

# SOUTHGATE SUBDIVISION - SECTION TWO A REPLAT OF

PART OF LOT 16, ALL OF LOTS 17 THRU 19, & ALL OF LOTS 23 THRU 28  
OF SOUTHGATE SUBDIVISION SECTION ONE  
AS PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 542  
COLE COUNTY RECORDER'S OFFICE

ZONED PUD - TOTAL AREA: 5.35 ACRES  
RESERVED FOR SINGLE FAMILY RESIDENCE

### PROPERTY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 44 North, Range 12 West, and being a Replat of a part of Lot 16, all of Lots 17 thru 19, and all of lots 23 thru 28 of Southgate Subdivision Section One, as per plat of record in Plat Book 11, Page 542, 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, and the south boundary line of said Southgate Subdivision Section One, 664.32 feet, to the southwest corner of Lot 22, of said Southgate Subdivision Section One; thence N5°35'33"W, along the west boundary line of said Southgate Subdivision Section One, 218.32 feet, to the southwest corner of Lot 23, of said Southgate Subdivision Section One, and the POINT OF BEGINNING for this description; thence continuing N05°35'33"W, along the west boundary line of said Southgate Subdivision Section One, 787.41 feet, to the northwest corner of Lot 28, of said Southgate Subdivision Section One; thence N84°13'01"E, along the north boundary line of said Southgate Subdivision Section One, 249.24 feet, to the northeast corner of said Lot 28; thence S42°47'11"E, along the southeasterly line of said Lot 28, 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 Section One; thence S42°47'11"E, 60.00 feet, to a point on the north line of Lot 16, of said Southgate Subdivision Section One; thence S50°44'10"E, 199.45 feet, to a point on the southerly line of Lot 16, of said Southgate Subdivision Section One; thence S41°17'07"W, along the southerly line of said Lot 16, 31.00 feet, to the northeast corner of Lot 17, of said Southgate Subdivision Section One; thence S9°05'13"W, along the easterly line of said Lot 17, 75.78 feet, to the northeast corner of Lot 18, of said Southgate Subdivision Section One; thence S1°54'22"W, along the east lines of Lot 18 and 19, of said Southgate Subdivision Section One, 242.43 feet, to the southeast corner of said Lot 19; thence S09°44'16"W, 165.12 feet, to the southwest corner of said Lot 19; thence S87°33'42"W, 60.05 feet, to a point on the westerly line of DUANE SWIFT PARKWAY right-of-way, as shown on the plat of said Southgate Subdivision Section One, said point being S1°54'22"W, 2.53 feet, of the northeast corner of Lot 24, of said Southgate Subdivision Section One; thence S1°54'22"W, along the westerly line of said DUANE SWIFT PARKWAY right-of-way, 63.21 feet; thence southeasterly, continuing along the westerly line of said DUANE SWIFT PARKWAY right-of-way, on a curve to the left, having a radius of 120.00 feet, an arc distance of 124.28 feet, (the chord of said curve being S27°48'01"E, 118.81 feet); thence southeasterly, continuing along the westerly line of said DUANE SWIFT PARKWAY right-of-way, on a curve to the left, having a radius of 333.70 feet, an arc distance of 18.93 feet, (the chord of said curve being S59°03'54"E, 18.93 feet), to a point on the westerly line of Duane Swift Court right-of-way, of said Southgate Subdivision Section One; thence southeasterly, continuing along the westerly line of said Duane Swift Court right-of-way, on a curve to the left, having a radius of 244.72 feet, an arc distance of 88.14 feet, (the chord of said curve being S14°41'45"W, 87.66 feet); thence continuing along the westerly line of said Duane Swift Court right-of-way, S42°42'42"W, 39.25 feet, to the southeast corner of said Lot 23; thence S77°50'48"W, 154.77 feet, to the southwest corner of said Lot 23 and the POINT OF BEGINNING.

Containing 5.35 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 property shown on this replat 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 29 day of October, 1995.  
*Larry V. Brickey*  
Larry V. Brickey MO R.L.S. #1188



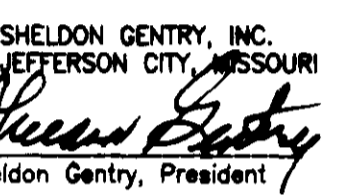
### OWNER'S CERTIFICATE

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 TWO.

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 29 day of November, 1995.

*R. Sheldon Gentry* Sheldon Gentry, Secretary  
*R. Sheldon Gentry* R. Sheldon Gentry, President



STATE OF MISSOURI }  
COUNTY OF COLE }

On this 29<sup>th</sup> day of November, 1995, 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.

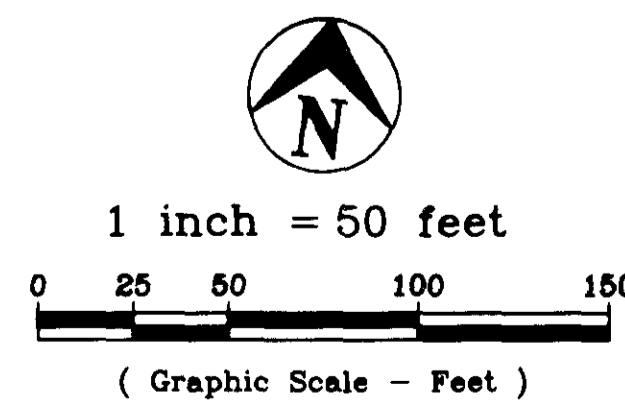
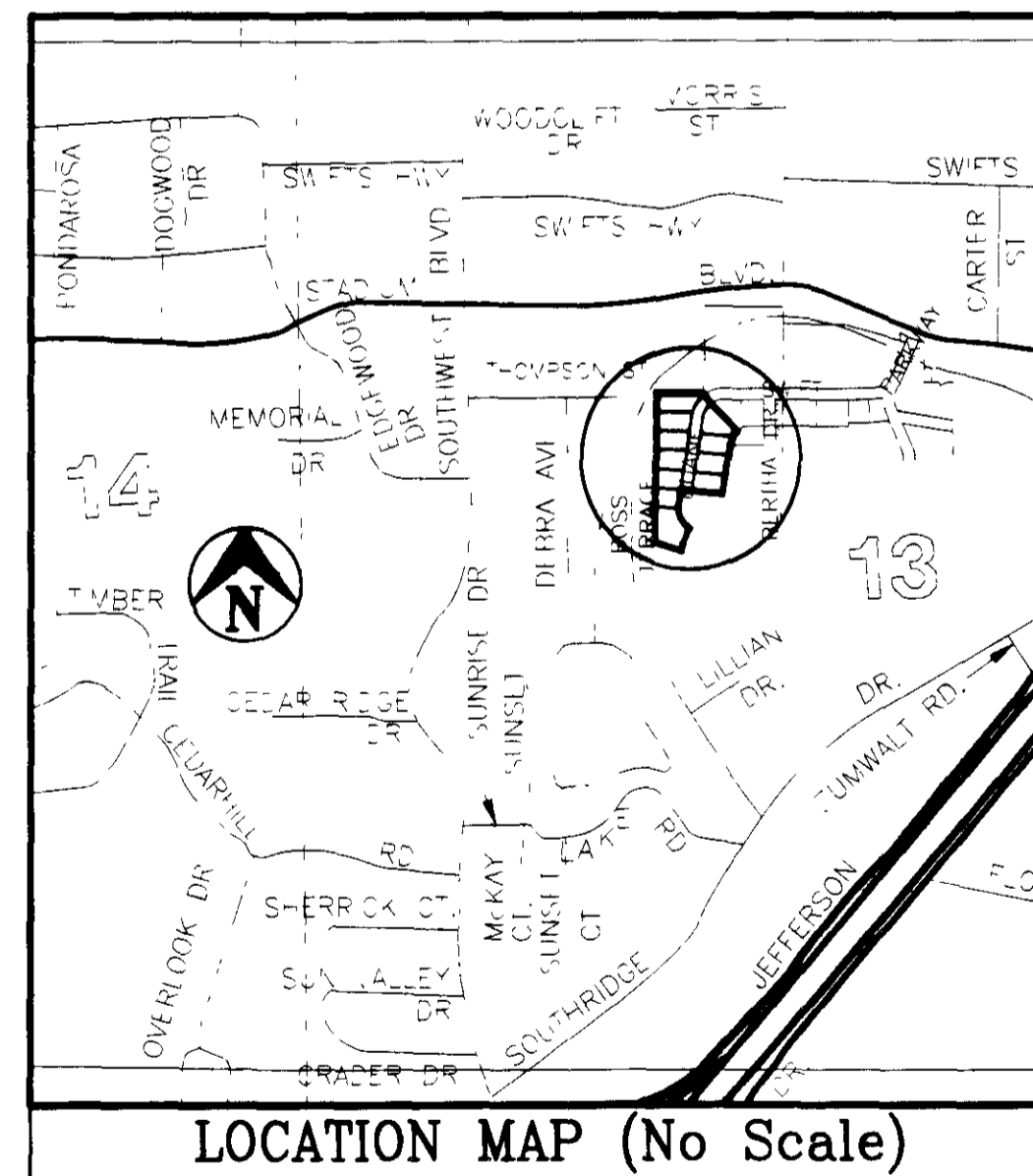
In testimony whereof, I have hereunto set my hand and affixed my seal this 29<sup>th</sup> day of November, 1995.

My Commission Expires: 12/30/99  
*Cara Cardwell*  
Cora Cardwell, 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. 12358.

Approved this 18<sup>th</sup> day of OCTOBER, 1995  
*Duane Schreimmann* Duane Schreimmann, Mayor  
*Phyllis Powell* Phyllis Powell, City Clerk  
*Martha A. Brose* Martha A. Brose, Director of Public Works  
*Kath A. DeVault* Kath A. DeVault, Director of Planning

- NOTES:
1. Set 5/8" Rod with cap at all property corners, unless otherwise noted.
  2. Building Setbacks are 25 feet from the front of the property line, 10 feet from the sides and 30 feet from the rear.
  3. This property is not within a flood hazard zone as indicated on the Department of Housing and Urban Development Map, Federal Insurance Administration, dated December 15, 1981.



STATE OF MISSOURI }  
COUNTY OF COLE }  
Filed for record 29 day of November, 1995  
at 11 O'clock and 15 Minutes A.M.,  
recorded in Book 11, Page 542.  
Larry D. Rademan, Recorder  
Deputy

<b>Central Missouri Professional Services, Inc.</b>			
ENGINEERING - SURVEYING 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101			
TITLE <b>REPLAT</b>		Phone (314) 634-3455	
SUBDIVISION <b>SOUTHGATE SUBDIVISION - SECTION TWO</b>		FAX (314) 634-8888	
FOR <b>SHELDON GENTRY</b>			
DATE 07/19/95	DRN. BY C.F.B.	SCALE 1"=50'	BOOK 325,304
REV. DATE 09/21/95	CKD. BY	SHEET 1 of 1	JOB NO. 80-155

SUB 321.02