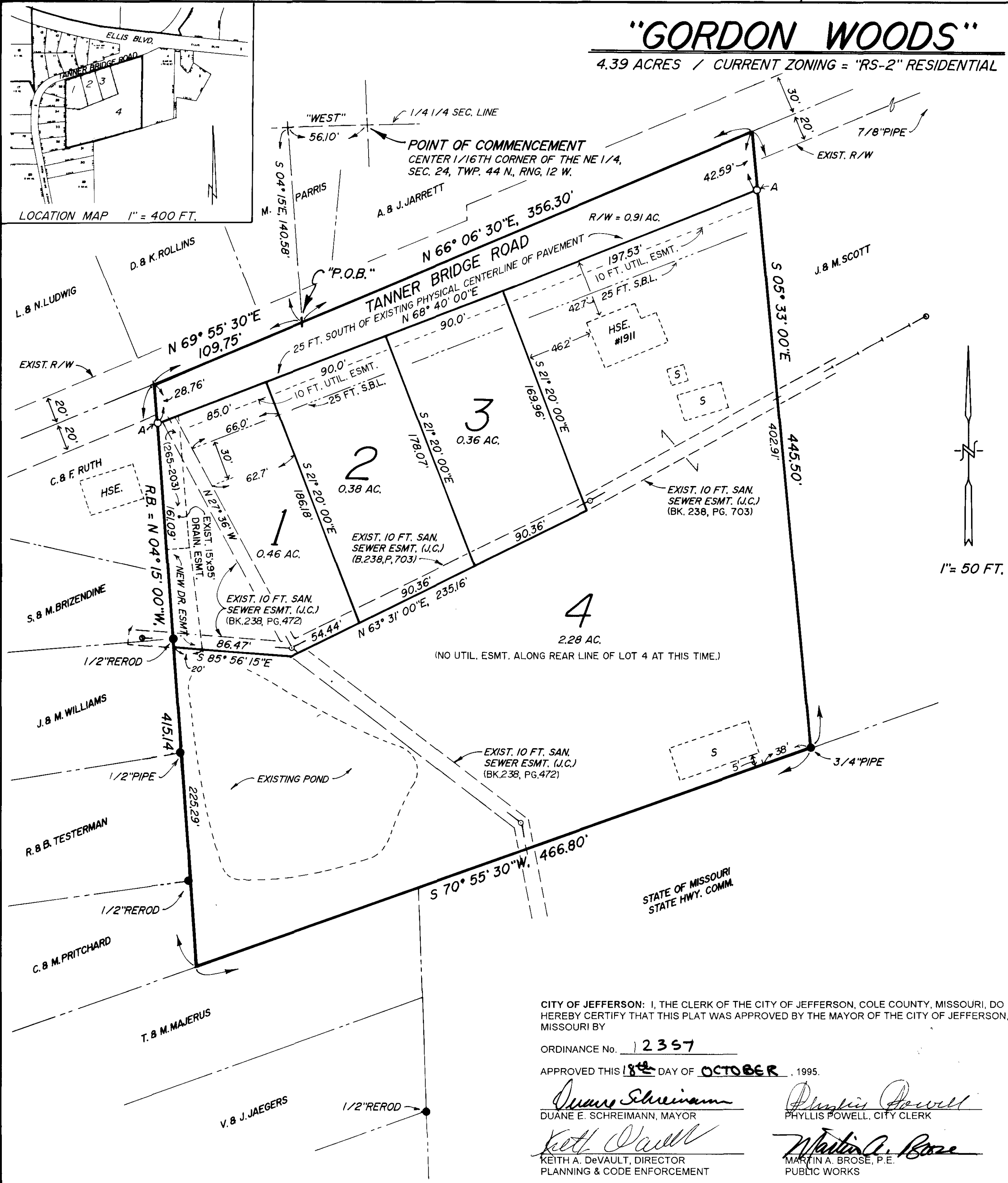


# "GORDON WOODS"

4.39 ACRES / CURRENT ZONING = "RS-2" RESIDENTIAL

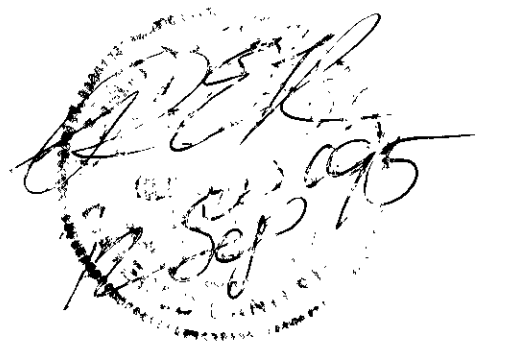


**SUBDIVISION DESCRIPTION:** ALL THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 12 WEST, CITY OF JEFFERSON, COLE COUNTY, MISSOURI, BEING ALL OF TWO TRACTS PER BOOK 116, PAGE 212, AND BOOK 125, PAGE 263 OF THE COLE COUNTY RECORDS, AND NOW DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/16TH CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE WEST, ALONG THE 1/4 1/4 SECTION LINE, 56.10 FEET; THENCE S 04° 15' E, 140.58 FEET TO THE CENTERLINE OF TANNER BRIDGE ROAD, BEING THE NORTH LINE OF THE FIRST TRACT ABOVE MENTIONED, AND BEING THE POINT OF "BEGINNING" FOR THIS SUBDIVISION DESCRIPTION; THENCE N 66° 06' 30" E, ALONG SAID CENTERLINE, BEING THE NORTH LINE OF BOTH TRACTS ABOVE MENTIONED, 356.30 FEET TO THE NORTHEAST CORNER OF THE SECOND SAID TRACT; THENCE LEAVING SAID ROAD S 05° 33' 00" E, ALONG THE EAST LINE OF SAID SECOND TRACT, 445.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 70° 55' 30" W, ALONG THE SOUTH LINE OF BOTH SAID TRACTS, 466.80 FEET TO THE SOUTHWEST CORNER OF THE FIRST SAID TRACT; THENCE N 04° 15' 00" W, ALONG THE WEST LINE OF SAID FIRST TRACT, 415.14 FEET TO THE NORTHWEST CORNER THEREOF AT THE CENTERLINE OF SAID TANNER BRIDGE ROAD; THENCE N 69° 55' 30" E, ALONG SAID CENTERLINE, 109.75 FEET TO THE POINT OF "BEGINNING", CONTAINING 4.39 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**SURVEYOR'S CERTIFICATE:** AT THE REQUEST OF THE OWNER(S) HEREON, I DID CONDUCT A SURVEY AND SUBDIVISION OF THE TRACT AS DESCRIBED AND SHOWN, THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED, AND THAT SAID SURVEY CONFORMS WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" 10 CSR 30-2.

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



DATE: 12 SEP 1995

**OWNERS CERTIFICATE:** KNOW YE ALL MEN BY THESE PRESENTS THAT GORDON BUILDERS, INC., A MISSOURI CORPORATION, BEING THE OWNER OF THE TRACT SHOWN, HAS CAUSED IT TO BE SUBDIVIDED AS SET FORTH HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN AND/OR NOTED.

ALL TAXES PAYABLE AGAINST SAID PROPERTY ARE PAID IN FULL.

IN WITNESS WHEREOF SAID GORDON BUILDERS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT, AND IT'S SEAL AFFIXED ON THIS 12th DAY OF September, 1995.

GORDON BUILDERS, INC.  
*Daniel J. Gordon*  
 DANIEL J. GORDON, PRESIDENT  
*Darrel C. Gordon*  
 DARREL C. GORDON, SECRETARY

STATE OF MISSOURI )  
 COUNTY OF Cole ) S.S. BEFORE ME PERSONALLY, THE ABOVE NOTED OFFICERS OF GORDON BUILDERS, INC., HAVING BEEN SWORN, EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME AS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DATE ABOVE WRITTEN.

*Gina M. Jacobs*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
**GINA M. JACOBS**  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 Callaway County  
 My Commission Expires: Oct. 2, 1999

- GENERAL NOTES:**
- 1.) CURRENT ZONING: "RS-2" RESIDENTIAL SINGLE-FAMILY
  - 2.) BUILDING SETBACK: 25 FEET AT FRONT, SIDES & REAR PER ZONING REGULATION.
  - 3.) UTILITY EASEMENTS: 10 FEET WIDE AT FRONT AND REAR LOT LINES AS SHOWN, AND ADDITIONALLY AS/WHEN SHOWN.
  - 4.) REFERENCE BEARING: WESTERN BOUNDARY PER DEEDS OF RECORD.
  - 5.) MLS PROPERTY CLASSIFICATION: "SUBURBAN" (R.P.T. = 1:10,000)
  - 6.) SURVEY MARKERS: ● = FOUND MARKER AS NOTED  
 A-O = SET 5/8" REROD WITH ALUMINUM CAP.  
 (SET 5/8" REROD WITH PLASTIC CAP AT ALL OTHER LOT CORNERS)
  - 7.) FLOOD PLAIN: NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A DESIGNATED FLOOD PLAIN PER CURRENT FEMA MAPS.

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. 12397  
 APPROVED THIS 18th DAY OF OCTOBER, 1995.  
*Duane E. Schreimann*  
 DUANE E. SCHREIMANN, 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.  
 PUBLIC WORKS

STATE OF MISSOURI )  
 COUNTY OF COLE ) S.S.  
 Filed for record 31 day of October, 1995  
 at 4 o'clock and 00 Minutes P.M.,  
 recorded in Book 11 Page 795  
 LARRY D. RADEMAN, RECORDER  
 \_\_\_\_\_, DEPUTY

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

DATE: 21 AUG '95	SCALE: 1" = 50 FT.	DRAWN BY: R.E.K.	PROJECT NO.: 95-11
CLIENT: GORDON BUILDERS, INC. 600 MONROE ST. JEFFERSON CITY, MO. 65101			
TITLE: "GORDON WOODS" PLAT OF SUBDIVISION			

SUB #392.00 CITY'S COPY