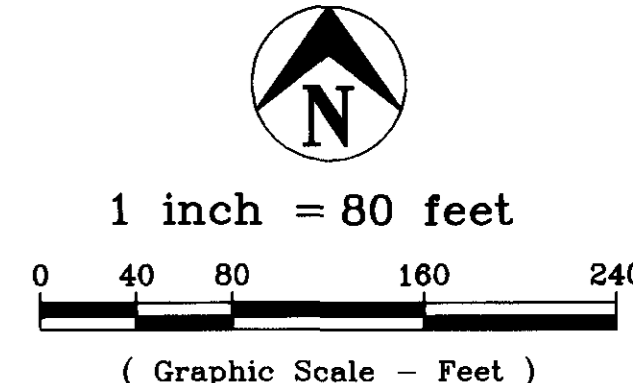
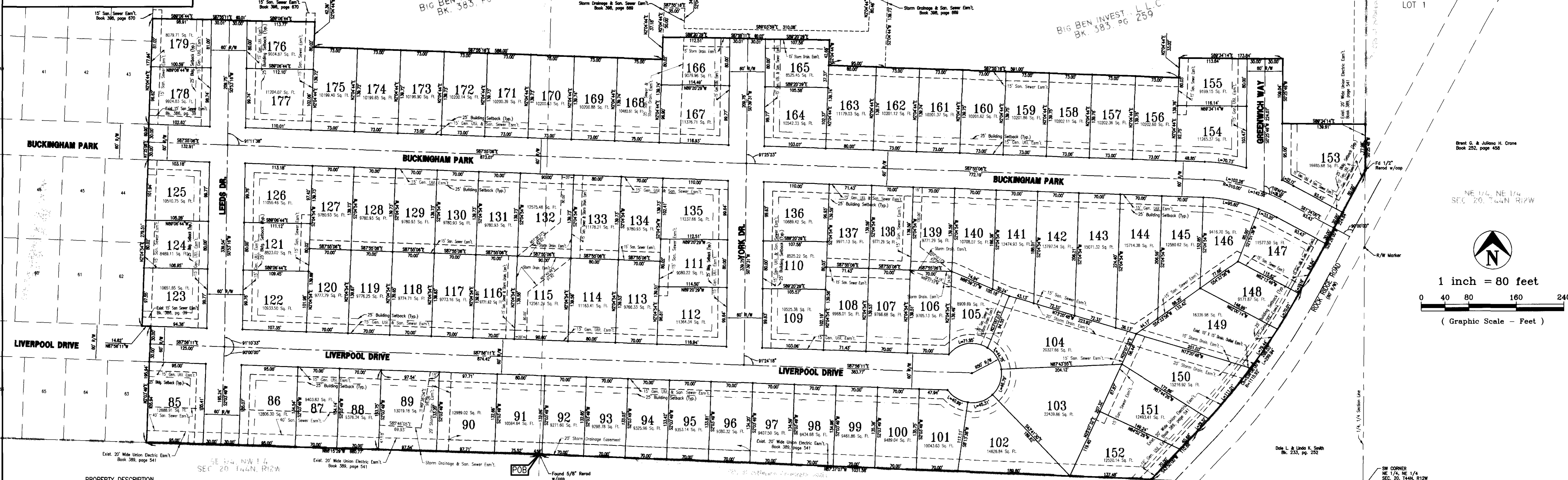
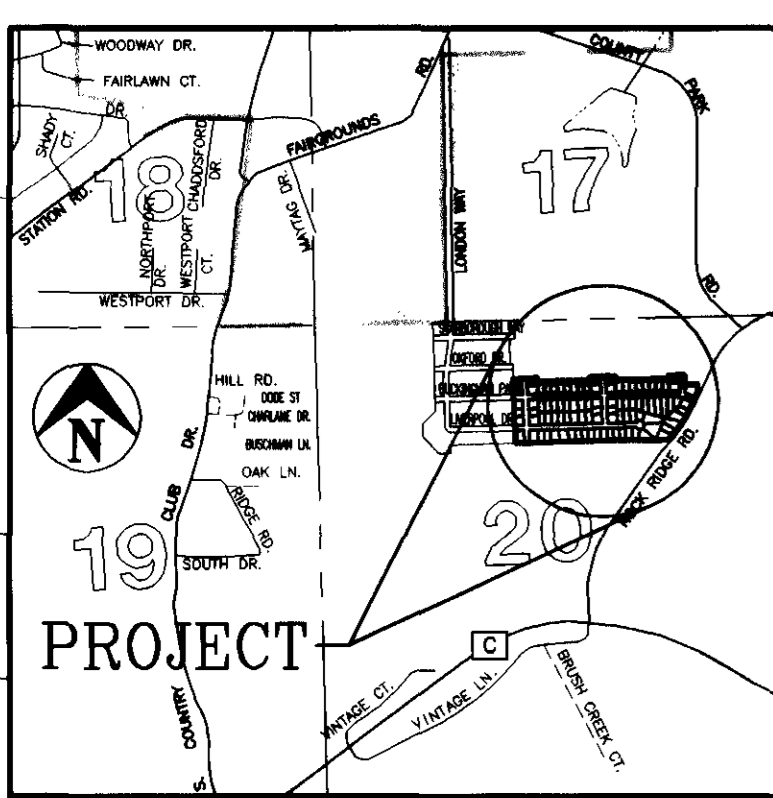


# COVINGTON GARDENS SUBDIVISION SECTION TWO

Part of the NE 1/4, NW 1/4 and Part of the NW 1/4, NE 1/4, Sec.20, T44N, R12W

TOTAL AREA = 30.25 ACRES  
ZONING: RS-3 (Single Family Residential)

SITE LOCATION MAP



### PROPERTY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter, all in Section 20, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

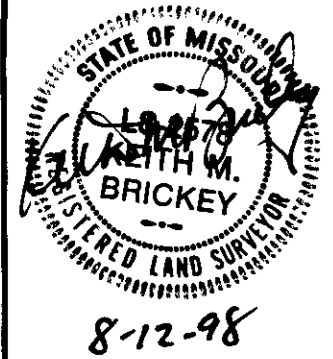
Beginning at the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 20; thence N8°15'29"W, along the Quarter Quarter Section Line, 660.77 feet to the southeasterly corner of COVINGTON GARDENS SUBDIVISION, SECTION ONE, as per plat of record in Plat Book 11, page 932, Cole County Recorder's Office; thence northerly, along the easterly boundary of said COVINGTON GARDENS SUBDIVISION, SECTION ONE, the following courses: N02°03'49"E, 195.94 feet; thence N87°56'11"W, 14.62 feet; thence N02°04'54"E, 279.51 feet; thence N01°25'08"E, 60.00 feet; thence N02°04'44"E, 177.64 feet; thence leaving the easterly boundary of said COVINGTON GARDENS SUBDIVISION, SECTION ONE, S89°08'44"E, 96.91 feet; thence S87°55'11"E, 60.01 feet; thence S89°08'44"E, 113.77 feet; thence S02°04'44"W, 42.36 feet; thence S87°55'16"E, 596.00 feet; thence N02°04'44"E, 37.18 feet; thence S89°20'29"E, 112.51 feet; thence S87°55'11"E, 60.02 feet; thence S89°20'29"E, 107.56 feet; thence S02°04'44"W, 42.65 feet; thence S87°55'16"E, 591.00 feet; thence N02°04'44"E, 35.02 feet; thence S89°34'14"E, 173.84 feet; thence S02°5'46"W, 109.04 feet; thence S89°34'14"E, 139.91 feet to the easterly line of the Northwest Quarter of the Northeast Quarter of said Section 20; thence S02°5'48"W, along said easterly line, 77.98 feet to the westerly line of the 60 foot wide right-of-way of ROCK RIDGE ROAD; thence southerly, along the westerly right-of-way line of ROCK RIDGE ROAD the following courses: S28°25'00"W, 224.84 feet; thence southwesterly, on a curve to the right, having a radius of 1115.92 feet, an arc distance of 299.94 feet, the chord of said curve being S36°08'00"W, 299.03 feet; thence S43°50'00"W, 110.68 feet to the southerly line of the Northwest Quarter of the Northeast Quarter of said Section 20; thence leaving the westerly right-of-way line of ROCK RIDGE ROAD, N67°37'07"W, along the southerly line of the Northwest Quarter of the Northeast Quarter of said Section 20, 1031.58 feet to the point of beginning. Containing in all 30.25 acres.

Bearings based on COVINGTON GARDENS SUBDIVISION, SECTION ONE, as per plat of record in Plat Book 11, page 932, Cole County Recorder's Office.

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of G.T.L.R. Development Corporation, 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 correctly on said plat and that said survey was performed in accordance with the current requirements of the standards for a Suburban 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 12th day of August, 1998.



### OWNER'S CERTIFICATE

Know all men by these presents, that 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 "COVINGTON GARDENS SUBDIVISION SECTION TWO".

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

In testimony whereof, "G.T.L.R. DEVELOPMENT CORPORATION", a Missouri Corporation, has caused these presents to be signed by its president and its seal to be affixed this 12th day of August, 1998.

G.T.L.R. DEVELOPMENT CORPORATION,  
By Robert M. Rackers  
Robert M. Rackers, President/Secretary

STATE OF MISSOURI } ss  
COUNTY OF COLE

On this 12th day of August, 1998, before me personally appeared Robert M. Rackers, to me known, who, being by me duly sworn, did say that he is President of G.T.L.R. DEVELOPMENT CORPORATION, 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 corporation by authority of its Board of Directors.

And the said Robert M. Rackers acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Jefferson City, the day and year first above written.

My commission expires 12-30-99  
Conce Caldwell  
Notary Public

Chas. H. & Mildred M. Ehrhardt  
Book 136, page 221  
Book 323, page 532  
Book 372, page 464

SW 1/4, NE 1/4  
SEC. 20, T44N, R12W

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 by Ordinance No. 12812.

Approved this 22nd day of September, 1998.  
James S. Schreimann  
Duane E. Schreimann, Mayor  
William A. Gross  
Marlin A. Gross, P.E.  
Director of Public Works

Phyllis Powell  
Phyllis Powell, City Clerk  
Keith A. DeVault  
Keith A. DeVault  
Director of Planning & Code Enforcement

SIDEWALK REQUIREMENTS:  
The Developer, Purchaser, and/or Owner of any lot, tract or parcel having frontage on any street shall be responsible for the installation of a sidewalk and/or necessary handicap ramps as may be required. The sidewalks shall meet the minimum specifications of the City of Jefferson and as indicated on the improvement plans for this subdivision as on file in the office of the City of Jefferson Director of Public Works. The installation of the required sidewalks shall be a condition and requirement of any building permit granted or issued in this subdivision.

STATE OF MISSOURI } Document No. 15924  
COUNTY OF COLE } ss  
Filed for record 3 day of November, 1998.  
at 2 O'clock and 43 Minutes P.M.,  
recorded in Book 12, Page 082.  
Larry D. Rademan, Recorder

Dalle F. Rademan, Deputy  
COMPLETED

- Notes:
- Set 1/2" Iron Pin with Cap at all Property Corners, unless otherwise noted.
  - This Property is NOT within a Flood Hazard Zone as indicated on the Department of Housing and Urban Development Map, Federal Insurance Administration, Dated Oct. 6, 1981.
  - Sidewalks to be installed prior to occupancy as per restrictions of the subdivision.
  - The Phillips Petroleum Co.'s pipeline is not located in the boundary of this Subdivision as indicated by easement to Phillips Petroleum Co. in Book 118, page 533.
  - Building Setbacks from the front of the property line are 25'.

Restrictions recorded in Book 403, page 053, Cole County Recorder's Office

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

TITLE COVINGTON GARDENS SUBD. SECTION TWO  
Part of NE 1/4 & Part of NW 1/4, Sec. 20, T44N, R12W, Cole Co. MO

FOR G.T.L.R. Development Co., L.L.C.

DATE 1-13-98	DRN. BY C.F.B.	SCALE 1"=80'	BOOK 707, 709
REV. 8-12-98	CHK. BY C.C.	SHEET 1 OF 1	JOB NO. 96-215

DATE 8-12-98