

# SOUTHGATE SUBDIVISION - SECTION ONE

## A REPLAT OF

PART OF LOTS 4, 9 AND 10, ALL OF LOTS 5, 6, AND 11, AND PART OF THE PUBLIC STREET RIGHT-OF-WAYS OF SOUTHGATE SUBDIVISION, AS PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 201, COLE COUNTY RECORDER'S OFFICE.

ZONED PUD - TOTAL AREA: 12.63 ACRES

SW 1/4, NE 1/4  
Sec. 13, T44N, R13W

SE 1/4, NW 1/4  
Sec. 13, T44N, R12W

PROPERTY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 44 North, Range 12 West, and being a Replat of a part of Lots 4, 9 and 10, all of Lots 5, 6 and 11, and part of the public street right-of-ways of Southgate Subdivision, as per plat of record in Plat Book 11, Page 201, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 13; thence S84°14'38"W, along the Quarter Section Line, 209.25 feet to the POINT OF BEGINNING for this description; thence continuing S84°14'38"W, along the Quarter Section Line, 455.11 feet to the southeast corner of Boss Subdivision, as per plat of record in Plat Book 6, Page 91, Cole County Recorder's Office; thence N05°35'33"W, along the east line of Boss Subdivision and along the east line of Lot 26 of Swift and Thompson Subdivision, as per plat of record in Plat Book 1, Page 9, Cole County Recorder's Office, and the northerly extension thereof, 1005.73 feet to a point on the south line of Lot 22, of said Swift and Thompson Subdivision; thence N84°13'01"E, along the south line of said Lot 22, 249.24 feet to the northeasterly corner of the aforementioned Lot 6 of Southgate Subdivision; thence S42°47'11"E, along the northeasterly line of said Lot 6, 10.23 feet to a point on the northerly line of Duane Swift Parkway right-of-way, as shown on the plat of said Southgate Subdivision; thence Easterly, along the northerly line of said Duane Swift Parkway, on a curve to the right, having a radius of 180.00 feet, an arc distance of 113.94 feet, (the chord of said curve being N65°20'50"E, 112.05 feet); thence N83°28'52"E, along the northerly line of said Duane Swift Parkway, 487.00 feet; thence S06°31'08"E, 200.00 feet; thence S83°28'52"W, 220.00 feet; thence S05°31'08"E, 120.00 feet; thence S83°28'52"W, 242.25 feet; thence S01°54'22"W, 242.43 feet to a point on the northerly line of Lot 11, of the aforesaid Southgate Subdivision; thence S88°05'38"E, along the northerly line of said Lot 11, 151.48 feet to the northeasterly corner thereof; thence S00°15'31"E, along the easterly line of said Lot 11, and along the southerly extension thereof, 236.27 feet to a point on the northerly line of Lot 4 of said Southgate Subdivision; thence S89°44'29"W, along the northerly line of said Lot 4, 49.40 feet; thence Southerly, on a curve to the left, having a radius of 443.72 feet, an arc distance of 93.32 feet, (the chord of said curve being S06°17'01"E, 93.15 feet); thence S12°18'31"E, 131.12 feet to the POINT OF BEGINNING. Containing 12.63 acres.

BEARINGS ARE BASED ON SOUTHGATE SUBDIVISION, AS PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 201, COLE COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of R. Sheldon Gentry, president of Sheldon Gentry, Inc., a survey and re-subdivision was made, under my personal direction, regarding the above described property, and that the results of said survey are represented correctly on this replat and that said replat 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 11 day of NOV, 1991.

*Louis H. Vetter*  
Louis H. Vetter, No. R.L.S. #1166

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and re-subdivided into lots and streets and on this replat numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record) as shown on this replat which shall be known as SOUTHGATE SUBDIVISION, SECTION ONE.

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

In testimony whereof, Sheldon Gentry, Inc., of Jefferson City, Missouri, a Missouri Corporation, has caused these presents to be signed by its president and its seal to be affixed this 3 day of December, 1991.

Attest: *Sheldon Gentry*  
Sheldon Gentry, Secretary  
By: *R. Sheldon Gentry*  
R. Sheldon Gentry, President

STATE OF MISSOURI )  
                          ) ss  
COUNTY OF COLE )

On this 3 day of December, 1991, before me personally appeared R. Sheldon Gentry, to me personally known, and being duly sworn did say that he is President of Sheldon Gentry, Inc., that the seal affixed to this plat is the seal of said corporation, and that said plat was signed and sealed in behalf of said corporation by authority of its Board of Directors.

And the said R. Sheldon Gentry acknowledges said instrument to be the free act and deed of said Corporation.

In testimony whereof, I have hereunto set my hand and affixed my seal this 3 day of December, 1991.

My Commission Expires: 12-30-91  
*Conna Cordwell*  
Notary Public, Cole County  
Conna Cordwell

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. 11678.

Approved this 10<sup>th</sup> day of December, 1991.  
*Lois Gardner* Mayor  
*Chandra Russell* Director of Public Works  
*Paul M. Cirtin* City Clerk  
*Thomas H. Benton* Director of Planning

Document No. 1115

STATE OF MISSOURI )  
                          ) ss  
COUNTY OF COLE )

Filed for record 11th day of December, 1991.

at 3 o'clock and 10 Minutes P. M.,

recorded in Book 11, Page 542.

DAVID R. NEWSAM, Recorder

**CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.**  
ENGINEERING AND SURVEYING  
TEST DRILLING  
2500 EAST MC CARTY  
JEFFERSON CITY, MISSOURI 65101

TITLE: SOUTHGATE SUBDIVISION - SECTION ONE (REPLAT)

FOR: R. SHELDON GENTRY

DATE: JUNE, 1991    BOOK NO. 325/304    SCALE: 1"=50'    DRN. BY: DRS

REVISION DATE:    CKD. BY: LVB    SHEET: 1 OF 1    JOB NO. 80-155

**COMPLETED**

Subd. # 321.01