

# COVINGTON GARDENS SUBDIVISION SECTION FIVE

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

TOTAL AREA = 49.61 ACRES, ZONING: RS-3 (Single Family Residential)

**PROPERTY DESCRIPTION**  
 Part of the West Half 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 southwest corner of COVINGTON GARDENS SUBDIVISION, SECTION FOUR, as per Plat of Record in Plat Book 12, page 425, Cole County Recorder's Office; thence easterly along the southern boundary of said COVINGTON GARDENS SUBDIVISION, SECTION FOUR, the following courses: S88°10'34"E, 314.64 feet; thence S77°04'57"E, 713.33 feet; thence S40°11'17"E, 104.59 feet to the southeast corner of said COVINGTON GARDENS SUBDIVISION, SECTION FOUR; thence leaving the boundary of said COVINGTON GARDENS SUBDIVISION, SECTION FOUR along the southern boundary of COVINGTON GARDENS SUBDIVISION, SECTION ONE, as per Plat of Record in Plat Book 11, page 932, Cole County Recorder's Office the following courses: S40°11'17"E, 250.39 feet; thence S88°25'54"E, 131.84 feet to the easterly line of the Southwest Quarter of the Northwest Quarter of said Section 20; thence leaving the southern boundary of said COVINGTON GARDENS SUBDIVISION, SECTION ONE, S1°32'05"W along said easterly line, 1280.53 feet to the southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 20; thence N88°01'04"W along the Quarter Section Line 1385.45 feet to the southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 20; thence N1°32'49"E along the Section Line, 1362.73 feet to the northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 20; thence N2°06'00"E along the Section Line 314.39 feet to the POINT OF BEGINNING. Containing in all 49.61 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 26<sup>th</sup> day of August, 2005.



**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 FIVE".

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

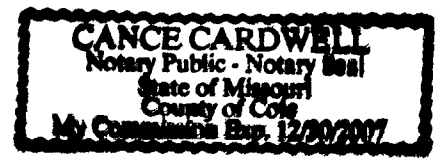
In testimony whereof, "G.T.L.R. DEVELOPMENT CORPORATION", a Missouri Corporation, has caused these presents to be signed by its president and its seal to be affixed this 26<sup>th</sup> day of August, 2005.

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

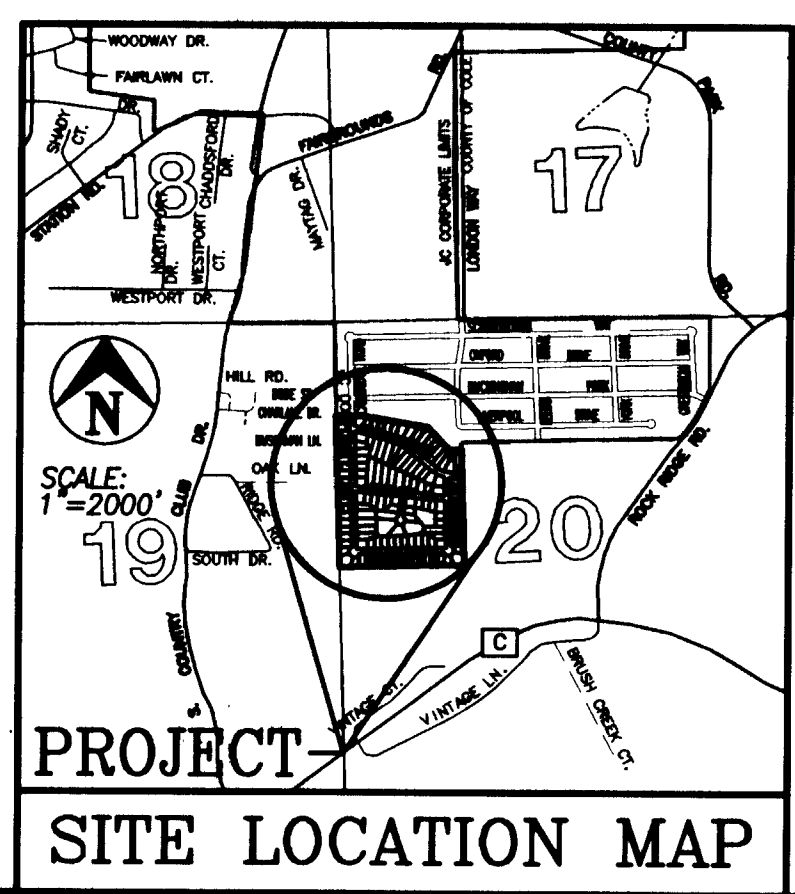
STATE OF MISSOURI } ss  
 COUNTY OF COLE }  
 On this 26 day of August, 2005, before me personally appeared Robert M. Rockers, to me known, who, being by me duly sworn, did say that he is President of G.T.L.R. DEVELOPMENT CORPORATION, that the seal affixed to this instrument is the corporate seal of 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 Cole Co. the day and year first above written.

My commission expires 12-30-07  
 Candace Cardwell  
 Candace Cardwell  
 Notary Public



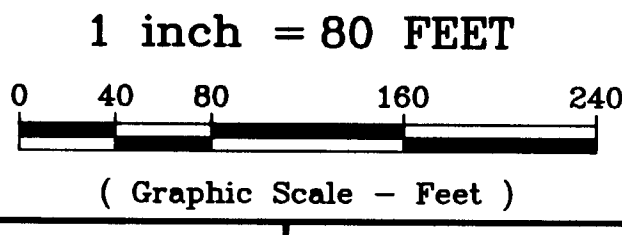
Restrictions recorded in Book \_\_\_\_\_, page \_\_\_\_\_, Cole County Recorder's Office



Document No. 200501709  
 STATE OF MISSOURI } ss  
 COUNTY OF COLE }  
 Filed for record 17<sup>th</sup> day of February, 2006.  
 at 11 o'clock and 07:51 Minutes A.M.,  
 recorded in Book 12, Page 536.  
 Larry D. Rademan, Recorder  
 Judy Ridgeway, Deputy

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. 13942  
 Approved this 4<sup>th</sup> day of October, 2005.

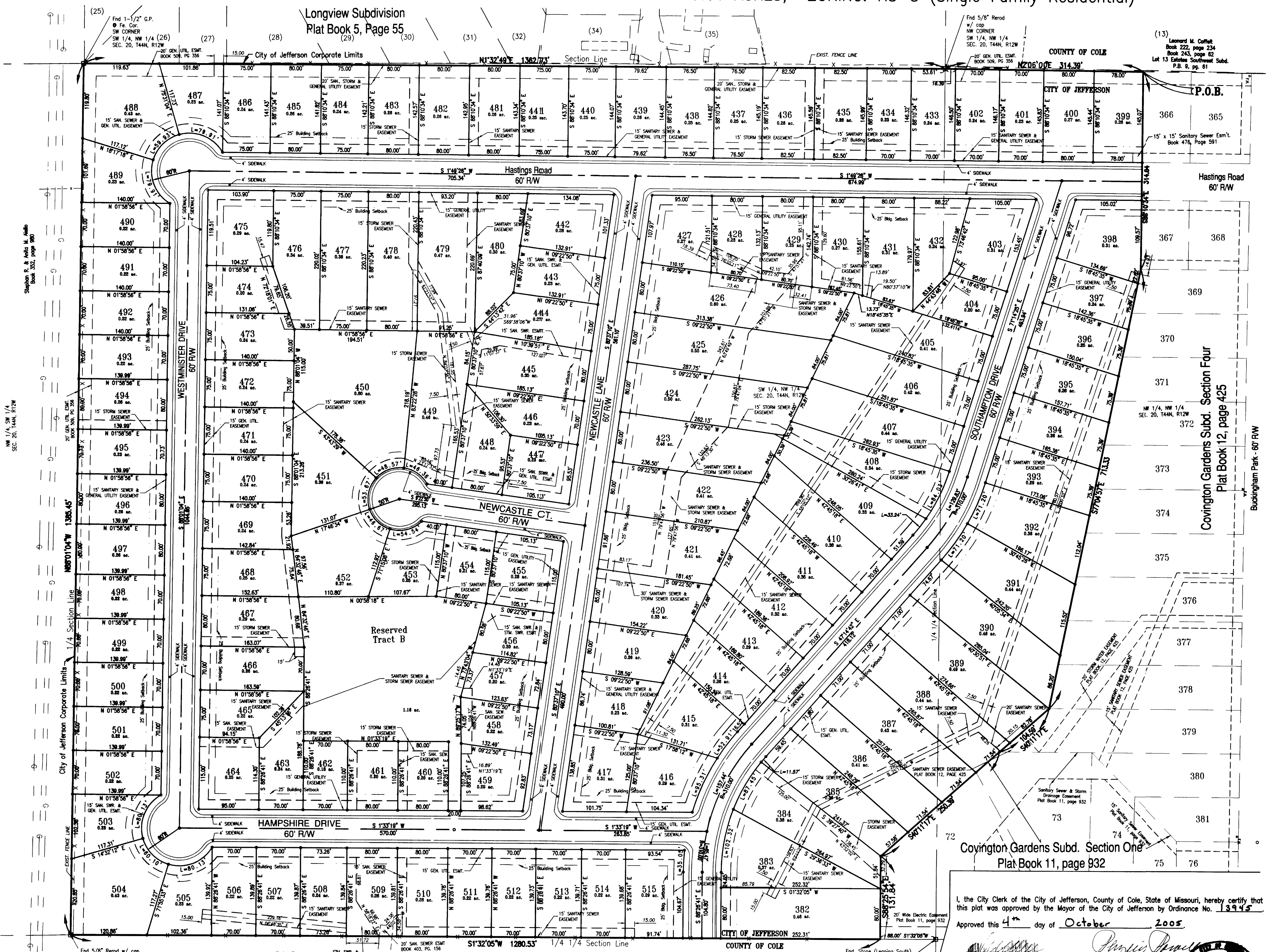
John Landwehr, Mayor  
 Phyllis Powell, City Clerk  
 Patrick E. Sullivan, P.E.  
 Director of Community Development



Central Missouri Professional Services, Inc.  
 ENGINEERING - SURVEYING - MATERIALS TESTING  
 Jefferson City, Missouri  
 Phone (573) 634-3455  
 FAX (573) 634-8998

DRN. BY: P.L.S.	DATE:	BOOK NO.:	COVINGTON GARDENS SUBDIVISION - SECTION FIVE
CKD. BY: K.M.E.	REV. DATE: 8/8/05	SCALE: 1" = 80'	G.T.L.R. DEVELOPMENT CORPORATION
SHEET NO. 1	OF 1	NW1/4 SEC. 20, T44N, R12W	JOB NO. 96-215

CITY SUBD 470.00



1 inch = 80 FEET  
 (Graphic Scale - Feet)

City of Jefferson Corporate Limits  
 Plat Book 5, Page 55  
 Plat Book 11, page 932  
 Plat Book 12, page 425

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City of Jefferson Corporate Limits  
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