

# KNIPP WEST SUBDIVISION

## SECTION TWO

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 N047°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, 60.00 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; 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, 440.00 feet; thence N70°33'37"W, 488.22 feet to a point; thence S88°36'34"E, 200.01 feet and the POINT OF BEGINNING for this description; thence continuing, S88°36'34"E, 155.71 feet to the northwest corner of a tract of land described in Book 352, Page 974, Cole County Recorder's Office; thence S12°32'26"W, along the westerly line of said tract, 175.00 feet to a point on the northerly line of a 60 foot right-of-way shown on the Plat of Knipp West Subdivision, Section One, as per plat of record in Plat Book 11, Page 669, Cole County Recorder's Office; thence along the boundary of said right-of-way the following courses, N88°36'34"W, 2.19 feet; thence Westerly on a curve to the left, having a radius of 310.37 feet, an arc distance of 160.59 feet, the chord of said curve being S76°34'03"W, 158.81 feet; thence leaving the boundary of said right-of-way thence N12°32'26"E, 215.63 feet to the POINT OF BEGINNING.

Containing in all .67 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 22 day of SEPT., 1994.

*Larry V. Brubaker*  
Larry V. Brubaker, M.S.L.S. #1188

*Larry V. Brubaker*  
9/22/94

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 easements (not presently of record), as shown on this plat.

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

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 22 day of Sept, 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 22 day of Sept, 1994.

My Commission Expires: 12-30-95

*Candace Caldwell*  
Candace Caldwell  
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. 12123.

Approved this 8th day of August, 1994.

*Bonnie Schrader*  
Louise Gardner, Mayor Deputy Phyllis Powell, Deputy City Clerk

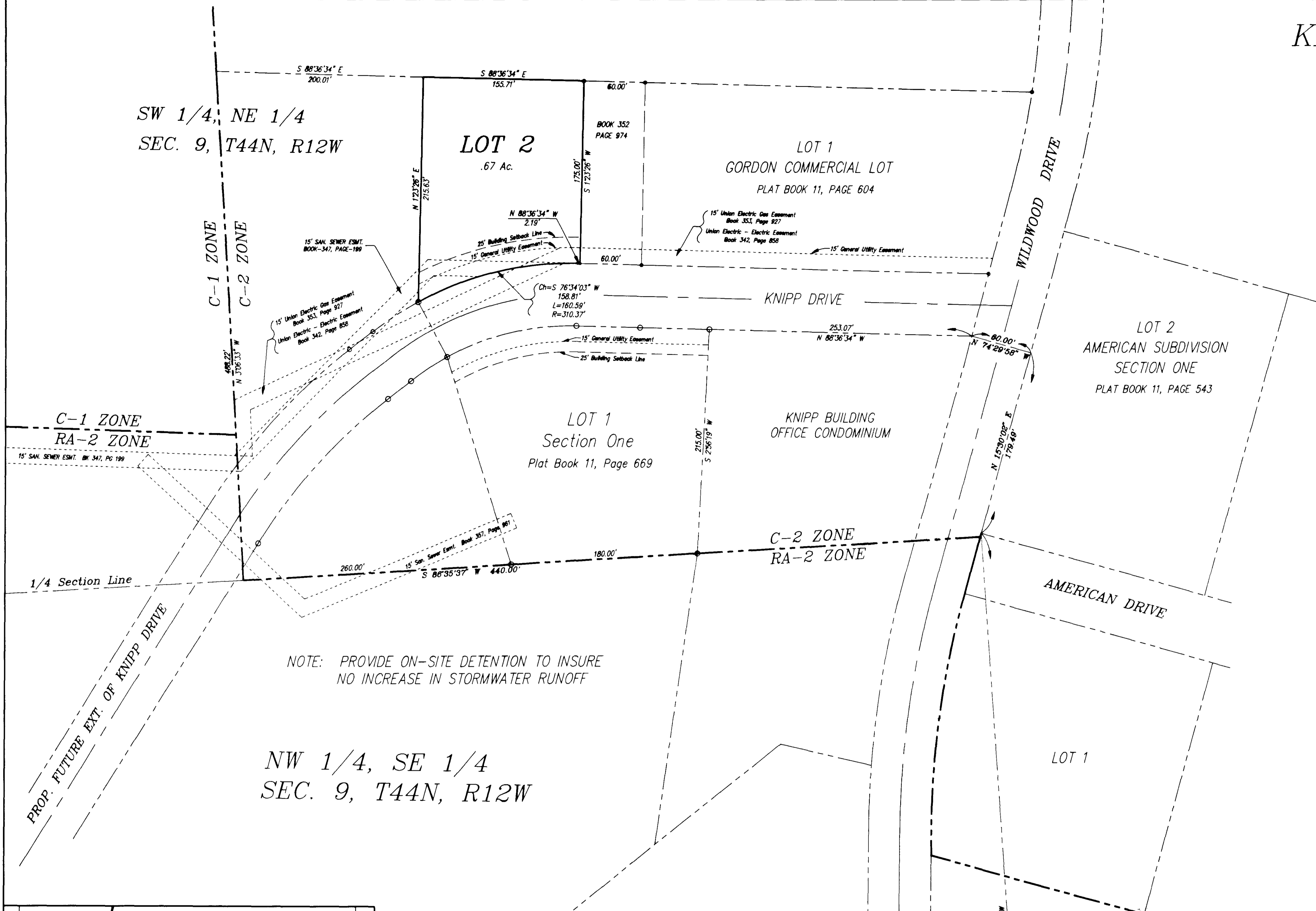
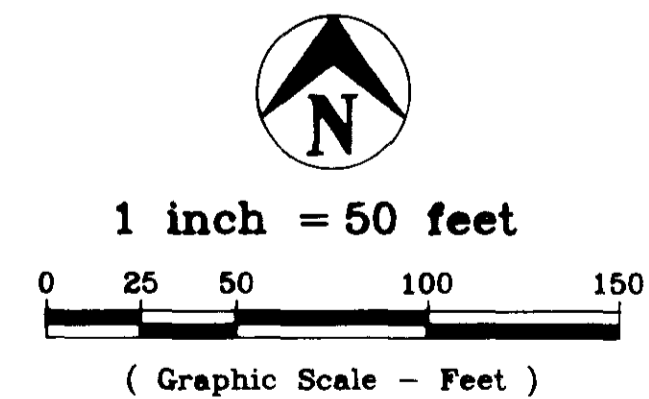
*Keith A. DeHaut*  
Keith A. DeHaut  
Director of Planning and Code Enforcement

STATE OF MISSOURI } Document No. 10357  
COUNTY OF COLE } ss

Filed for record 30 day of September, 1994  
at 2 O'clock and 30 Minutes P.M.,  
recorded in Book 11, Page 710

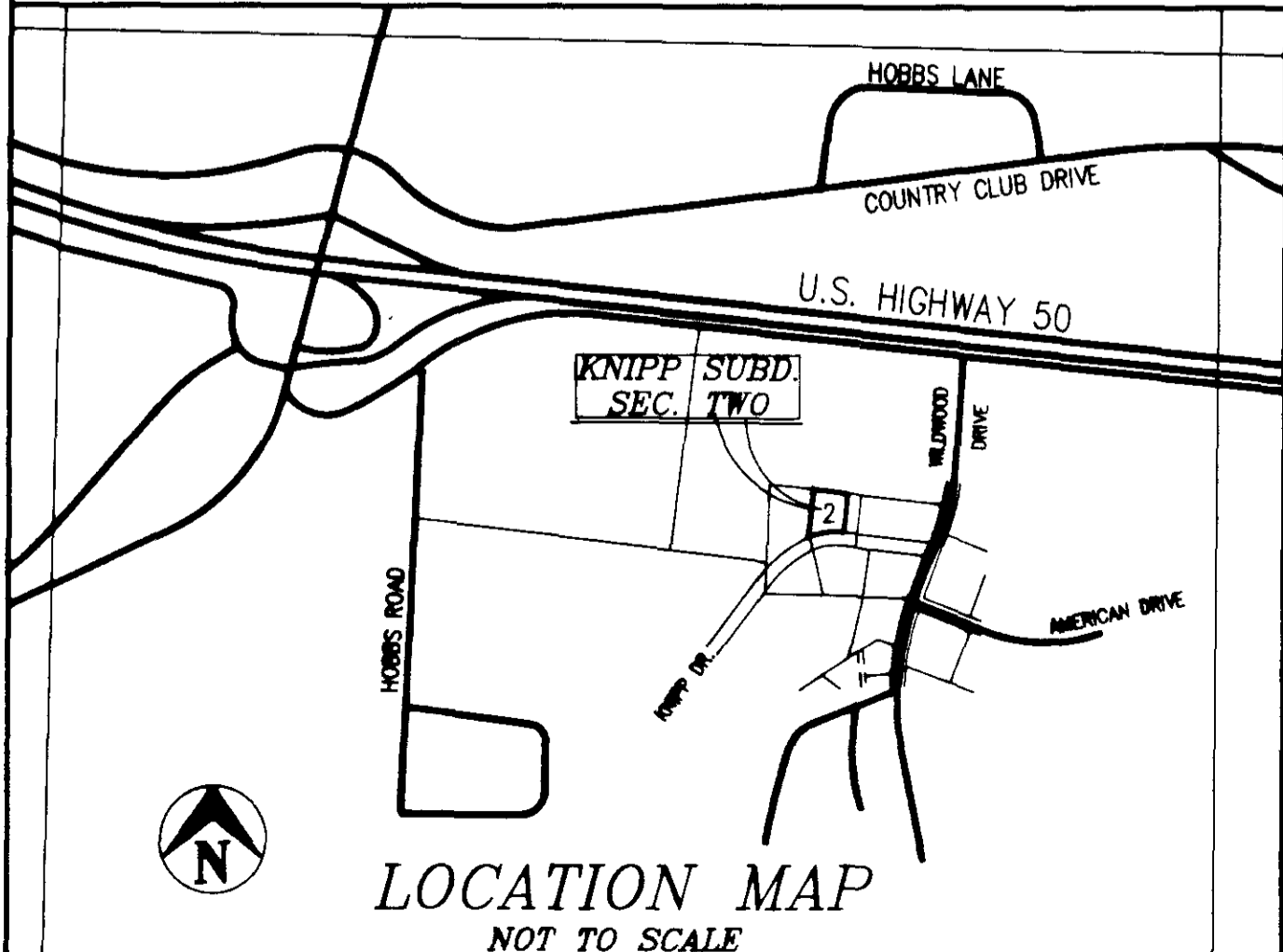
DAVID R. NEWSAM, Recorder

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



NOTE: PROVIDE ON-SITE DETENTION TO INSURE NO INCREASE IN STORMWATER RUNOFF

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



Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101 Phone (314) 634-3455 FAX (314) 634-8898			
TITLE <b>KNIPP WEST SUBDIVISION, SEC. TWO</b> <b>NE 1/4, SEC. 9, T44N, R12W</b>			
FOR <b>OLLIE MAE KNIPP</b>			
DATE <b>JULY, 1994</b>	DRN. BY <b>K.M.B.</b>	SCALE <b>1" = 50'</b>	BOOK
REV.	CHK. BY	SHEET <b>1</b> OF <b>1</b>	JOB NO. <b>72-80</b>
<b>379 II</b> SUB 379.01			