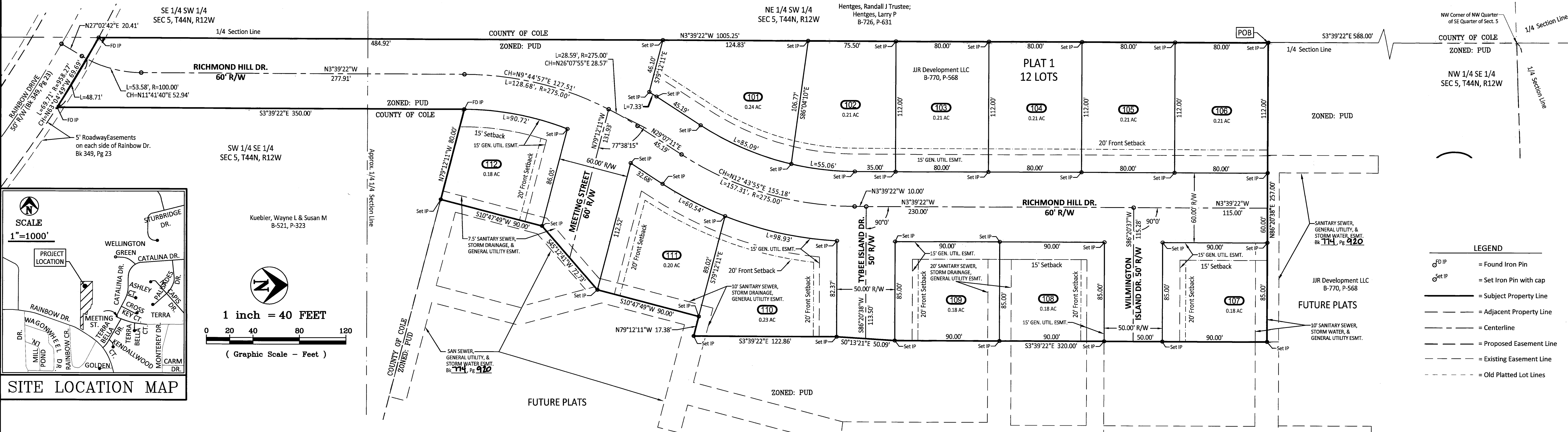


SAVANNAH PLACE SUBDIVISION -PLAT 1

NW 1/4 OF SE 1/4 & SW 1/4 SE 1/4 OF
SECTION 5, TOWNSHIP 44 NORTH, RANGE 12 WEST
JEFFERSON CITY, COLE COUNTY, MISSOURI
ZONED: PUD
AREA: 4.24 ACRES



OWNER'S CERTIFICATE

Know all men by these presents, that 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 "SAVANNAH PLACE SUBDIVISION-PLAT 1".

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

In Witness whereof, the undersigned owner of said tract has hereunto set his hand and seal this

11 day of September, 2025.

JJR Development, LLC, A Missouri Limited Liability Company.

By: Jeff Hemme
Jeff Hemme, Member

STATE OF MISSOURI

COUNTY OF COLE

On this 11th day of September 2025, before me personally appeared Jeff Hemme, to me known, who, being by me duly sworn, did say that he is a member of JJR Development, LLC, that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed in behalf of said limited liability company by authority of its member, and said above signed acknowledge to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have here unto set my hand and affixed my official seal at my office in Cole County the day and year first above written.

My commission expires 11/21/25

Jeff Wayne Morgan
Notary Public

JERRY WAYNE MORGAN
Notary Public - Notary Seal
STATE OF MISSOURI
County - Cole
Commission # 21860538
My Commission Expires: 11/21/2025

PROPERTY BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence S3°39'22"E, along the Quarter Section Line, 588.00 feet to the POINT OF BEGINNING for this description; thence N86°20'38"E, 257.00 feet; thence S3°39'22"E, 320.00 feet; thence S0°13'21"E, 50.09 feet; thence S3°39'22"E, 122.86 feet; thence N79°12'11"W, 17.38 feet; thence S10°47'49"W, 90.00 feet; thence S45°12'41"W, 72.73 feet; thence S10°47'49"W, 90.00 feet to a point on the northerly boundary of the property described in Book 521, page 323, Cole County Recorder's Office; thence N79°12'11"W, along the northerly line of said tract, 80.00 feet to the northwesterly corner thereof; thence S3°39'22"E, along the westerly line of said tract, 350.00 feet to a point on the northerly right-of-way line of Rainbow Drive as described in Book 349, Page 23, Cole County Recorder's Office; thence northwesterly along the northerly line of said right-of-way, on a curve to the left, having a radius of 958.27 feet, an arc length of 69.71 feet (the chord being N63°04'49"W, 69.69 feet) to a point on the Quarter Section Line; thence N3°39'22"W, along the Quarter Section Line, 1005.25 feet to the point of beginning.

Containing 4.24 acres.



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. 16593.

Approved this 16th day of September, 2025.

Ron Fitzwater
Ron Fitzwater, Mayor

Kyle Bruemmer
Kyle Bruemmer, P.E.
Director of Public Works

Emily Donaldson
Emily Donaldson, City Clerk

Clint Smith
Clint Smith, AICP
Director of Planning and Protective Services

NOTES:

- BEARING BASE: Charleston Place-Section Three, as per Plat Book 12, page 297, Cole County Recorder's Office.
- RECORD SOURCE: Deed of Record in Book 770, page 568, Cole County Recorder's Office.
- PARENT TRACT: JJR Development LLC, Book 770, page 568, Cole County Recorder's Office.
- THE SETBACK LINES SHALL BE: FRONT 20'; SIDE 10'; AND REAR 20'. ON CORNER LOTS WHERE THE SIDE OF A STRUCTURE FRONTS A STREET, THE MINIMUM SETBACK ON THAT SIDE SHALL BE 15'.
- SET 1/2" IRON PINS WITH CAP AT ALL NEW LOT CORNERS, SET 5/8" IRON PIN @ ALL SUBDIVISION CORNERS.
- THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0109E, EFFECTIVE DATE: NOVEMBER 2, 2012.
- UTILITIES:
WATER SUPPLY - PUBLIC WATER SUPPLY DIST #1
STORM SEWER - CITY OF JEFFERSON
SANITARY SEWER - CITY OF JEFFERSON
GAS SUPPLY - AMEREN UE
ELECTRICAL POWER - AMEREN UE
TELEPHONE - BRIGHTSPEED
- PARKING PERMITTED ON ONE SIDE OF ALL STREETS. PARKING TO BE PERMITTED ON SAME SIDE OF STREET AS SIDEWALK.

Document No. 202509924

STATE OF MISSOURI

COUNTY OF COLE

Filed for record 17th day of November, 2025

at 03 O'clock and 00:40 Minutes P.M.,

recorded in Book 13, Page 134.

Judy K. Ridgeway, Recorder

Summer Koenig
Summer Koenig, Deputy

SURVEYOR'S CERTIFICATE

This is to certify that at the request of JJR Development 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 on said plat and that said 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 and Land Surveyors.

In Witness whereof I have hereunto set my seal and signature this 10th day of September, 2025.



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 SAVANNAH PLACE SUBDIVISION-PLAT 1 NW 1/4 OF SE 1/4 & SW 1/4 OF SE 1/4, Sec. 5, T44N, R12W, Cole Co., MO			
FOR JJR Development LLC			
DATE 8-20-2025	DRN. BY G.J.S.	SCALE 1" = 40'	BOOK
REV. DATE 9-10-2025	OKD. BY J.B.R.	SHEET 1 OF 1	JOB NO. 92-213