR EXISTING.

LEGEND

- IRON
- RIGHT-OF-WAY MARKER

WEST 1/4 CORNER 17-48-12 AS SHOWN BY A SURVEY RECORDED IN BOOK 474, PAGE 955

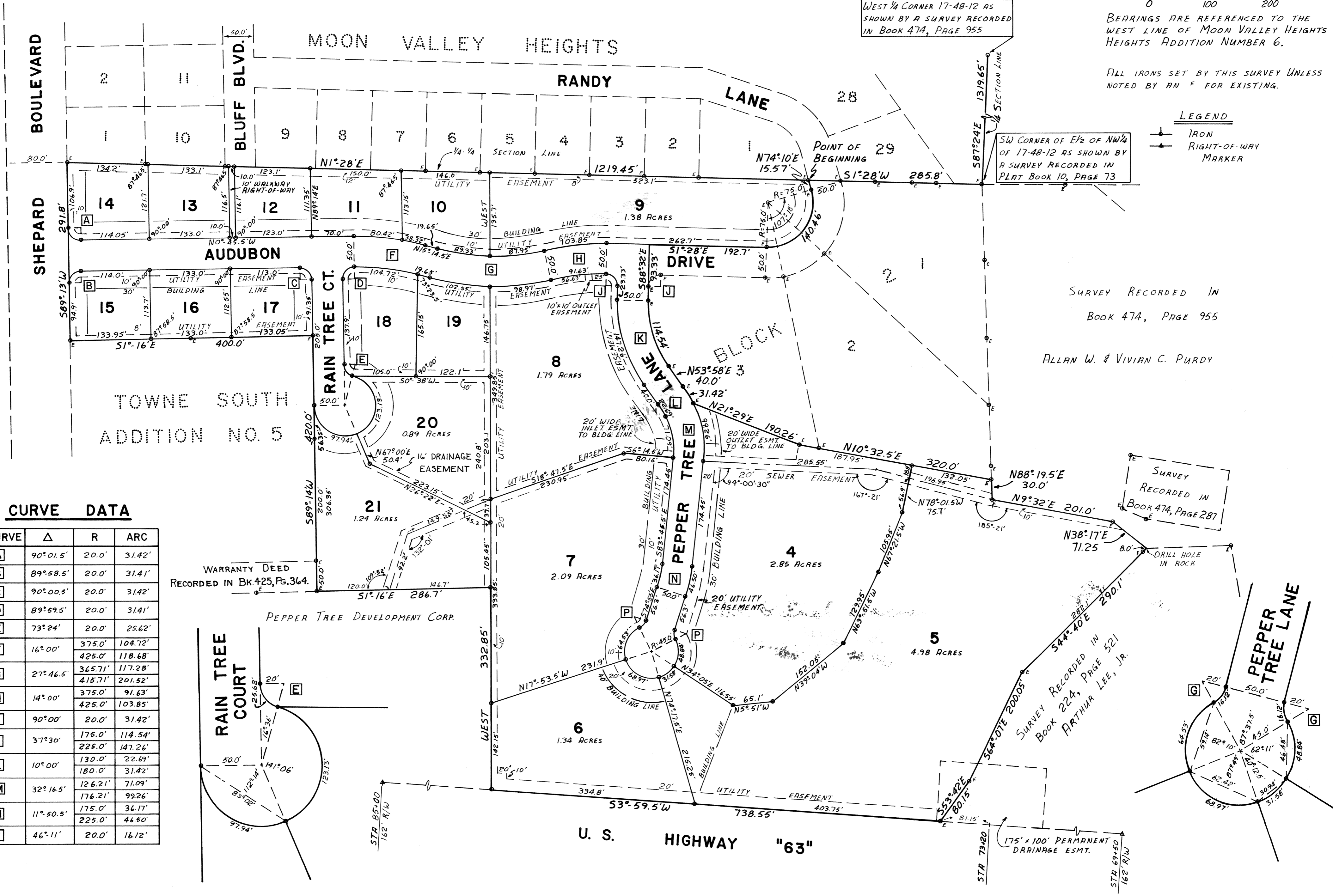
SW CORNER OF E 1/2 OF NW 1/4 OF 17-48-12 AS SHOWN BY A SURVEY RECORDED IN PLAT BOOK 10, PAGE 73

SURVEY RECORDED IN BOOK 474, PAGE 955

ALLAN W. & VIVIAN C. PURDY

SURVEY RECORDED IN BOOK 474, PAGE 287

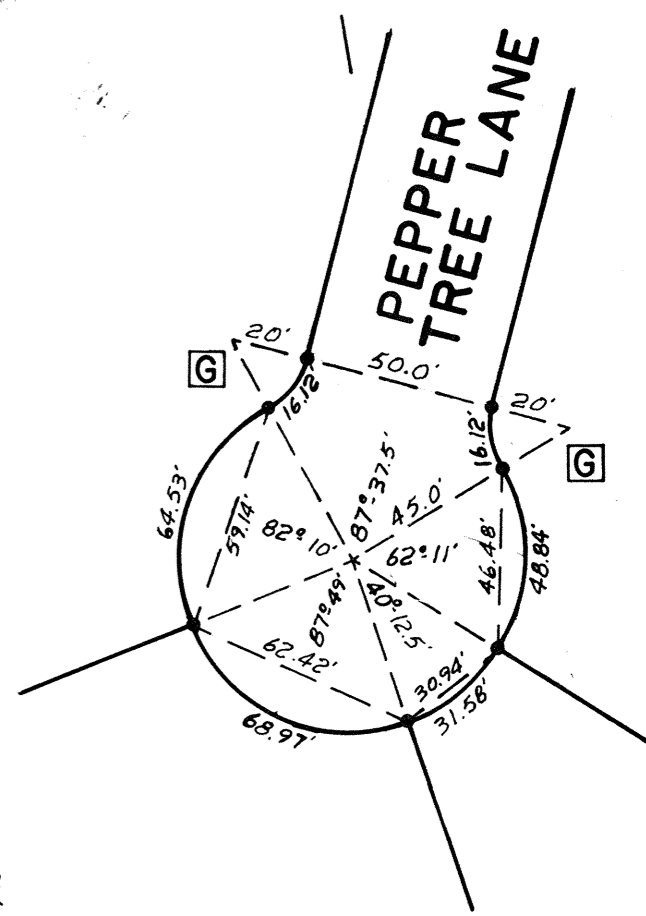
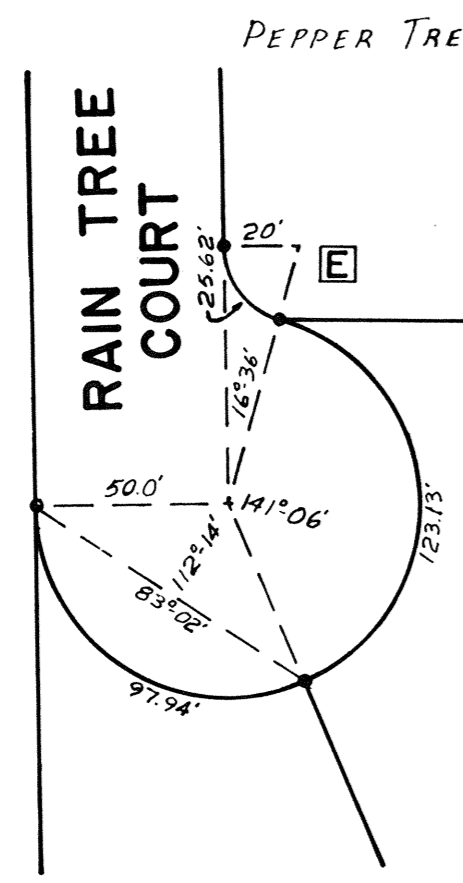
SURVEY RECORDED IN BOOK 224, PAGE 521
ARTHUR LEE, JR.



CURVE DATA

CURVE	Δ	R	ARC
A	90°01.5'	20.0'	31.42'
B	89°58.5'	20.0'	31.41'
C	90°00.5'	20.0'	31.42'
D	89°59.5'	20.0'	31.41'
E	73°24'	20.0'	25.62'
F	16°00'	375.0'	104.72'
G	27°46.5'	365.71'	117.28'
H	14°00'	375.0'	91.63'
J	90°00'	20.0'	31.42'
K	37°30'	175.0'	114.54'
L	10°00'	130.0'	22.69'
M	32°16.5'	126.21'	71.09'
N	11°50.5'	175.0'	36.17'
P	46°11'	20.0'	16.12'

WARRANTY DEED RECORDED IN BK 425, Pg. 364.



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