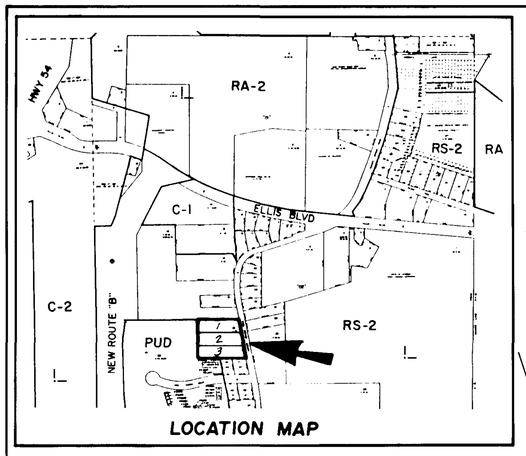
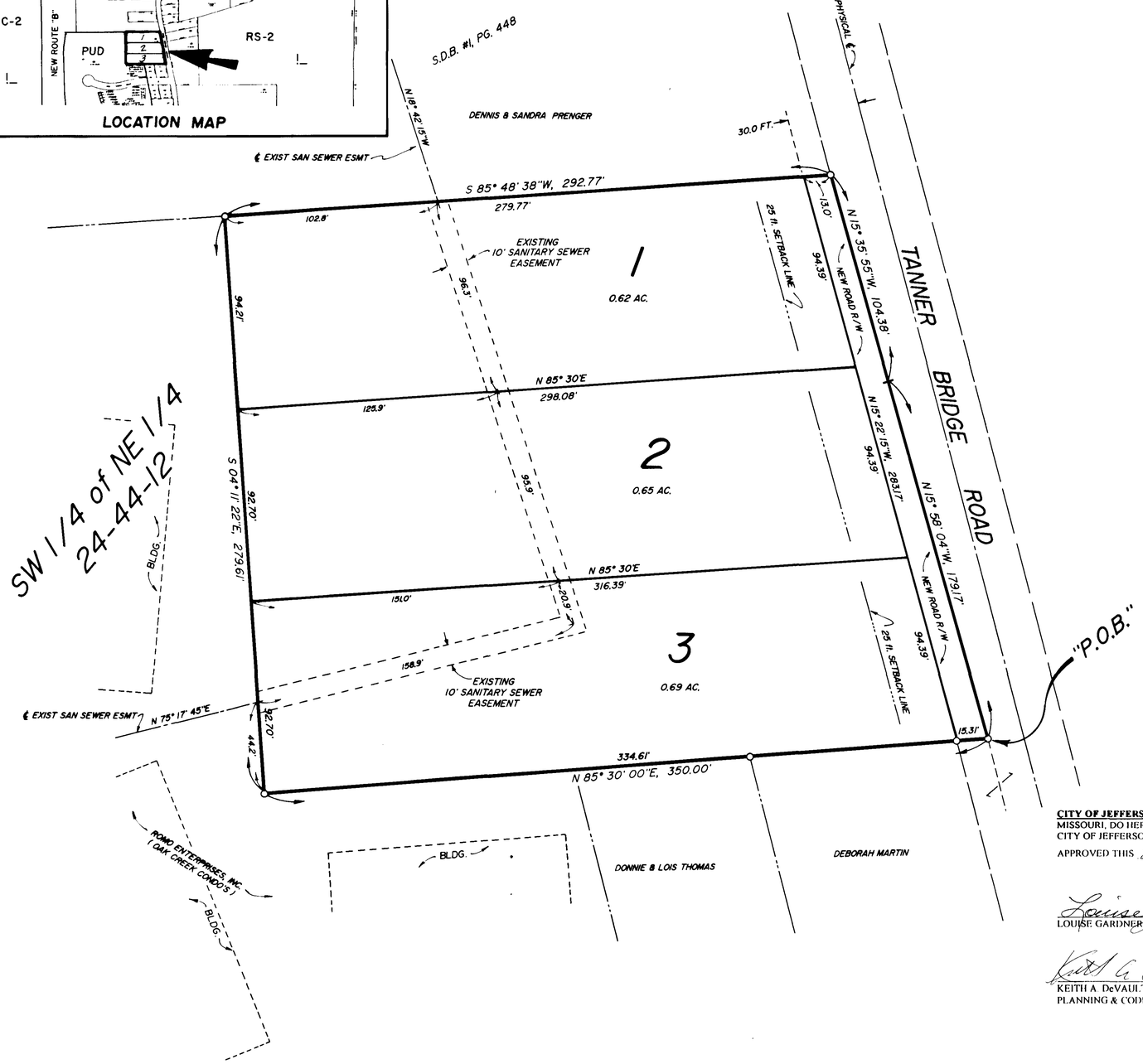
"GORDON MEADOW"

SUBDIVISION



LOCATION MAP



RECORD NORTH

1"= 30 ft.

GENERAL NOTES

1.) CURRENT ZONING "RS-2" - SINGLE-FAMILY RESIDENTIAL
2.) BUILDING SETBACK LINE - FRONT 25 FEET, SIDES & REAR PER ORDINANCE.
3.) UTILITY EASEMENTS - 10 FEET WIDE AT FRONT LOT LINES, AND ADDITIONALLY WHERE SHOWN.
4.) REFERENCE BEARING - SOUTH PROPERTY LINE PER PREV. RECORD.
5.) MONUMENTATION - O= FOUND 1/2" REROD UNLESS NOTED (BY LS-1188)
6.) PROPERTY CLASSIFICATION - CLASS "3"
7.) EXISTING SAN. SEWER ESMT. CROSSING LOTS IS "AS-BUILT"
8.) SET 5/8 x 24" REROD W/CAP AT ALL LOT CORNERS NOT YET MARKED.

CITY OF JEFFERSON: I, THE CLERK OF THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR OF THE CITY OF JEFFERSON, MISSOURI BY ORDINANCE No. 12108

APPROVED THIS 27th DAY OF June, 1994

Louise Gardner
LOUISE GARDNER, MAYOR

Phyllis Powell
PHYLLIS POWELL, CITY CLERK

Keith A DeVault
KEITH A. DeVAULT, DIRECTOR
PLANNING & CODE ENFORCEMENT

Martin A. Brose
MARTIN A. BROSE, P.E., DIRECTOR
PUBLIC WORKS

SUBDIVISION DESCRIPTION: A TRACT OF LAND PREVIOUSLY DESCRIBED IN BOOK 311, PAGE 616 OF THE COLE COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 12 WEST, CITY OF JEFFERSON, COLE COUNTY, MISSOURI, AND DESCRIBED AGAIN HEREON AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S 85° 30' 00"W, ALONG THE QUARTER SECTION LINE, 208.18 FEET TO THE WESTERLY LINE OF TANNER BRIDGE ROAD; THENCE N 08° 54' 22"W, ALONG SAID WESTERLY LINE OF TANNER BRIDGE ROAD, 110.0 FEET TO THE NORTHEAST CORNER OF A TRACT PER BOOK 217, PAGE 660; THENCE CONTINUING ALONG SAID WESTERLY LINE OF TANNER BRIDGE ROAD N 11° 59' 54"W, 101.90 FEET; THENCE N 15° 58' 04"W, 203.07 FEET TO THE POINT OF "BEGINNING" FOR THIS SUBDIVISION DESCRIPTION; THENCE CONTINUING ALONG SAID WESTERLY LINE OF TANNER BRIDGE ROAD N 15° 58'04"W, 179.17 FEET; THENCE N 15° 35' 55"W, 104.38 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT PER SHERIFF'S DEED BOOK #1, PAGE 448; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 85° 48' 38"W, 292.77 FEET; THENCE LEAVING SAID SOUTH LINE S 04° 11'22"E, 279.61 FEET; THENCE N 85° 30' 00"E, 350.00 FEET TO THE POINT OF "BEGINNING", CONTAINING 2.06 ACRES SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

SURVEYOR'S CERTIFICATE: THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE CONDUCTED A SURVEY OF THE TRACT AS SHOWN AND DESCRIBED HEREON; THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED; AND THAT SAID SURVEY CONFORMS WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" 04 CSR 30-8.020

RONALD E. KLIETHERMES, PLS
COLE COUNTY SURVEYOR / MRLS #2109

DATE: 13 May 1994
Revised 25 April 1994 RBK

OWNER'S CERTIFICATE: KNOW YE ALL MEN BY THESE PRESENTS THAT GORDON BUILDERS, INC., A MISSOURI CORPORATION, BEING THE OWNER OF THE TRACT DESCRIBED ABOVE, HAS CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOTS STREETS AND EASEMENTS AS TRULY SET FORTH HEREON, AND DOES HEREBY DEDICATE SAID STREETS AND EASEMENTS TO THE PUBLIC FOR PUBLIC USE FOREVER.

SAID SUBDIVISION SHALL BE KNOWN AS "GORDON MEADOW"

ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY ARE PAID IN FULL

IN WITNESS WHEREOF, GORDON BUILDERS, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT, AND IT'S SEAL AFFIXED ON THIS 1st DAY OF August, 19 94

GORDON BUILDERS, INC

DANIEL J. GORDON, PRESIDENT

ATTEST: _____

DARREL C. GORDON, SECRETARY

STATE OF MISSOURI)
) S. S.
COUNTY OF COLE)

BEFORE ME PERSONALLY APPEARED THE ABOVE NOTED OFFICERS OF GORDON BUILDERS, INC., WHO HAVING BEEN SWORN, DID EXECUTE THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THIS 1st DAY OF August, 19 94

NOTARY PUBLIC

MY COMMISSION EXPIRES 1st August 97

RECORDER OF DEEDS:
STATE OF MISSOURI, COUNTY OF COLE
08625
Filed for record this 10 day of August, 94
at 8:00 4 o'clock A M.
recorded in Book 706
DAVID R. NEWSAM, RECORDER

ALLIED CONSULTANTS, INC.
ENGINEERS & LAND SURVEYORS
2717 INDUSTRIAL DR., P.O. BOX 424
JEFFERSON CITY, MISSOURI 65102

DATE:	SCALE:	DRAWN BY:	PROJECT NO.:
18 FEB '94	1"= 30 ft.	R.E.K.	93-71

CLIENT: GORDON BUILDERS, INC.
600 MONROE STREET
JEFFERSON CITY, MO 65101

TITLE: "GORDON MEADOW"
PLAT OF SUBDIVISION

SUB. # 381.00