

# KNIPP WEST SUBDIVISION

## SECTION 4

TOTAL AREA = 4.22 Acres

Zoned C-1

### PROPERTY DESCRIPTION

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

Beginning at the northeast corner of GORDON FOREST ESTATES as per plat of record in Plat Book 11, Page 493, Cole County Recorder's Office thence N88°13'27"W along the northerly line of GORDON FOREST ESTATES, 386.87 feet; thence leaving said northerly line N01°10'38"W, 481.45 feet to the southwest corner of a tract described as per deed of record in Book 382, Page 458, Cole County Recorder's Office; thence N88°49'22"E, along the southerly line of said tract 356.36 feet to a point on the westerly right-of-way line of HOWERTON COURT; thence along the right-of-way line of HOWERTON COURT, on a curve to the left having a radius of 50 feet, an arc distance of 167.59 feet, the chord of said curve being S18°44'05"E, 99.45 feet; thence leaving said right-of-way line of HOWERTON COURT S01°10'38"E along the westerly line of a tract described as per deed of record in Book 382, Page 461, Cole County Recorder's Office, 406.57 feet to the Point of Beginning.

Containing in all 4.22 Acres.

### 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 property shown on this plat and that the results of said survey are represented correctly on said replat and that said survey was performed in accordance with the current requirements of the standards for a Urban 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 29th day of Dec, 1997.

Larry V. Brickly, 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 Lots and Streets, and on this plat the lot number and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all easements (not presently of record), as shown on this plat and said subdivision shall be known as "KNIPP WEST SUBDIVISION SECTION 4".

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

In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seals this 29th day of Dec, 1997.

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

STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 27 day of Dec, 1997, before me personally did appear 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 Witness whereof, I have set my hand and affixed my seal this 29 day of Dec, 1997.

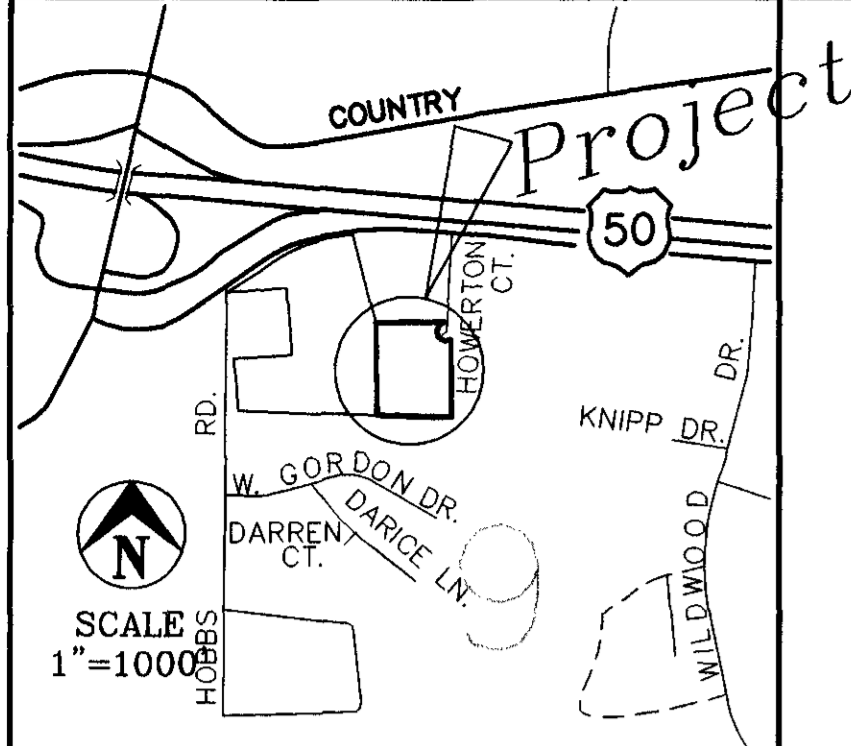
My Commission Expires: 12-30-99

Candace Cardwell, Notary Public, Cole Co.

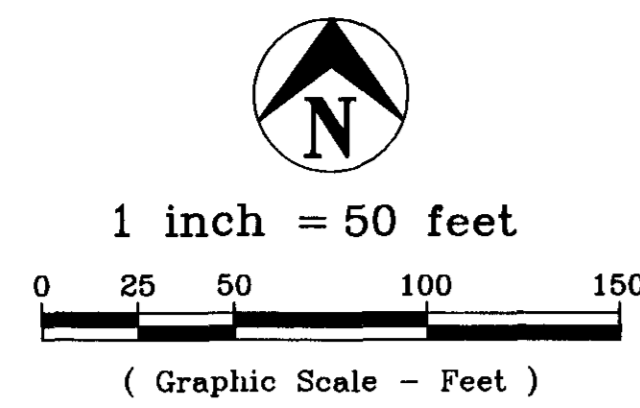
I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. 12784.

Approved this 21st day of JANUARY, 1998.

Duane Schreimann, Mayor; Phyllis Powell, City Clerk; Martin A. Brose, P.E., Director of Public Works; Keith A. DeVault, Director of Planning & Code Enforcement



SITE LOCATION MAP



Set 5/8" Rerod with cap at all new lot corners unless otherwise noted

ZONE C-1

20' SANITARY SEWER EASEMENT Book 392, Page 273

Anna Marie Knipp, Trustee Ollie Mae Knipp, Trustee Book 321, Page 85 & 86

State of Missouri Book 382 Page 458

Existing 20' Utility Easement MP&L B-226, P-113

State of Missouri Book 382, Page 461

Anna Marie Knipp, Trust Ollie Mae Knipp, Trustee Book 395, Page 255

Existing 30' San. Sewer and Stormwater Easement Book 320, Page 922 and 923

Existing 20' Utility Easement MP&L B-226, P-113

State of Missouri Book 382, Page 461

Existing 10' Sanitary Sewer Easement Book 321 Page 157

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

SW 1/4, NE 1/4 SEC. 9, T44N, R12W

GORDON FOREST CONDOMINIUMS Plat Book 11, Page 278

GORDON FOREST ESTATES Plat Book 11, Page 493

Lot 17 Knipp West Subd. Sec. 3 Plat Book 11, Page 819

Richard Naught, Trustees Book 333, Page 96 Book 368, Page 235

Clyde P. Angle Book 357, Page 202

STATE OF MISSOURI }  
COUNTY OF COLE } ss  
Filed for record 20 day of March, 1998 at 11:00 clock and 23 Minutes A.M., recorded in Book 12, Page 222.

LARRY D. RADEMAN, Recorder  
Dollie Fischbacher, Deputy, Deputy

COMPLETED

Document No. 04523

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TITLE: KNIPP WEST SUBDIVISION SECTION 4  
Sec. 9, T44N, R12W

FOR: Ollie Mae Knipp

DATE: 11/5/97	DRN. BY: BKM	SCALE: 1"=50'	BOOK: 701
REV. DATE:	CKD. BY:	SHEET: 1 OF 1	JOB NO.: 72-80