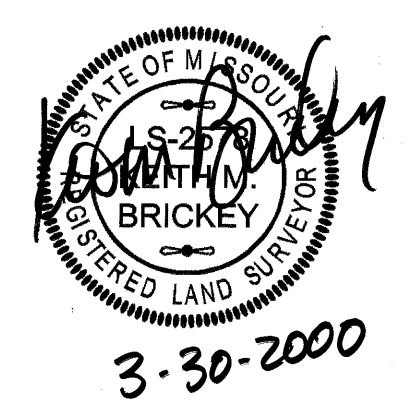
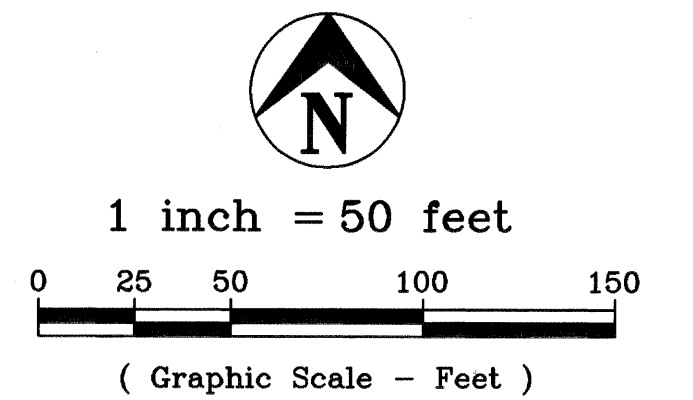
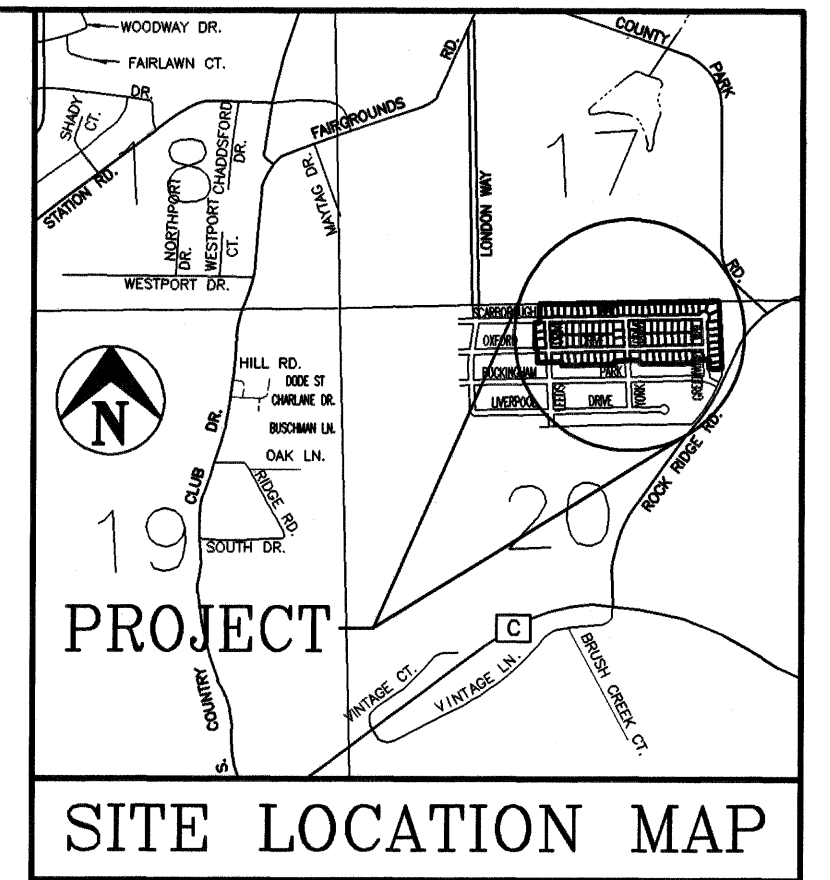
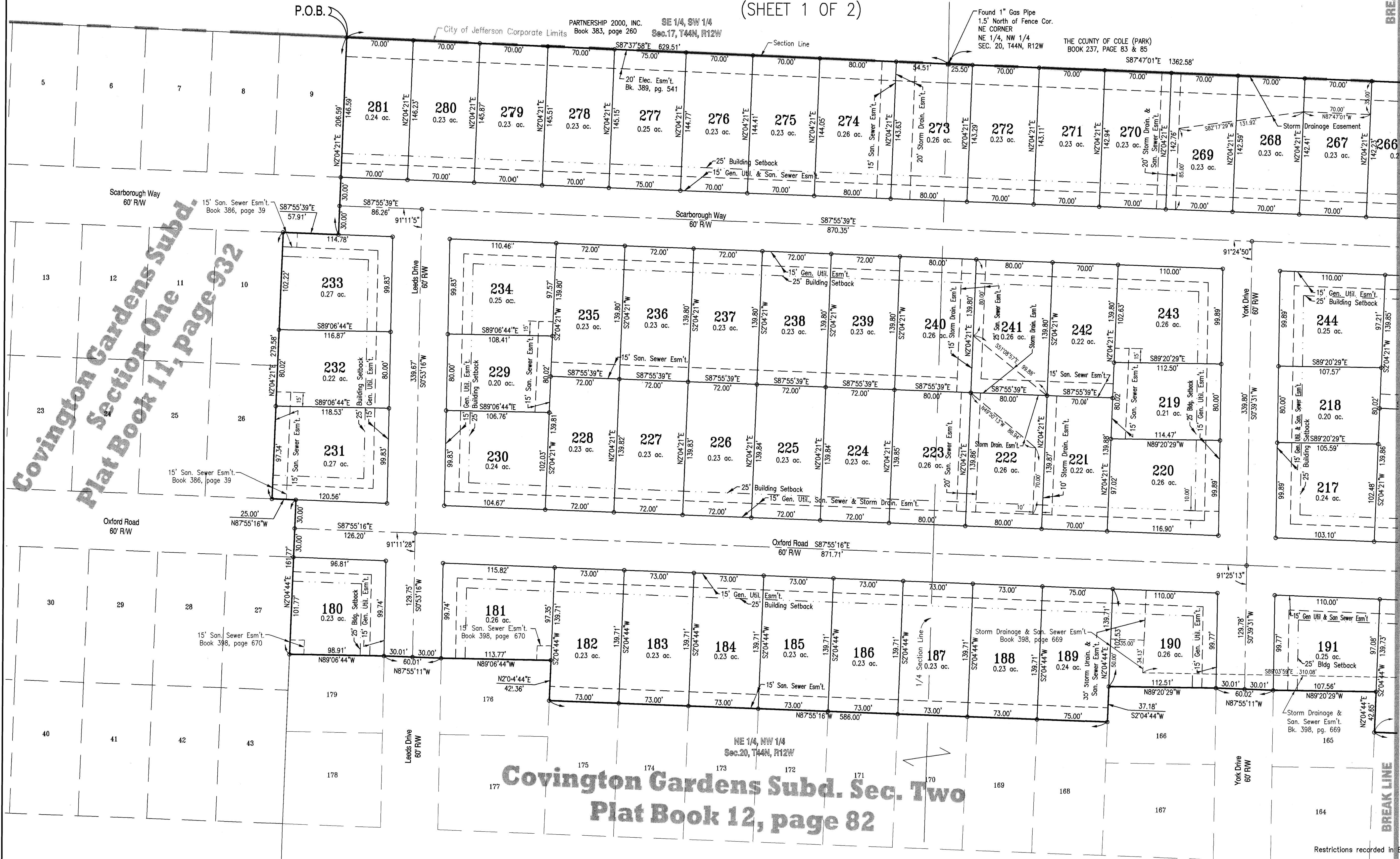


COVINGTON GARDENS SUBDIVISION SECTION THREE

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 = 31.44 ACRES, ZONING: RS-3 (Single Family Residential)

(SHEET 1 OF 2)



3-30-2000

- Notes:
1. Set 1/2" Iron Pin with Cap at all Property Corners, unless otherwise noted.
 2. 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.
 3. Sidewalks to be installed prior to occupancy as per restrictions of the subdivision.
 4. 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.
 5. Building Setbacks from the front of the property line are 25'.

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.

Restrictions recorded in Book 430, page 145, Cole County Recorder's Office

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

TITLE **COVINGTON GARDENS SUBD. SECTION THREE**
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 12-17-1999	DRN. BY C.F.B.	SCALE 1"=50'	BOOK 707, 709
REV. 02-21-2000	CKD. BY B.K.M.	SHEET 1 of 2	JOB NO. 96-215

12-210

SUBD 400.03