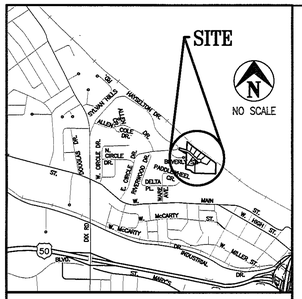
RIVER BLUFF ESTATES SUBDIVISION

Part of the E 1/2 & the NW 1/4
Sec. 1, T44N, R12W
AREA: 10.90 ACRES ZONED: RS-3 & PUD

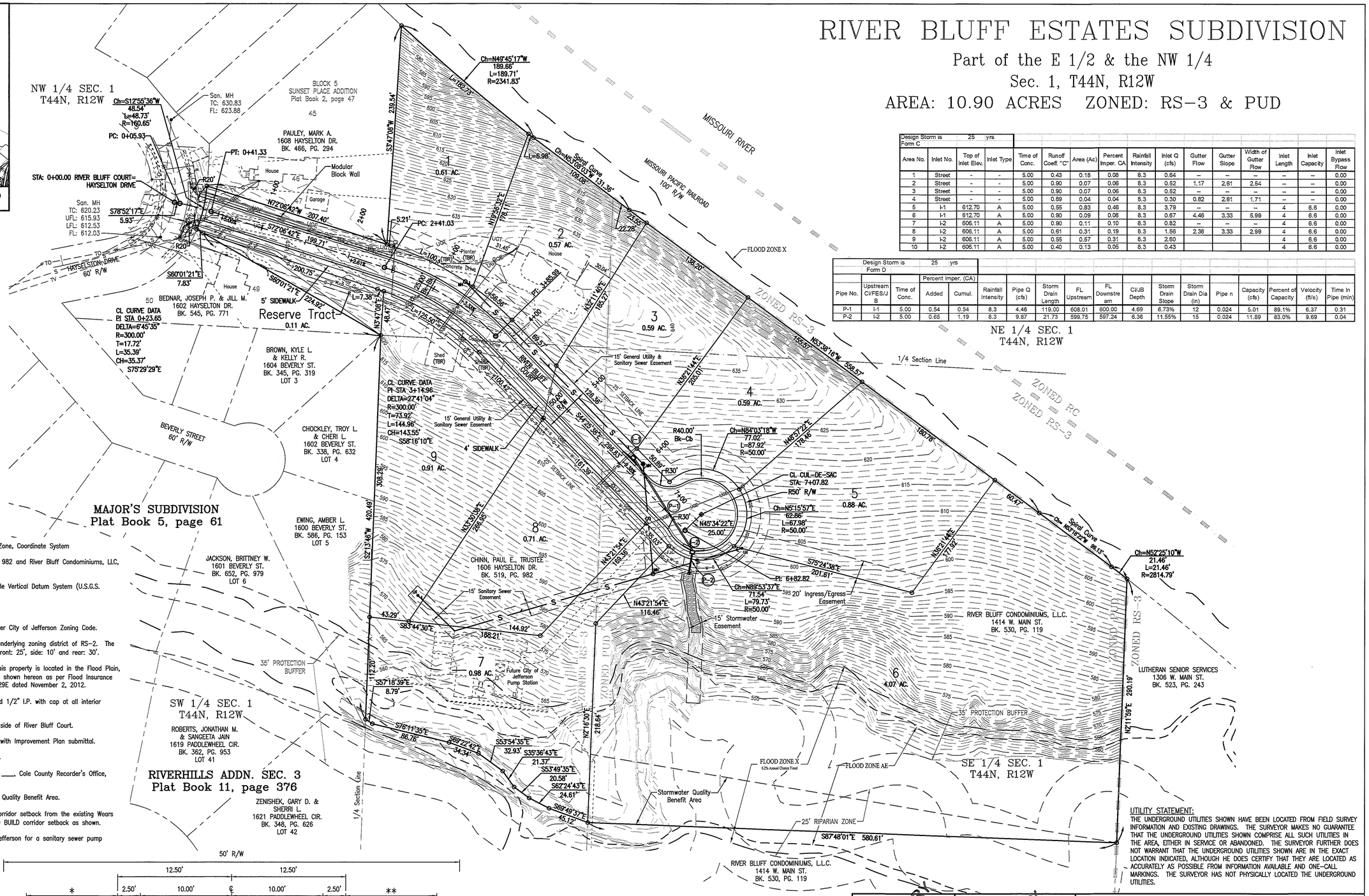


SITE LOCATION MAP

1 inch = 50 feet

0 25 50 100 150

(Graphic Scale - Feet)



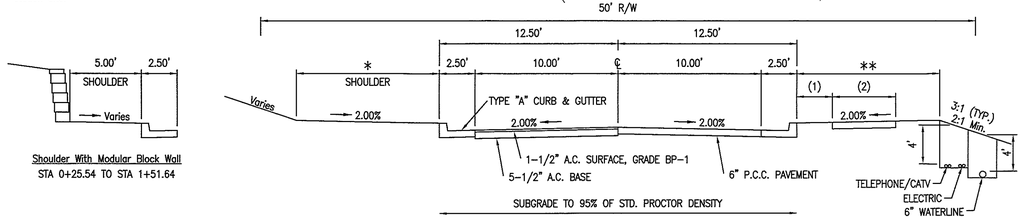
Design Storm is 25 yrs Form C															
Area No.	Inlet No.	Top of Inlet Elev.	Inlet Type	Time of Conc.	Runoff Coeff. "C"	Area (Ac)	Percent Imper. CA	Rainfall Intensity	Inlet Q (cfs)	Gutter Flow	Gutter Slope	Width of Gutter Flow	Inlet Length	Inlet Capacity	Inlet Bypass Flow
1	Street	-	-	5.00	0.43	0.18	0.08	8.3	0.64	–	–	–	–	–	0.00
2	Street	-	-	5.00	0.90	0.07	0.06	8.3	0.52	1.17	2.61	2.54	–	–	0.00
3	Street	-	-	5.00	0.90	0.07	0.06	8.3	0.52	–	–	–	–	–	0.00
4	Street	-	-	5.00	0.89	0.04	0.04	8.3	0.30	0.82	2.61	1.71	–	–	0.00
5	I-1	612.70	A	5.00	0.55	0.83	0.46	8.3	3.79	–	–	–	4	6.6	0.00
6	I-1	612.70	A	5.00	0.90	0.09	0.08	8.3	0.67	4.46	3.33	5.99	4	6.6	0.00
7	I-2	606.11	A	5.00	0.90	0.11	0.10	8.3	0.82	–	–	–	4	6.6	0.00
8	I-2	606.11	A	5.00	0.61	0.31	0.19	8.3	1.56	2.38	3.33	2.99	4	6.6	0.00
9	I-2	606.11	A	5.00	0.55	0.57	0.31	8.3	2.60				4	6.6	0.00
10	I-2	606.11	A	5.00	0.40	0.13	0.05	8.3	0.43				4	6.6	0.00

Design Storm is 25 yrs Form D															
			Percent Imper. (CA)												
Pipe No.	Upstream CI/FES/JB	Time of Conc.	Added	Cumul.	Rainfall Intensity	Pipe Q (cfs)	Storm Drain Length	FL Upstream	FL Downstream	CI/JB Depth	Storm Drain Slope	Storm Drain Dia (in)	Pipe n	Capacity (cfs)	Percent of Capacity	Velocity (ft/s)	Time in Pipe (min)
P-1	I-1	5.00	0.54	0.54	8.3	4.46	119.00	608.01	600.00	4.69	6.73%	12	0.024	5.01	89.1%	6.37	0.31
P-2	I-2	5.00	0.65	1.19	8.3	9.87	21.73	599.75	597.24	6.36	11.55%	15	0.024	11.89	83.0%	9.69	0.04

GENERAL NOTES:

1. SANITARY SEWER – City of Jefferson
   WATER SUPPLY – Missouri American Water Company
   ELECTRIC – Ameren Missouri
   GAS – Ameren Missouri
   TELEPHONE – Century Link
   TELEVISION – Mediacom
   LAND USE – Single Family Residential
2. BEARING BASE: NAD83 Missouri State Plane, Central Zone, Coordinate System
3. RECORD SOURCE: Chinn Holdings, L.P., BK. 519, PG. 982 and River Bluff Condominiums, LLC, BK. 530, PG. 119
4. VERTICAL DATUM: City of Jefferson and County of Cole Vertical Datum System (U.S.G.S. NAVD83).
5. Abbreviations: (TBR): To be Removed
6. The front, side and rear setback lines shall be as per City of Jefferson Zoning Code.
7. The current City Zoning is RS-3 and PUD with an underlying zoning district of RS-2. The RS-2 and RS-3 zoning indicates the setbacks are front: 25', side: 10' and rear: 30'.
8. FLOODPLAIN INFORMATION: Except as shown hereon this property is located in the Flood Plain, Zone "X" (area outside the 0.2% chance flood plain) shown hereon as per Flood Insurance Rate Map, Cole County, MO, map number 29051C0129E dated November 2, 2012.
9. Set 5/8" I.P. with cap at all subdivision corners, and 1/2" I.P. with cap at all interior corners, unless otherwise noted.
10. On Street Parking shall be designated on the south side of River Bluff Court.
11. Erosion and Sediment Control Plans will be required with Improvement Plan submittal.
12. See Typical Pavement Section for location of utilities.
13. Subject to Restrictions recorded in Book ____, page ____, Cole County Recorder's Office, Cole County, Missouri.
14. Lot 6 is subject to a City of Jefferson Storm Water Quality Benefit Area.
15. Lots 6 and 7 are subject to a 25' wide RIPARIAN corridor setback from the existing Wears Creek northerly bank, plus an additional 35' wide NO BUILD corridor setback as shown.
16. Lot 7 is intended to be transferred to the City of Jefferson for a sanitary sewer pump station site.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND ONE-CALL MARKINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



TYPICAL PAVEMENT SECTION – 25' Bk-Bk
RIVER BLUFF COURT
NOT TO SCALE

* STA 0+16.33 TO STA 2+41.03 – 5.00' SHOULDER WITH MODULAR BLOCK WALL
STA 2+41.03 TO STA 2+64.41 – TAPER SHOULDER 5.00' TO 10.00'
STA 2+64.41 TO STA 7+07.82 – 10.00' SHOULDER

(1) STA 0+14.09 TO STA 2+20.61 – 0.00' GREEN STRIP
STA 2+20.61 TO STA 2+41.14 – TRANSITION 2.00' TO 3.00'
STA 2+41.14 TO STA 7+07.82 – 3.00' GREEN STRIP

(2) STA 0+14.09 TO STA 2+00.00 – 5.00' SIDEWALK
STA 2+00.00 TO STA 2+20.61 – TRANSITION 5.00' TO 4.00'
STA 2+20.61 TO STA 7+07.82 – 4.00' SIDEWALK

** STA 0+23.35 TO STA 1+38.37 – 5.00' SHOULDER
STA 1+38.37 TO STA 2+40.89 – TAPER SHOULDER 5.00' TO 10.00'
STA 2+40.89 TO STA 7+07.82 – 10.00' SHOULDER

STATE OF MISSOURI PATRICK KREMER NUMBER PE-2012018094 PROFESSIONAL ENGINEER
PRELIMINARY COPY NOT FOR CONSTRUCTION
Patrick Kremer
PE-2012018094
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #000355

STATE OF MISSOURI J. BRIAN BUCKWELL NUMBER PLS-2524 PROFESSIONAL LAND SURVEYOR
PRELIMINARY COPY NOT FOR CONSTRUCTION
J. Brian Buckwell, MO. PLS #2524
CENTRAL MISSOURI PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE OF AUTHORITY #000355

Central Missouri Professional Services, Inc.
ENGINEERING – SURVEYING – MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

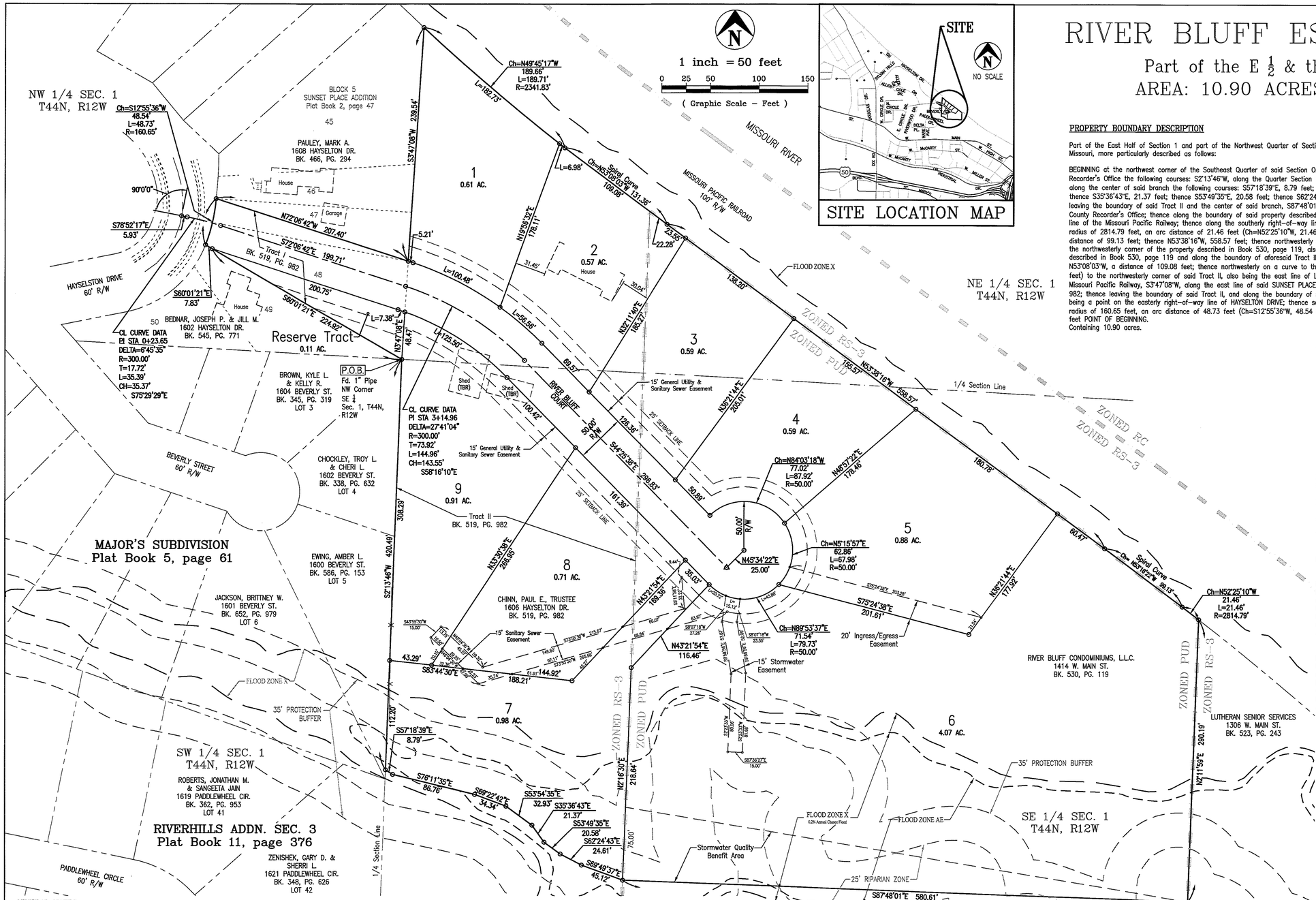
TITLE PRELIMINARY PLAT
1414 W. MAIN ST./1606 HAYSELTON DR., JEFFERSON CITY, MO

FOR RIVER BLUFF CONDOMINIUMS, LLC

DATE 2-8-2016	DRN. BY PPK	SCALE 1" = 50'	BOOK
REV. DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 03-137

RIVER BLUFF ESTATES SUBDIVISION

Part of the E ½ & the NW ¼, Sec. 1, T44N, R12W
AREA: 10.90 ACRES ZONED: RS-3 & PUD



PROPERTY BOUNDARY DESCRIPTION

Part of the East Half of Section 1 and part of the Northwest Quarter of Section 1, all in Township Forty-four North, Range Twelve West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the northwest corner of the Southeast Quarter of said Section One; thence along the boundary of Tract II as described in Book 519, page 982, Cole County Recorder's Office the following courses: S2°13'46"W, along the Quarter Section Line, 420.49 feet to the southwest corner of said Tract II, also being the center of a branch; thence along the center of said branch the following courses: S57°18'39"E, 8.79 feet; thence S76°11'35"E, 86.76 feet; thence S69°22'42"E, 34.34 feet; thence S53°54'35"E, 32.93 feet; thence S35°36'43"E, 21.37 feet; thence S53°49'35"E, 20.58 feet; thence S62°24'43"E, 24.61 feet; thence S69°49'37"E, 45.12 feet to the southeasterly corner of said Tract II; thence leaving the boundary of said Tract II and the center of said branch, S87°48'01"E, 580.61 feet to a point on the boundary of the property described in Book 530, page 119, Cole County Recorder's Office; thence along the boundary of said property described on Book 530, page 119 the following courses: N2°11'59"E, 290.19 feet to the southerly right-of-way line of the Missouri Pacific Railway; thence along the southerly right-of-way line of said Missouri Pacific Railway the following courses: northwesterly, on a curve to the left having a radius of 2814.79 feet, an arc distance of 21.46 feet (Ch=N52°25'10"W, 21.46 feet); thence westerly on a spiral curve to the left, having a chord bearing of N53°18'22"W, a distance of 99.13 feet; thence N53°38'16"W, 558.57 feet; thence northwesterly on a spiral curve to the right, having a chord bearing of N53°08'03"W, a distance of 22.28 feet to the northwesterly corner of the property described in Book 530, page 119, also being the northeasterly corner of said Tract II; thence leaving the boundary of said property described in Book 530, page 119 and along the boundary of aforesaid Tract II the following courses: northwesterly on a spiral curve to the right, having a chord bearing of N53°08'03"W, a distance of 109.08 feet; thence northwesterly on a curve to the right having a radius of 2341.83 feet, an arc distance of 189.71 feet (Ch=N49°45'17"W, 189.66 feet) to the northwesterly corner of said Tract II, also being the east line of Lot No. 45, Block 5 of SUNSET PLACE ADDITION; thence leaving the southerly right-of-way line of said Missouri Pacific Railway, S3°47'08"W, along the east line of said SUNSET PLACE ADDITION, 239.54 feet to the northeasterly corner of Tract 1, as described in said Book 519, page 982; thence leaving the boundary of said Tract II, and along the boundary of said Tract 1 the following courses: N72°06'42"W, 207.40 feet to the northwesterly corner thereof, also being a point on the easterly right-of-way line of HAYSELTON DRIVE; thence southerly, along the easterly right-of-way line of HAYSELTON DRIVE on a curve to the right having a radius of 160.65 feet, an arc distance of 48.73 feet (Ch=S12°55'36"W, 48.54 feet) to the southwesterly corners thereof; thence S60°01'21"E, 7.83 feet; thence S60°01'21"E, 224.92 feet POINT OF BEGINNING.
Containing 10.90 acres.

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 "River Bluff 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 _____ day of _____, 20___.

Paul E. Chinn Revocable Living Trust

Hawthorn Bank, Successor Trustee of the Paul E. Chinn Revocable Living Trust U/A/D May 28, 2004

By:_____

Printed Name:_____

Title:_____

River Bluff Condominiums, L.L.C.

By:_____
D & G River Bluff Condominiums, L.L.C., member of River Bluff Condominiums, L.L.C.
Richard J. Otke, Trustee of the Richard J. Otke Revocable Living Trust U/A/D November 20, 1991, member of D & G River Bluff Condominiums, L.L.C.

By:_____
D & G River Bluff Condominiums, L.L.C., member of River Bluff Condominiums, L.L.C.
Gary L. Oberkrom, Trustee of the Gary L. Oberkrom Revocable Living Trust U/A/D October 5, 2000, member of D & G River Bluff Condominiums, L.L.C.

By:_____
D & G River Bluff Condominiums, L.L.C., member of River Bluff Condominiums, L.L.C.
Holly A. Oberkrom, Trustee of the Gary L. Oberkrom Revocable Living Trust U/A/D October 5, 2000, member of D & G River Bluff Condominiums, L.L.C.

By:_____
Printed Name:_____
Title:_____
Hawthorn Bank Trust Department, Manager of Chinn FLP Management, L.L.C., General Partner of Chinn Holdings, L.P., member of River Bluff Condominiums, L.L.C.

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this _____ day of _____, 20___, 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 _____ day of _____ 20___.

My Commission Expires:_____.

_____

_____, Notary Public

SURVEYOR'S CERTIFICATE

This is to certify that at the request of River Bluff Condominiums, LLC, 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 represented 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 _____ day of _____, 20___.

PRELIMINARY

STATE OF MISSOURI
LS-2524
J. BRIAN ROCKWELL
REGISTERED LAND SURVEYOR

J. Brian Rockwell, MO. PLS #2524
CENTRAL MISSOURI
PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000355

GENERAL NOTES:

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   WATER SUPPLY – Missouri American Water Company
   ELECTRIC – Ameren Missouri
   GAS – Ameren Missouri
   TELEPHONE – Century Link
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13. Lot 7 is intended to be transferred to the City of Jefferson for a sanitary sewer pump station site.

I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. _____.

Approved this _____ day of _____, 20___.

_____ Carrie Tergin, Mayor

_____ Phyllis Powell, City Clerk

_____ Matthew Morasch, P.E. Director of Public Works

_____ Janice McMillan, AICP Director of Planning and Protective Services

PRELIMINARY

Document No. _____

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record _____ day of _____, 20___,

at _____ O'clock _____ Minutes ___M.,

recorded in Book _____, Page _____.

Ralph C. Gray, Jr., Recorder

_____ Deputy

PRELIMINARY

Central Missouri Professional Services, Inc.
ENGINEERING – SURVEYING – MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

TITLE: FINAL PLAT – RIVER BLUFF ESTATES SUBDIVISION
1414 W. MAIN ST./1606 HAYSELTON DR., JEFFERSON CITY, MO

FOR: RIVER BLUFF CONDOMINIUMS, LLC

DATE 2-8-2016	DRN. BY PPK	SCALE 1" = 50'	BOOK
REV. DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 03-137