

COVINGTON GARDENS SUBDIVISION SECTION FOUR

Part of the NW 1/4, of the NW 1/4, Sec.20, T44N, R12W
 TOTAL AREA = 30.96 ACRES, ZONING: RS-3 (Single Family Residential)

PROPERTY DESCRIPTION
 Part of the Northwest Quarter of the Northwest Quarter of Section 20, 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 said Section 20; thence S88°21'51"E, along the northerly section line of said Section 20, 1219.63 feet to the northwest corner of Lot 84 of Covington Gardens Subdivision Section One, as per plat of record in Plat Book 11, page 932, Cole County Recorder's Office; thence southerly along the westerly boundary of said Covington Gardens Subdivision Section One the following courses: S02°04'21"W, 149.29 feet; thence S01°15'30"W, 60.01 feet; thence S01°49'26"W, 77.54 feet; thence S47°17'26"W, 196.40 feet; thence S01°49'26"W, 146.58 feet; thence leaving the westerly boundary of said Covington Gardens Subdivision Section One, N40°11'17"W, 104.59 feet; thence N77°04'57"W, 713.33 feet; thence N88°10'34"W, 314.64 feet to the westerly section line of said Section 20; thence N02°06'00"E, along the section line, 1052.21 feet to the POINT OF BEGINNING.
 Containing in all 30.96 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 17th day of April, 2003.

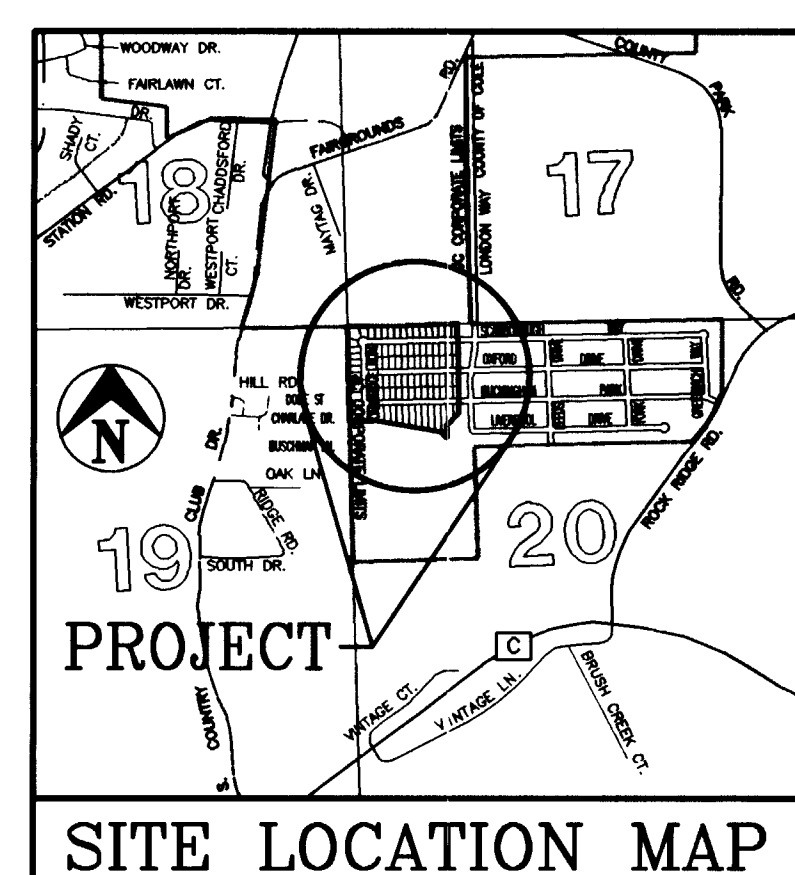
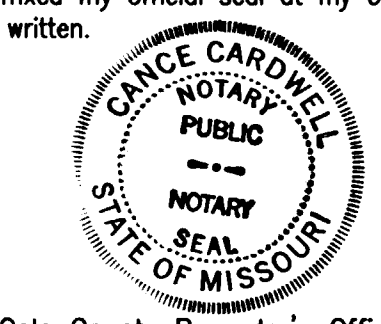
OWNER'S CERTIFICATE
 Know all men by these presents, that the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots, streets and easements and on this plat the numbers of the lots and the sizes 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 FOUR".

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 21 day of April, 2003.

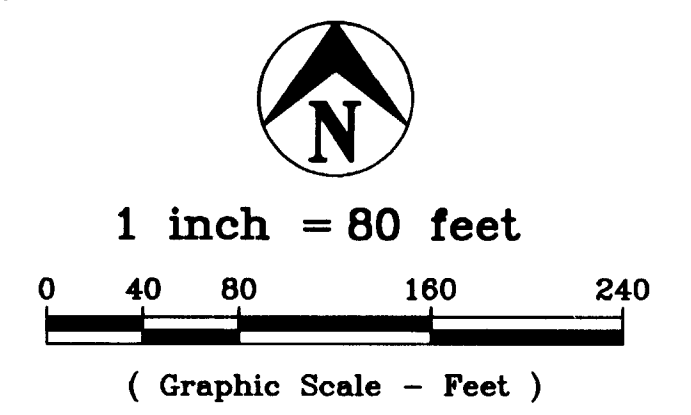
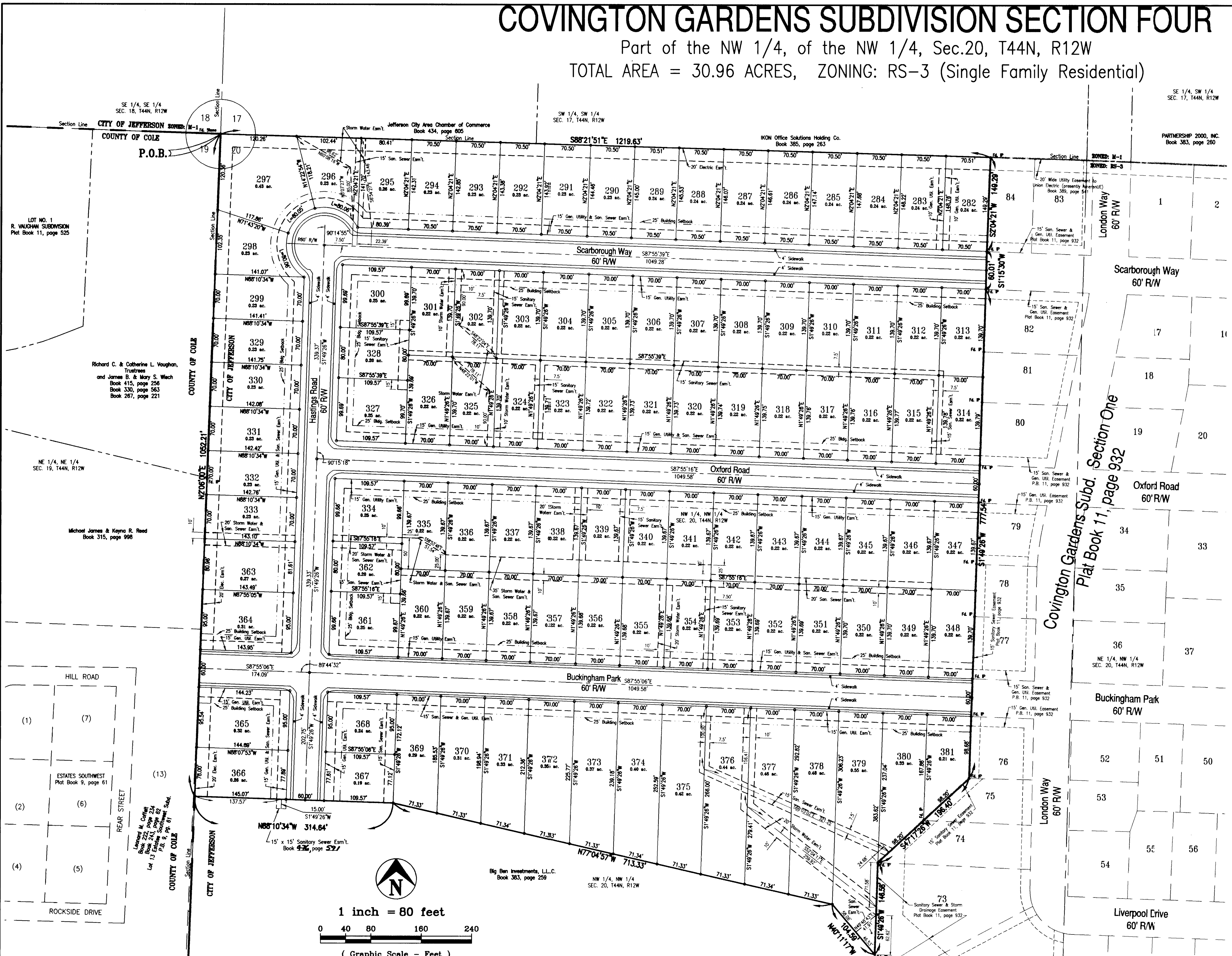
G.T.L.R. DEVELOPMENT CORPORATION
 By: *Robert M. Rockers*
 Robert M. Rockers, President/Secretary

STATE OF MISSOURI } ss
 COUNTY OF COLE }
 On this 21 day of April, 2003, before me personally appeared Robert M. Rockers, 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. Rockers 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 Sellman City the day and year first above written.
 My commission expires 12-30-03
Cance Cardwell
 Cance Cardwell
 Notary Public
 Restrictions recorded in Book 502, page 970, Cole County Recorder's Office



Document No. 200405893
 STATE OF MISSOURI } ss
 COUNTY OF COLE }
 Filed for record 4 day of May, 2004
 at 1 O'clock and 39.43 Minutes P.M.,
 recorded in Book 12, Page 425.
 Larry D. Rademan, Recorder
Danni Fischbacher
 Deputy



- 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.
 - 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.
 - Subject to a Right-of-way easement to Three Rivers Electric Cooperative dated November 2, 1939.
 - Building Setbacks from the front of the property line are 25'.

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. 13225.
 Approved this 21 day of April, 2003.
Thomas P. Rockers
 Thomas P. Rockers, Mayor
Phyllis Powell
 Phyllis Powell, City Clerk
Patrick E. Sullivan
 Patrick E. Sullivan, P.E.
 Director of Community Development

COPY

Phone (573) 634-3455
 FAX (573) 634-8898
Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 Jefferson City, Missouri

DRN. BY: C.F.B. DATE: Aug. 2002 BOOK NO.
 CKD. BY: D.A.F. REV. DATE: Feb. 2003 SCALE: 1" = 80'
 SHEET NO. 1 OF 1

COVINGTON GARDENS SUBDIVISION SECTION FOUR
G.T.L.R. DEVELOPMENT CORPORATION
 COVINGTON GARDENS SECTION FOUR JOB NO. 96-215

Subd. 408.05 CITY