

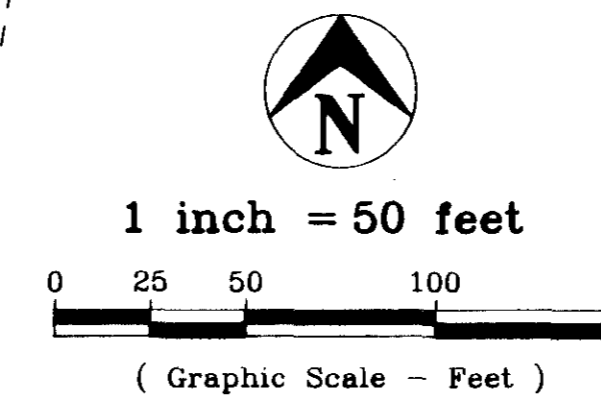
# KNIPP WEST SUBDIVISION - SECTION ONE - ZONED C-2

PROPERTY DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 9, thence N04°13'23" W, 1374.66 feet to the southwest corner of Lot 2 of AMERICAN SUBDIVISION, SECTION ONE, as per plat of record in Plat Book 11, Page 543, Cole County Recorder's Office; thence N15°30'02" E, along the westerly line of said Lot 2, 179.49 feet; thence N74°29'58" W, 80.00 feet to the southeast corner of a Subdivision known as GORDON COMMERCIAL LOT, as per plat of record in Plat Book 11, Page 604, Cole County Recorder's Office; thence N88°36'34" W, along the southerly line of said Subdivision, 253.07 feet to the northwest corner of a tract described by deed of record in Book 279, Page 370, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence S02°56'19" W, along the westerly line of said tract, 215.00 feet to a point on the south line of the Southwest Quarter of the Northeast Quarter of said Section 9, thence S86°35'37" W, along the Quarter Section Line, 180.00 feet; thence N17°33'33" W, 208.50 feet; thence N28°15'19" W, 80.00 feet; thence Easterly, on a curve to the right, having a radius of 310.37 feet, an arc distance of 160.59 feet, the chord of said curve being N76°34'03" E, 158.81 feet; thence S88°36'34" E, 62.19 feet to a point on the west line of the aforesaid GORDON COMMERCIAL LOT; thence S01°23'26" W, along the westerly line of said Subdivision, 60.00 feet to the southwest corner thereof; thence S88°36'34" E along the south line of said Subdivision 66.85 feet to the POINT OF BEGINNING.

Containing in all, 1.39 acres.  
Bearings based on AMERICAN SUBDIVISION, SECTION ONE, recorded in Plat Book 11, Page 543, Cole County Recorder's Office.



### SURVEYOR'S CERTIFICATE

This is to certify that at the request of OLLIE MAE KNIPP a survey and subdivision was made under my personal direction regarding the above described property, and that the results of said survey are represented correctly on this plat and that said plat was executed in accordance with the current Minimum Standards for Property Boundary Surveys, 10 CSR 30-2.010.

In Witness whereof, I have hereunto set my seal and signature this 10<sup>th</sup> day of JAN, 1994.

*Larry V. Brickley*  
Larry V. Brickley, Mo.R.L.S. #1188

### OWNER'S CERTIFICATE

Know all men by these presents, that I, the undersigned, being the owner of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into a lot and on this plat the number of the lot and the size thereof is fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all streets and easements (not presently of record), as shown on this plat.

This plat which shall be known as KNIPP WEST SUBDIVISION, SECTION ONE.

All taxes due and payable against said property have been paid in full. In Testimony whereof, I have hereunto set my hand and affixed my official seal at my office in Jefferson City, Missouri, the day and year first above written.

*Ollie Mae Knipp*  
Ollie Mae Knipp, Individually

*Ollie Mae Knipp*  
Ollie Mae Knipp, as Trustee of the Anna Marie Knipp Trust

STATE OF MISSOURI )  
COUNTY OF COLE ) ss

On this 24 day of Feb, 1994, before me personally appeared Ollie Mae Knipp, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same individually and in her capacity as Trustee of the Anna Marie Knipp Trust as her free act and deed. And the said Ollie Mae Knipp further declares herself to be single and unmarried.

In Testimony whereof, I have hereunto set my hand and affixed my seal this 24 day of Feb, 1994.

My Commission Expires: 12-30-95

*Carole C. Gurdwell*  
Carole C. Gurdwell  
Notary Public, Cole County

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, Missouri, by Ordinance No. \_\_\_\_\_

Approved this 4<sup>th</sup> day of March, 1994.

*Louise Gardner*  
Louise Gardner, Mayor

*Phyllis Powell*  
Phyllis Powell, City Clerk

*Martin A. Brose*  
Martin A. Brose  
Director of Public Works

*Keith A. DeVault*  
Keith A. DeVault  
Director of Planning and Code Enforcement

Document No. 02656

STATE OF MISSOURI )  
COUNTY OF COLE ) ss

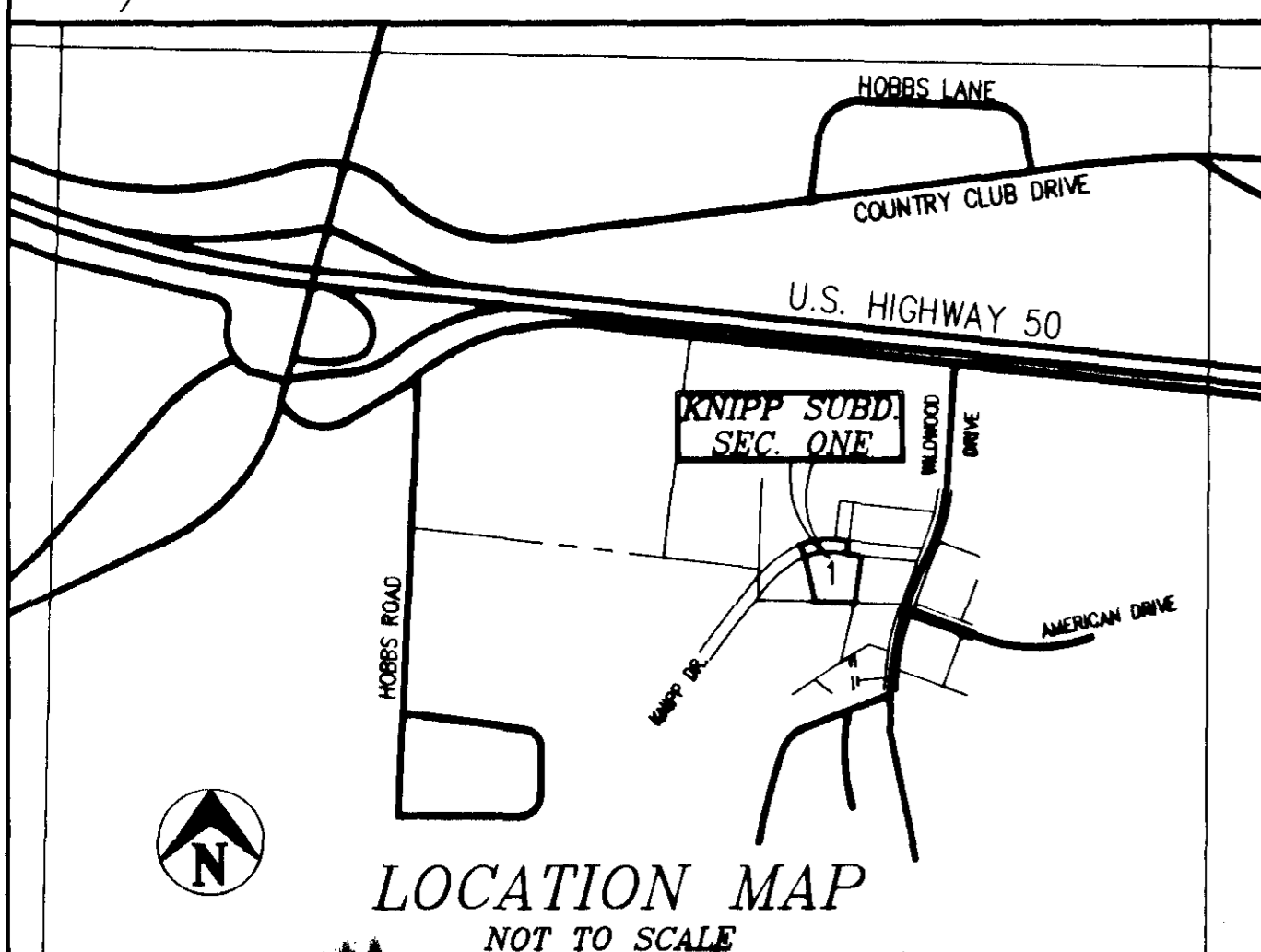
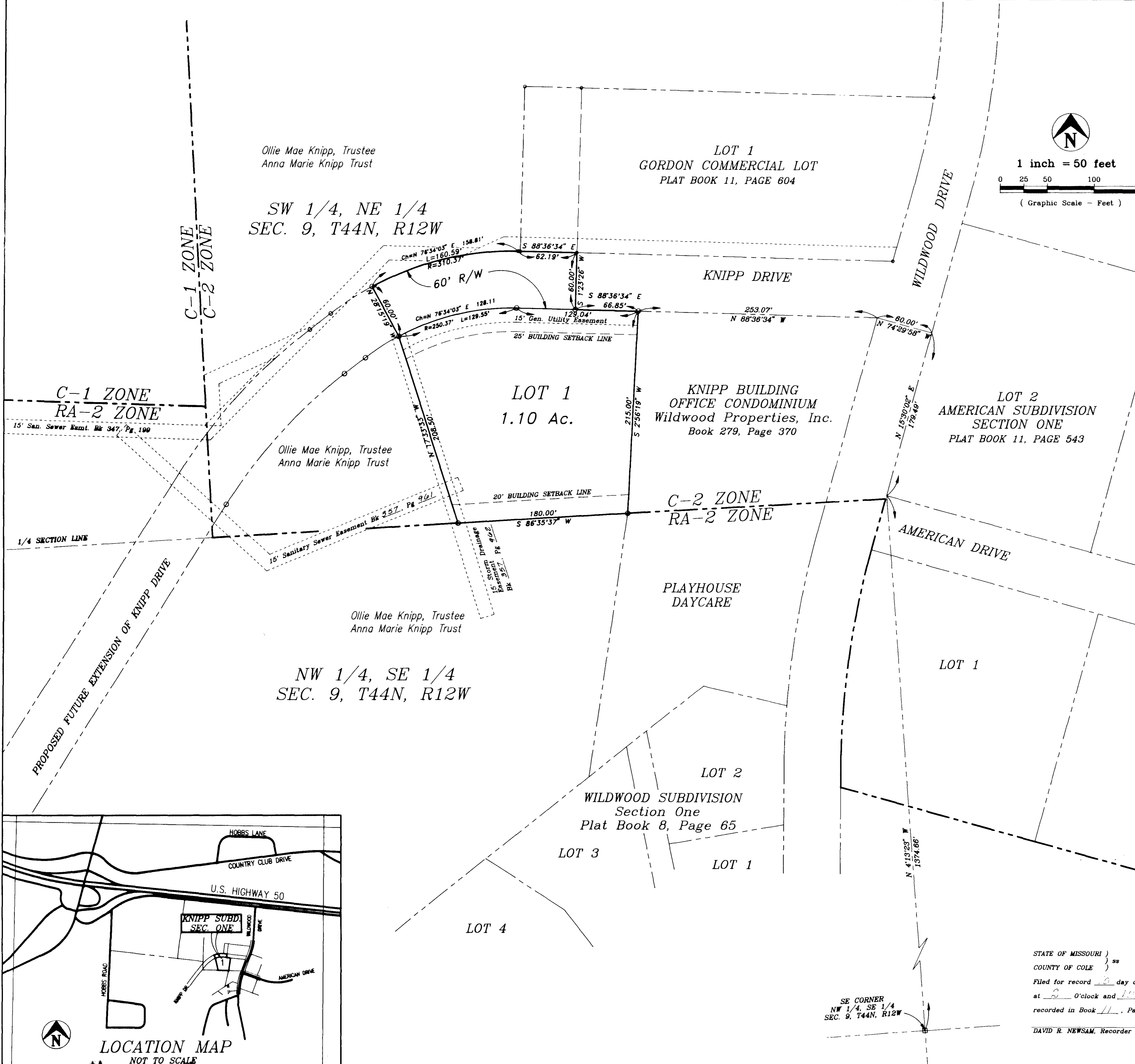
Filed for record 10 day of MARCH, 1994  
at 2 O'clock and 10 Minutes P.M.,  
recorded in Book 11, Page 664.

DAVID R. NEWSAM, Recorder

**Central Missouri Professional Services, Inc.**  
ENGINEERING - SURVEYING  
2500 E. McCARTY  
JEFFERSON CITY, MISSOURI 65101  
Phone (314) 634-3455  
FAX (314) 634-8898

TITLE	KNIPP WEST SUBDIVISION, SEC. ONE NE 1/4, SEC. 9, T44N, R12W		
FOR	OLLIE MAE KNIPP		
DATE	DEC., 1993	BOOK	SCALE 1"=50'
REV.	JAN. 10, 1994	CDK BY LVB	DRN. BY DGS
DATE		SHEET 1 OF 1	JOB NO. 72-80

**SUBD. # 379** SUB 379 (200)



SE CORNER  
NW 1/4, SE 1/4  
SEC. 9, T44N, R12W