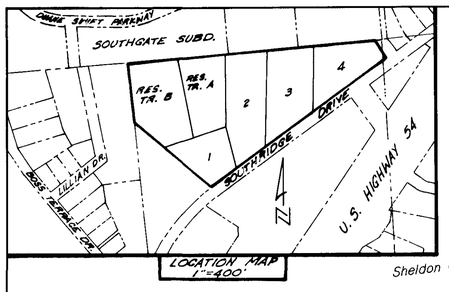

"SUNSET HILLS SUBDIVISION"
Plat Book 5, Page 91

MARY E. PHILLIPS AND GARY LEE PHILLIPS
Book 252, Page 670

DAVID & DONNA PAYNE
Book 314, Page 649

JOHN G. & RITA DAMPH
Book 287, Page 799
Book 288, Page 737

"SOUTHGATE SUBDIVISION"
PLAT BOOK 11, PAGE 201

Sheldon Gentry, Inc.

Found Stone w/X
NW Corner
SE 1/4, Section 13
T44N, R12W

1/4 Section Line

N06°19'04"W 305.32'

265.00'

255.00'

225.00'

NB4°08'24"E 1327.90'

250.00'

332.90'

SET I.P.

20' Building Setback Line

10' Building Setback Line

10' San. Sewer Easement Book 323 Page 685

10' General Utility Easement

25' Building Setback Line

10' ADDITIONAL PUBLIC RIGHT-OF-WAY Deeded to the City of Jefferson by deed of record in Book 322, Page 620 Cole County Recorder's Office.

RESERVED TRACT A
2.02 ACRES

RESERVED TRACT B
2.70 ACRES

1
1.47 ACRES

2
2.65 ACRES

3
2.42 ACRES

4
1.86 ACRES

N11°11'10"W 426.17'

N01°07'55"W 383.20'

N00°57'40"E 503.71'

N00°42'13"E 341.58'

N70°59'41"E 345.00'

185.00'

160.00'

N49°54'55"W 540.74'

314.72'

80.82'

N13°48'56"W 219.16'

193.49'

171.56'

755.57'

10.82'

314.93'

553°26'09"W 1162.60'

486.71'

S32°26'05"E 112.15'

S37°09'

Happy Valley Enterprises, Inc.

City of Jefferson Book 166 Page 61

CYRIL M. & DELORES J. BAUMHOER

JCR HOTEL, INC.

Thomas T. Stewart

DR. JAMES ALLAN

SE 1/4, SEC. 13
T44N, R12W

SOUTHRIDGE DRIVE

10' ADDITIONAL PUBLIC RIGHT-OF-WAY
Deeded to the City of Jefferson by deed of record in Book 322, Page 620
Cole County Recorder's Office.

R=394.82' L=460.44'
R=584.88' L=756.96'

N40°04'32"W 10.88'

S66°46'09"E 33.51'

ALLAN OFFICE COMPLEX

TOTAL AREA: 13.38 acres ZONED: C-O

******************** PROPERTY DESCRIPTION ********************

Part of the Southeast Quarter of Section 13, Township 44 North, Range 12 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 13; thence N84°08'24"E, along the Quarter Section Line, 1327.90 feet to the westerly line of tract described by deed of record in Book 166, Page 61, Cole County Recorder's Office; thence S32°26'05"E, along the westerly line of said tract, 112.15 feet to a point on the northerly line of Southridge Drive (formerly Missouri State Route C); thence S53°26'09"W, along the northerly line of Southridge Drive, 1162.60 feet; thence N49°54'55"W, 540.74 feet to a point on the west line of the Southeast Quarter of said Section 13; thence N06°19'04"W, along the Quarter Section Line, 305.32 feet to the POINT OF BEGINNING.
Containing 13.38 Acres.

***************** SURVEYOR'S CERTIFICATE *****************

This is to certify that at the request of Dr. James E. and Terry L. Allan, a survey and subdivision was made regarding the above described property and that said survey is represented correctly on this plat and that said survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys, 10 CSR 30-2.010.

In Witness whereof I have hereunto set my seal and signature this 14 day of FEB., 1991.

Larry V. Brickey
LARRY V. BRICKEY, Mo. R.L.S. #1188

******************* OWNER'S CERTIFICATE *******************

Know all men by these presents that we, the undersigned owners of the property described in the foregoing Property Description, have caused said property to be surveyed and subdivided into Lots, Reserved Tracts, and additional Street Right-of-way, and the numbers of the Lots and the letters of the Tracts and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all Right-of-ways and and easements (not presently of record), as shown on this plat which shall be known as "ALLAN OFFICE COMPLEX".

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

In witness whereof, the undersigned owners of said property have hereunto set their hands and seals this 29 day of February, 1991.

James E. Allan

Terry L. Allan

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

On this 29 day of February, 1991, before me personally did appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this 29 day of February, 1991.

My Commission Expires: 12-30-91.

Notary Public, Cole County
Lance Cardwell

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. 11553.

Approved this 26 day of March, 1991.

Louise Gardner, Mayor

Brenda H. Cirtin, City Clerk

Ed H. Rackers
Director of Public Works

Thomas H. Benton
Director of Planning

Document No. 2088

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

Filed for record 29 day of March, 1991.

at 9 O'clock and 20 Minutes A. M.,

recorded in Book 11, Page 504.

DAVID R. NEWSAM, Recorder

CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.
ENGINEERING AND SURVEYING
TEST DRILLING
2500 EAST MC CARTY
JEFFERSON CITY, MISSOURI 65101

TITLE: ALLAN OFFICE COMPLEX			
FOR: DR. JAMES E. AND TERRY L. ALLAN			
DATE DEC., 1990	BOOK NO. 325	SCALE 1"=50'	DRN. BY DGS
REVISION DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 90-174

SUB 368.00