

FILED³

NOV 21 2007

Missouri Public
Service Commission

FUTURE DEVELOPMENT

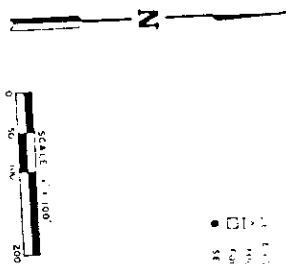
Petitioners Exhibit No. 1
Case No(s). 18-WC-2007-0303
Date 10-29-07 Rptr pas

QUAIL VALLEY LAKE

SEC. 29 & SEC. 30 Plat Book 11, page 138
T 44 N, R 12 W at 1:30 P. M.

HUMPHREYS

NORMAN
LOESCH



1" = 100'
2" = 200'

PETITIONER'S
EXHIBIT

1

SHEET NO. 2 OF 5

QUAIL VALLEY LAKE

SEC. 29 & SEC. 30
T 44 N , R 12 W

LEGEND
 △ FOUND ROW MONUMENT
 □ FOUND STONE
 ● SET I.P.

SCALE 1" = 100'
 0 50 100 200

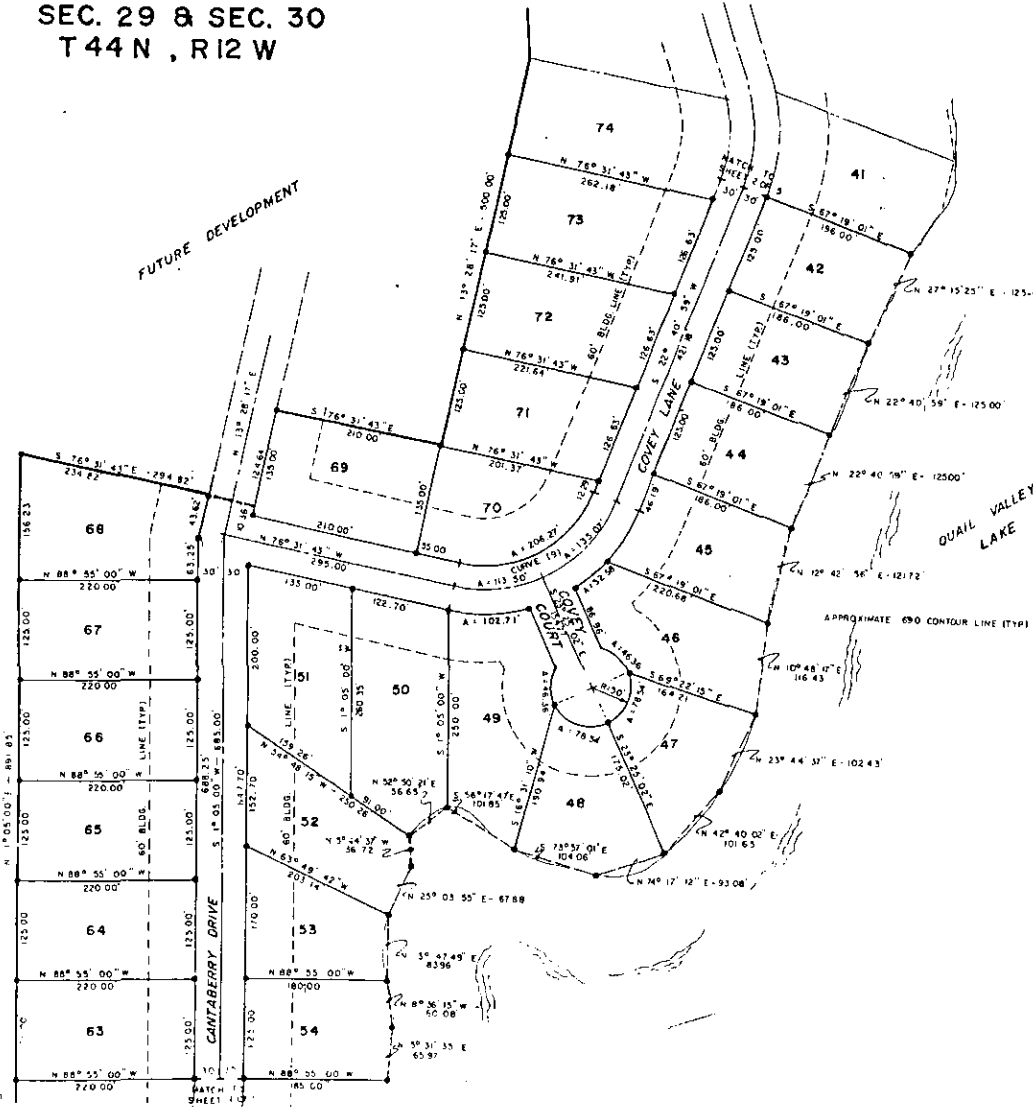
CURVE DATA
 CURVE (S) - 0° 30' 47" 18"
 H = 176.29'
 L = 248.57'

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

QUAIL VALLEY LAKE

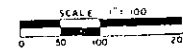
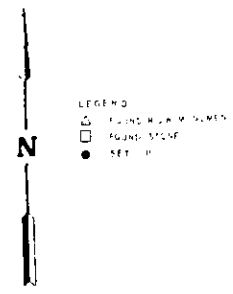
APPROXIMATE 690 CONTOUR LINE (TYP)



SHEET NO. 3 OF 5
 J. HANUS & ASSOCIATES, INC.
 ENGINEERS - LAND SURVEYORS
 ELDON, MISSOURI 64541

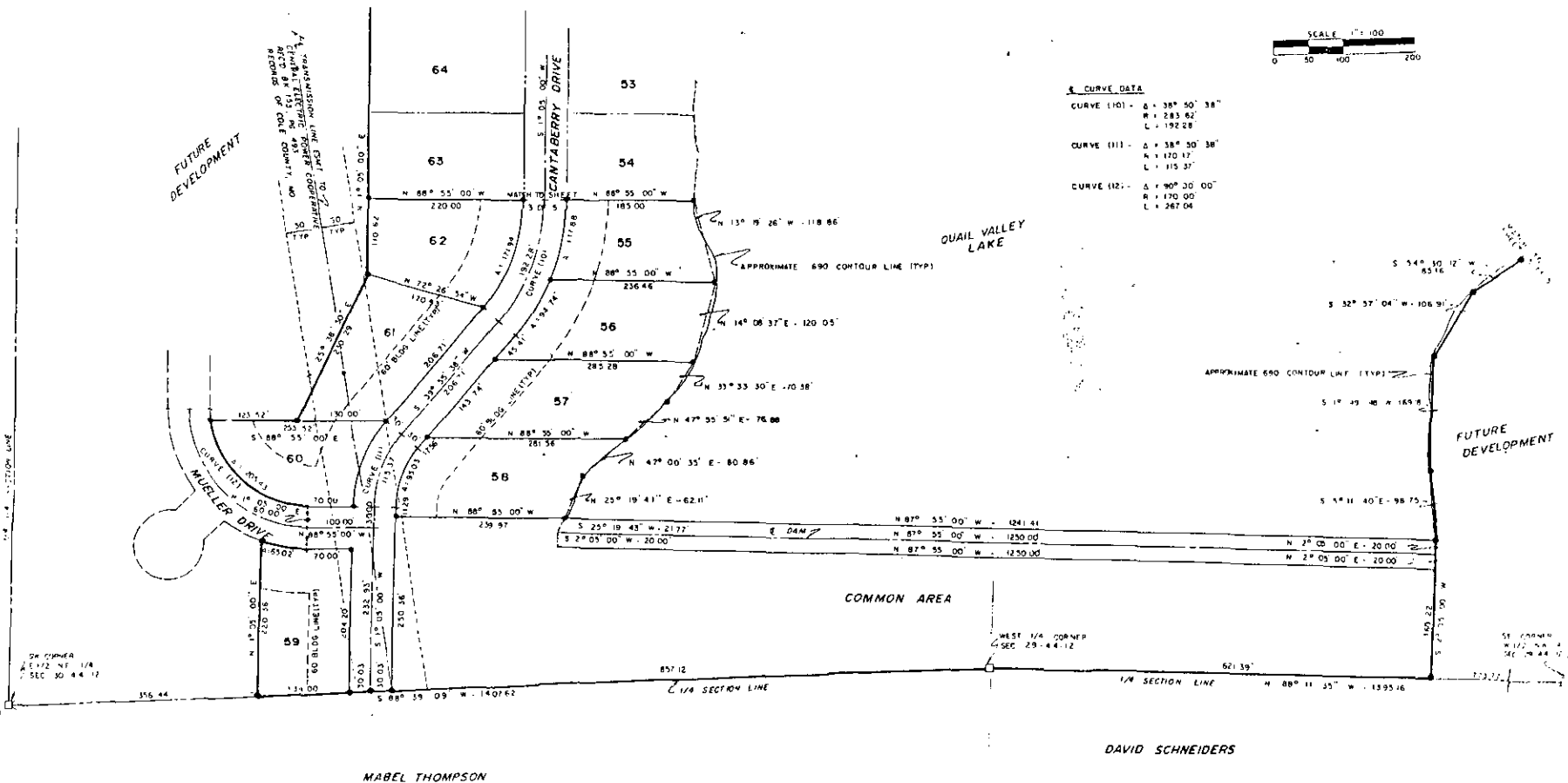
QUAIL VALLEY LAKE

SEC. 29 & SEC. 30
T 44 N, R 12 W



CURVE DATA

CURVE (101) - $\Delta = 38^\circ 50' 38''$
 $R = 283.62'$
 $L = 192.28'$
 CURVE (111) - $\Delta = 38^\circ 50' 38''$
 $R = 170.17'$
 $L = 115.37'$
 CURVE (112) - $\Delta = 90^\circ 30' 00''$
 $R = 170.00'$
 $L = 267.04'$

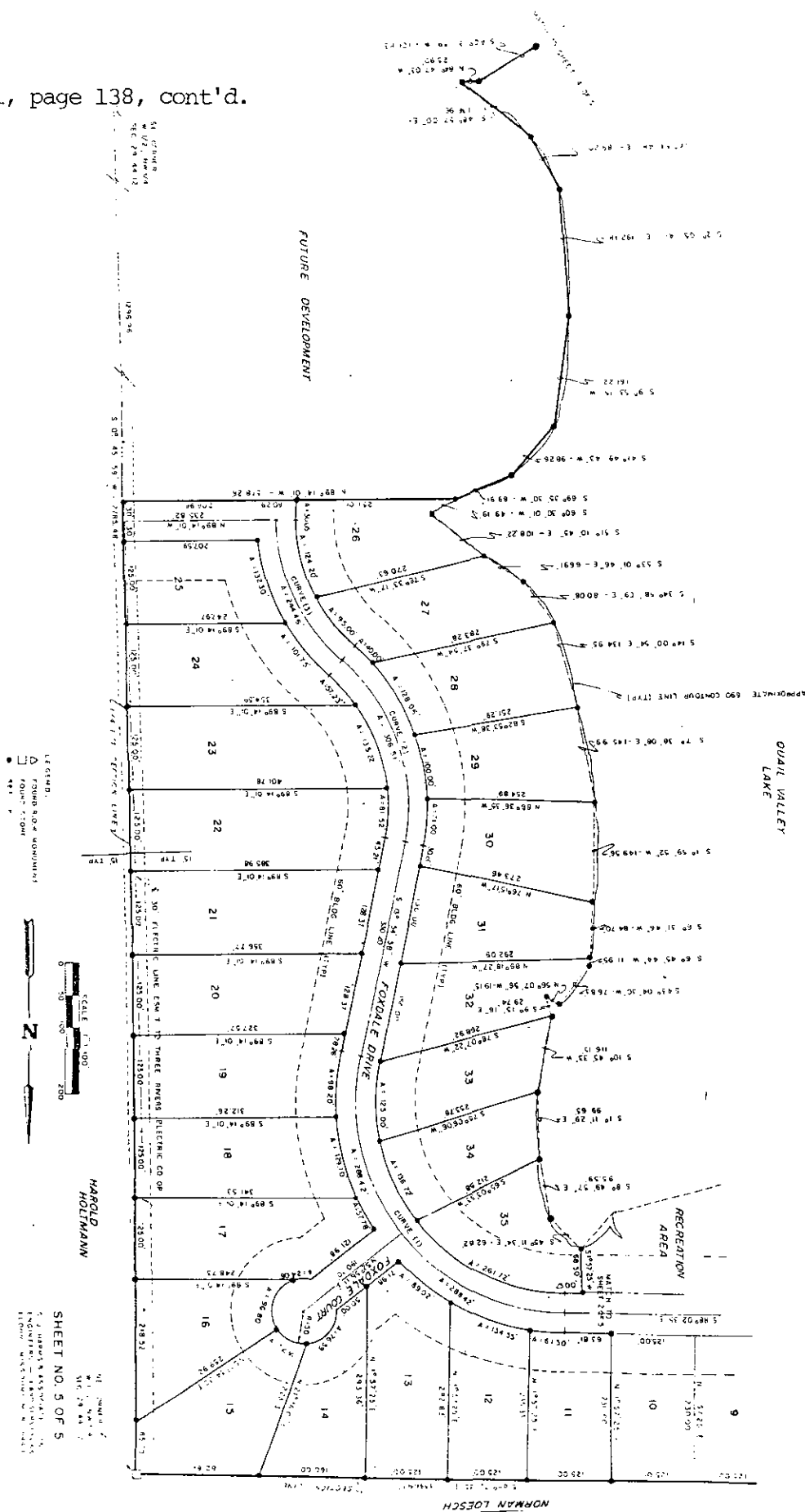


SHEET NO. 4 OF 5

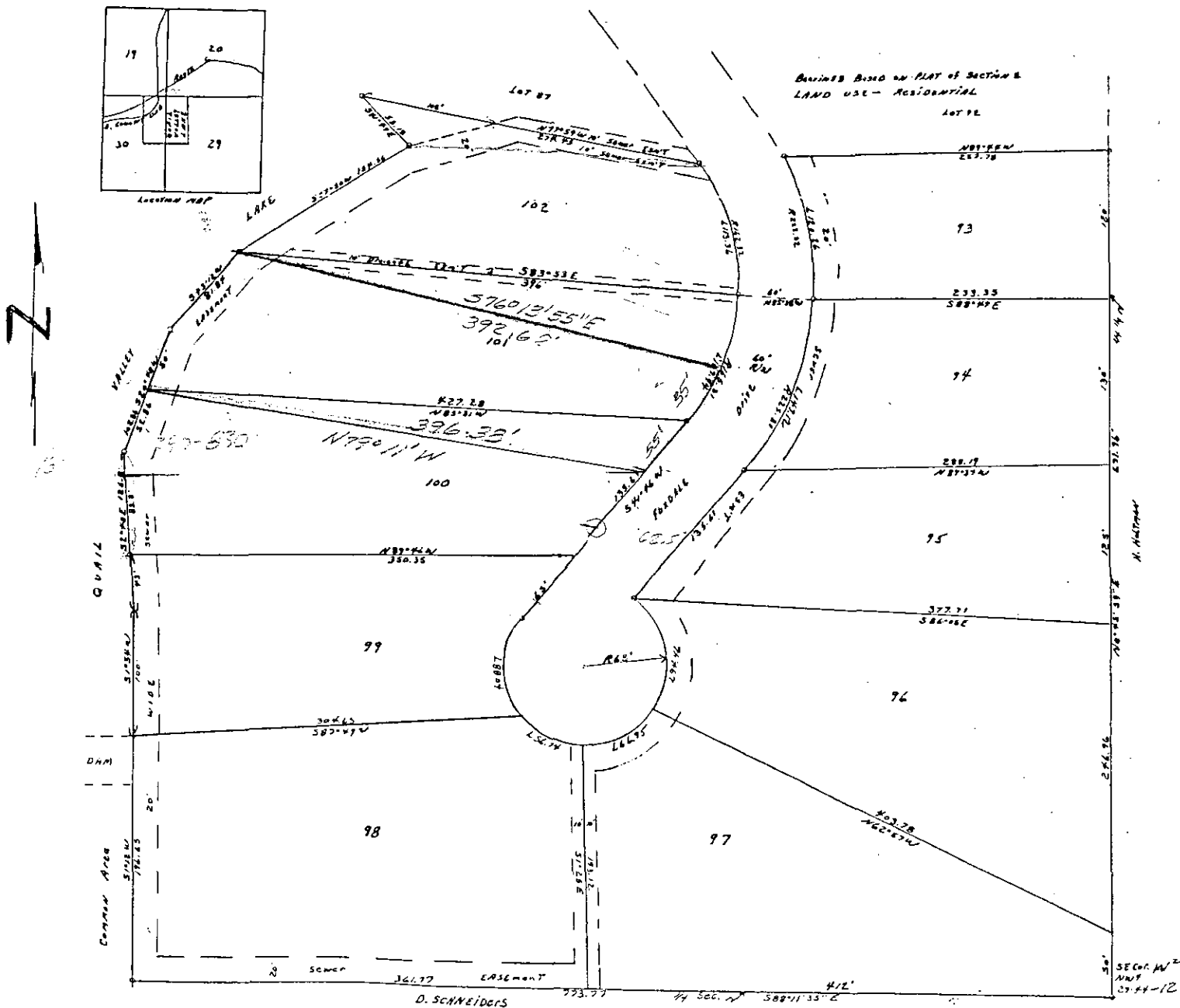
D. J. HANSEN ASSOCIATES, INC.
 ENGINEERS - LAND SURVEYORS
 ELDON, MISSOURI 64624

QUAIL VALLEY LAKE

SEC. 29 & SEC. 30
T44N, R12W



SHEET NO. 5 OF 5
HAROLD
HOLTMANN



QUAIL VALLEY LAKE - SECTION 3
11.3 Ac.

Plat Book 11, Page 396
Filed, July 25, 1988
at 9:45 A.M.

100

Know all men by these presents that we the undersigned being the owners of the tract of land described in the Surveyors Certificate have caused said tract to be surveyed and subdivided in to lots, drives, and easements as shown on this plat, that on said plat the lot numbers and sizes thereof are truly set forth. All taxes due and payable against said property are paid in full. In witness whereof, Greater Jefferson City Construction, a Missouri Corporation, have caused there presents to be signed by its President and its seal to be affixed on this 12 day of July, 1988.

Greater Jefferson City Construction
Company, Inc., Jefferson City, Missouri

By: Edward P. Storey
Edward P. Storey, President

Attest: Thomas M. Storey
Thomas M. Storey, Secretary

STATE OF MISSOURI :
County of Cole :
SS.

Dated, July 12, 1988

Before Linda Ferguson Notary Public, personally did appear Edward P. Storey who being duly sworn, did say that he is President of Greater Jefferson City Construction Company, a Missouri Corporation, and that the seal affixed to this plat is the seal of said Corporation and that said plat was signed and sealed in behalf of said Corporation, by authority of its governing body and that said Edward P. Storey acknowledged said plat to be the free act and deed of said Corporation. Notarial seal affixed. Term expires Nov. 30, 1989.

I, Michael W. Lindsey, do hereby certify that during the month of June, 1988, I surveyed and subdivided a part of the West Half of the NW $\frac{1}{4}$ of Section 29, T44N, R12W, more particularly described as follows: Beginning at the Southeast corner of the West Half of the NW $\frac{1}{4}$ of said Section 29, thence N0°45'59"E along the Quarter Quarter Line 671.96 feet to the Southeast corner of Lot 92 of Quail Valley Lake Subdivision, Section 2, thence N89°44'W along the southerly line thereof 257.78 feet, thence southerly on a curve to the right having a radius of 222.32 feet, a distance of 120.26 feet, thence N85°38'W 60 feet, thence northerly on a curve to the left having a radius of 162.32 feet, a distance of 113.36 feet to the southeast corner of Lot 87 of said Subdivision, thence N77°59'W along the southerly line thereof 274.43 feet to the southwesterly corner of said Lot 87, thence S41°49'E 53.15 feet, thence S57°50'W 154.56 feet, thence S43°12'W 81.84 feet, thence S20°48'W 102.86 feet, thence S2°48'E 126.8 feet, thence S1°54'W 100 feet, thence S1°12'W 196.65 feet to the quarter

Page 3

Plat Book 11, page 396, cont'd.

section line, thence with same S88°11'35"E 773.77 feet to the point of beginning.

Containing 11.3 acres more or less.

(SEAL)

Michael W. Lindsey

Michael W. Lindsey, LS 2015

Subject to: Restrictions Book 274, Page 93, Amendment Book 305, Page 725

We hereby certify that this plat was approved by the Cole County Planning Commission on this 12th day of July, 1988.

Ken Otke

Ken Otke, Chairman

M. Thornsberry

Marc Thornsberry, Director

NOTE: Foxdale Drive is a Private Street and will be maintained by The Quail Valley Homeowners Association.
The County of Cole Will Not Maintain this Street.

NOTE: The minimum building set back will be 25 feet from the road right of way line and 10 feet from the side and rear lines.

The front and rear lot lines are subject to 20 feet wide utility easements, the side lines are subject to 8 feet wide utility easements.

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Filed, July 25, 1988 at 9:45 o'clock A.M.

Page 2.

Plat Book 11, Page 388, cont'd.

OWNERS CERTIFICATE

Know all men by these presents that we the undersigned being the owners of the tract of land described in the Surveyors Certificate have caused said tract to be surveyed and subdivided into lots, drives and easements as shown on this plat, that on said plat the lot numbers and sizes thereof are truly set forth. All taxes due and payable against said property are paid in full. In witness whereof, Greater Jefferson City Construction Company, a Missouri Corporation, have caused these presents to be signed by its President and its seal to be affixed on this 18 day of May, 1988.

(Seal)

Greater Jefferson City Construction Company, Inc.
Jefferson City, Missouri

By: Edward P. Storey

Edward P. Storey, President

Attest: Thomas M. Storey

Thomas M. Storey, Secretary

STATE OF MISSOURI :

ss.

County of Cole :

Dated, May 18, 1988

Before Donald J. Ferguson, Notary Public, personally appeared Edward P. Storey, who being duly sworn, did say that he is President of Greater Jefferson City Construction Company, a Missouri Corporation, and that the seal affixed to this plat is the seal of said Corporation and that said plat was signed and sealed on behalf of said Corporation by authority of its governing body and that said Edward P. Storey acknowledged said plat to be free act and deed of said Corporation. Notarial seal affixed. Term expires Oct. 5, 1989.

SURVEYORS CERTIFICATE

I, Michael W. Lindsey, do hereby certify that during the month of April, 1988, I surveyed and subdivided a part of the West half of the NW $\frac{1}{4}$ of Section 29, T44N, R12W, described as follows:

From the SE corner of the West half of the NW $\frac{1}{4}$ of said Section 29; thence N 0° 45' 59" E, along the quarter quarter line, 671.96 feet to the beginning point of this description; thence continuing N 0° 45' 59" E, along said line 625 feet to the SE corner of Quail Valley Lake Subdivision per plat of record in Plat Book 11, page 138, Cole County Recorder's Office; thence N 89° 14' 01" W, along a southerly line of said subdivision 518.26 feet to the SW corner of Lot 26 of said subdivision; thence S 61° 48' W 121.51 feet; thence S 36° 56' W 53 feet; thence S 14°

Page 3.

Plat Book 11, Page 388, cont'd.

04' W 66.8 feet; thence S 6° 06' W 118.21 feet; thence S 0° 36' E 120.71 feet; thence S 16° 27' E 117.41 feet; thence S 38° 23' E 80.58 feet; thence S 77° 59' E 274.43 feet to the westerly line of Foxdale Dr.; thence with same on a curve to the right having a radius of 162.32 feet and being in a southerly direction a length of 113.36 feet; thence S 85° 38' E 60 feet; thence in a northerly direction on a curve to the left having a radius of 222.32 feet a distance of 99.31 feet; thence S 89° 44' E 257.78 feet to the point of beginning.

Containing 9.6 acres, more or less.

(Seal)

Michael W. Lindsey

Michael W. Lindsey, LS 2015

NOTE:

These are private streets and will be maintained by the Quail Valley Homeowners Association. The County of Cole will not maintain these streets.

CENTERLINE CURVE DATA

No. 1 Δ 51° 22' 41"
R 270.25
L 242.34

No. 2 Δ 50°
R 150.11
L 131.04

No. 3 Δ 37°
R 209.2
L 135.14

No. 4 Δ 40°
R 192.32
L 134.31

NOTES

The minimum building setback shall be 60 feet from the street right of way and 10 feet from the side and rear lot lines. The front and rear lot lines will be subject to 20 feet wide utility easements and the side lot lines will be subject to 8 feet wide utility easements. All lots are for residential use only. Set iron pins at all corners $\frac{1}{2}$ in. by 18 in.

We hereby certify that this Plat was approved by the Cole County Planning Commission on this 10th day of May, 1988.

Ken Otke
Ken Otke, Chairman

M. Thornsberry
Marc Thornsberry, Director

Page 4.

Plat Book 11, Page 388, cont'd.

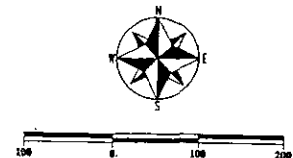
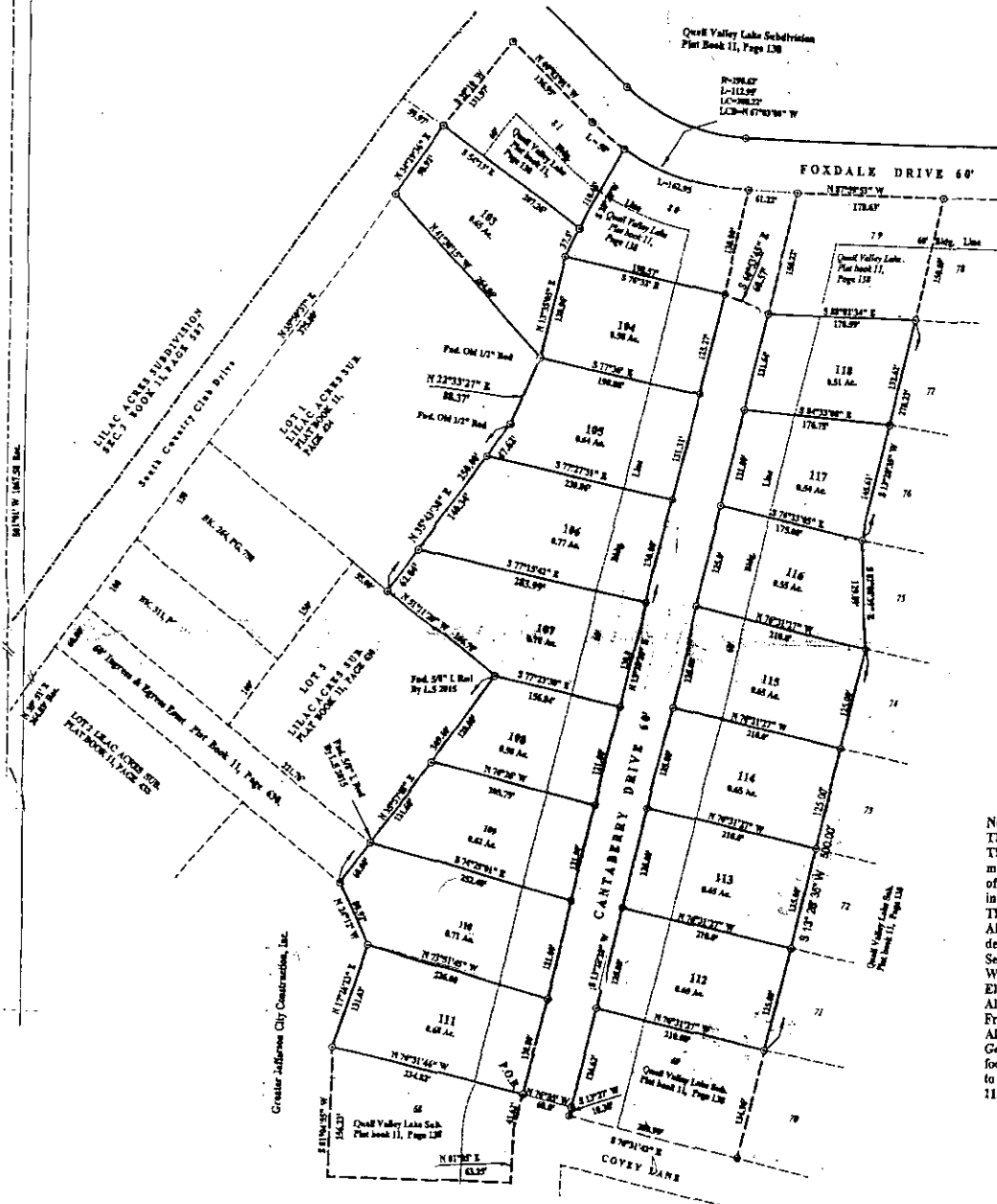
Restrictions - Book 274, Page 93

Amendments Book 305, Page 725.

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Filed June 21st, 1988 at 10:50 A.M.

NW, Ch. 102 1/2
 OF THE 14 Sec. 20
 T44N, R12W, S34 P.M.



Notes:
 This is a Medium Density Subdivision as per Cole County Regulations.
 The Extension of Cantaberry as shown will be privately owned and
 maintained by the Quail Valley Association as organized by the Declaration
 of Covenants and Restrictions as recorded in Book 274, Page 93 and amended
 in Book 305, Page 725.
 The County of Cole will not maintain said street at public expense.
 All Lot Corners are monumented with 5/8" Iron Rods unless otherwise
 designated.
 Sewer Service - D.N.R. Approved Quail Valley System
 Water Service - Cole County Water Dist. No. 1
 Electric Service - Ameren U.E. Or Three Rivers Coop.
 All lots in Quail Valley Lake Subdivision, Section No. 4 shall have a minimum
 Front Setback Lines of 60 feet, Side Lines and Rear Lines of 10 feet.
 All lots in Quail Valley Lake Subdivision, Section No. 4 shall have a 20 foot
 General Utility Easement along the front and rear lines of said lots and a 10
 foot General Utility Easement along the side lines of said lots. Said Easements
 to be used for the Installation and Maintenance of Utilities.
 11.69 Acres In Tract Subdivided, Includes Cantaberry Drive.

QUAIL VALLEY LAKE SUBDIVISION

SECTION 4

Plat Book 12, Page 266
 Filed, October 31, 2001
 at 1:58 P.M.

Part Of The E 1/2 Of The NE 1/4 of Section 30, T44N, R12W Of S34 P.M., Cole County, Missouri

16 newly platted lots 2001

Page 2

Plat Book 12, Page 266, cont'd.

SURVEYOR'S DESCRIPTION OF TRACT SUBDIVIDED:

All that part of the E½ of the NE¼ of Section 30, T44N, R12W of the 5th P.M., Cole County, Missouri, more particularly described as follows:

Beginning at the Northeast corner of Lot 68 of Quail Valley Lake Subdivision as described in Plat Book 11, Page 138, Cole County Recorder's Office; thence N76°31'46"W, along the North Line thereof, 234.82 ft. to the Northwest corner of said Lot 68; thence N17°26'23"E, 131.63 ft; thence N24°12'W, 80.92 ft. to the Southeast corner of a 60 ft. wide Ingress and Egress Easement described in Plat Book 11, Page 630, Cole County Recorder's Office; thence N35°57'08"E, 309.60 ft. to the Northeast corner of Lot 5 of Lilac Acres Subdivision as described in Plat Book 11, Page 630, Cole County Recorder's Office; thence N51°11'20"W along the North Line of said Lot 5 in Plat Book 11, Page 630, 166.76 ft. to the Southeast corner of Lot 1 of said Lilac Acres Subdivision as described in Plat Book 11, Page 424, Cole County Recorder's Office; thence along the easterly line of said Lot 1, N35°43'38"E, 250.00 ft. and N22°33'27"E, 88.37 ft. to the Northeast corner thereof; thence N41°38'15"W along the northerly line of said Lot 1 of said Lilac Acres Subdivision, 264.86 ft. to the Northwest corner thereof, said point being on the East right of way line of South Country Club Drive; thence N34°29'36"E along the said East right of way line of South Country Club Drive, 98.92 ft. to the Southwest corner of Lot 81 of Quail Valley Lake Subdivision as described in Plat Book 11, Page 138, Cole County Recorder's Office; thence S54°13'E, along the South line of said Lot 81, 207.26 ft. to the Southeast corner thereof, said point being on the westerly line of Lot 80 of said Quail Valley Lake Subdivision; thence S28°28'W, 37.5 ft. to the Southwest Corner of said Lot 80; thence S76°32'E along the southerly line of said Lot 80, 198.57 ft. to the Southeast corner thereof; thence S68°53'45"E, 60.57 ft. to the Southwest corner of Lot 79 of Quail Valley Lake Subdivision as described in Plat Book 11, Page 138, Cole County Recorder's Office; thence S88°02'34"E along the southerly line of said Lot 79, 178.59 ft. to the Southeast Corner thereof; thence southerly along the westerly line of Lots 77, 76, 75, 74, 73, 72 and 71 of Quail Valley Lake Subdivision as described in Plat Book 11, Page 138, Cole County Recorder's Office, on the following courses, S13°28'35"W, 278.23 ft., S02°08'39"E, 129.89 ft. and S13°28'35"W, 500.00 ft. to the Northeast corner of Lot 69 of said Subdivision; thence N76°31'27"W along the northerly line of said Lot 69, 210.0 ft; thence S13°28'28"W along the westerly line of said Lot 69, 124.62 ft; thence N76°35'W, 60.0 ft. to the Point of Beginning.

I, E. A. Mueller, a registered Surveyor of Missouri do hereby declare that during the month of September, 2001, I surveyed and subdivided the above described tract and the said Class B survey was done in accordance with the Current Missouri Minimum Standards. Bearings obtained from the original Recorded Plat of Quail Valley Lake Subdivision.

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Plat Book 12, page 266, cont'd.

(Seal)
9/18/01

E. A. Mueller
E. A. Mueller, L.S. 789

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned being the owners of the tract of land described hereon have caused the same to be subdivided and platted in the manner shown, that said plat, the lot numbers and sizes therefore are truly set forth and that the street and easements shown hereon are hereby dedicated to the public use forever.

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

In Witness whereof, Greater Jefferson City Construction, Inc., a Missouri Corporation has caused these presents to be signed by its President and its Seal to be affixed on this _____ day of _____, 2001

Greater Jefferson City Construction, Inc.
Jefferson City, Missouri

Edward P. Storey
Edward P. Storey, President

JoAnne Storey
JoAnne Storey, Secretary

STATE OF MISSOURI :
SS.
COUNTY OF COLE :

Dated, October 26, 2001

Before Cassie Slevin Notary Public,
appeared Edward P. Storey, who being duly sworn, did say that he is the President of
Greater Jefferson City Construction Inc., a Missouri Corporation, and that the Seal
affixed to this Plat is the Seal of said Corporation and that said Plat was signed and sealed
on behalf of said Corporation by authority of its governing body and that Edward P.
Storey acknowledged said Plat to be the free act and deed of said Corporation. Notarial
seal affixed. Term expires 7/11/04.

We the undersigned of the Cole County Planning Commission do hereby certify that this plat was approved on the 9th day of October 2001.

Duane Amos
Duane Amos, Chairman

Chris Yarnell
Chris W. Yarnell, P.E., Director

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Filed October 31, 2001 at 1:58 P.M.