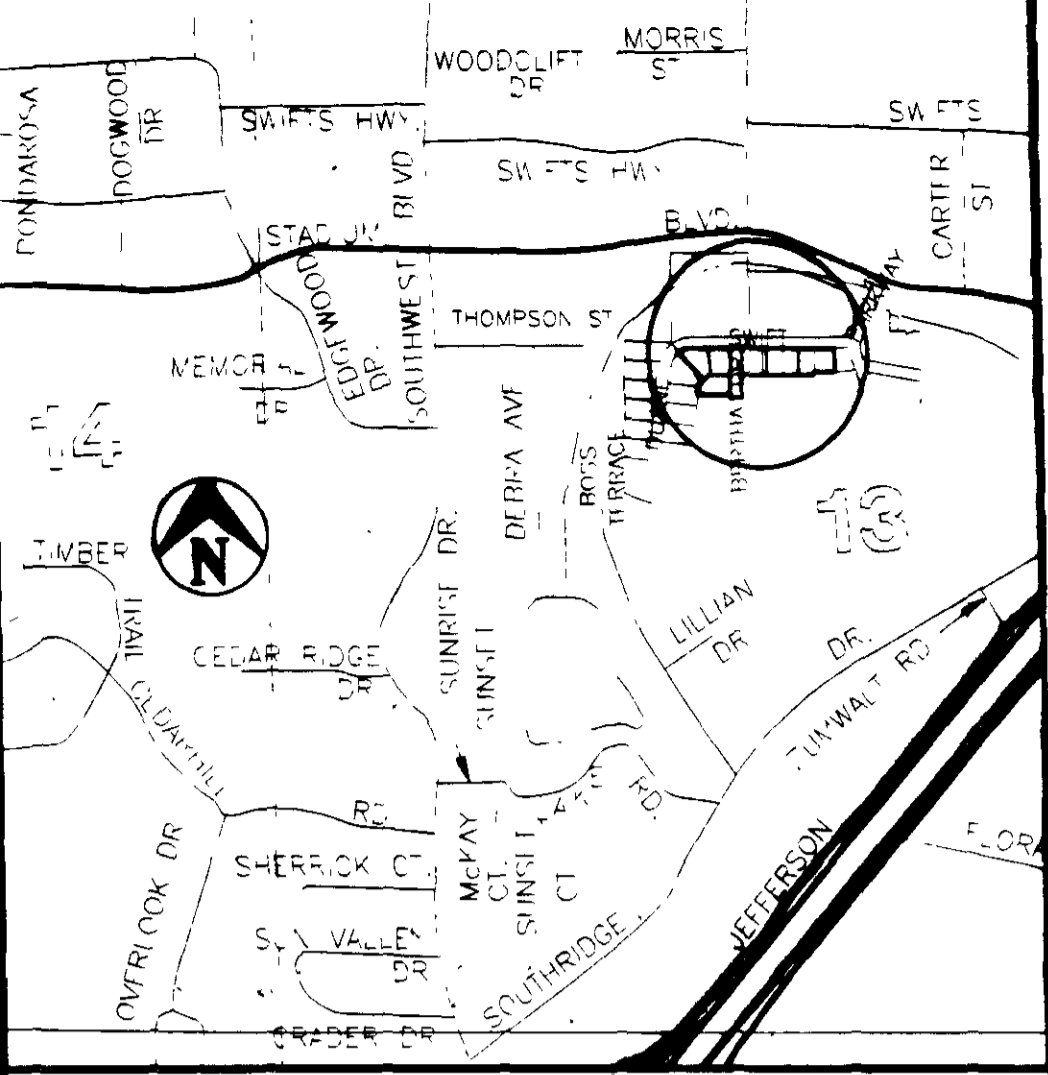


# SOUTHGATE SUBDIVISION - SECTION THREE A REPLAT OF

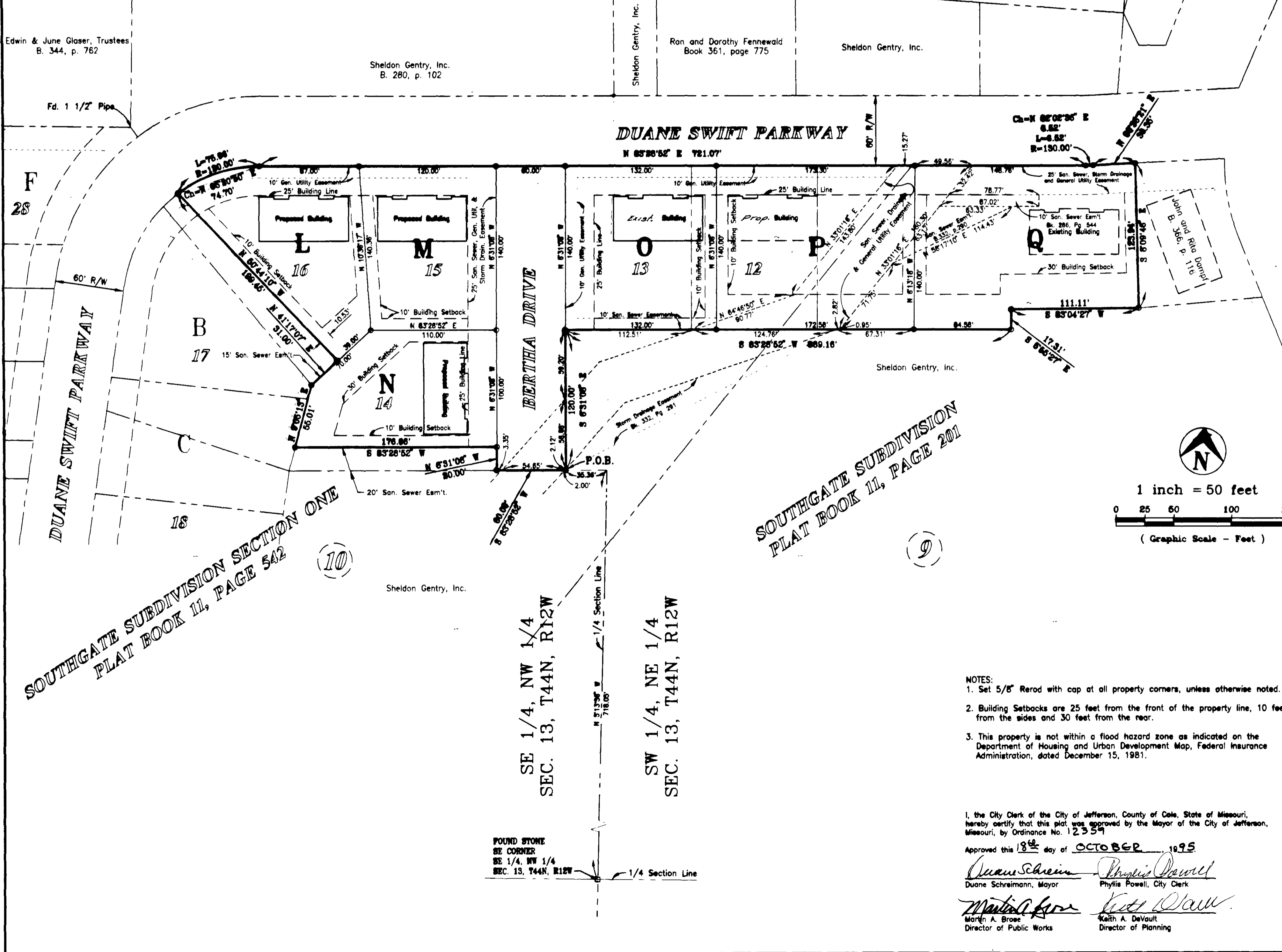
PART OF LOTS 9 AND 10 OF SOUTHGATE SUBDIVISION  
AS PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 201  
COLE COUNTY RECORDER'S OFFICE

AND ALSO ALL OF LOTS 12, 13, & 15, AND PART OF LOTS 14 & 16  
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: 3.01 ACRES  
RESERVED FOR DUPLEX UNITS



LOCATION MAP (No Scale)



**PROPERTY DESCRIPTION**  
Part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 44 North, Range 12 West, and being a Replat of a part of Lots 9 and 10 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, and also all of Lots 12, 13, and 15, and part of lots 14 and 16 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 N5°13'56"W, along the Quarter Section line, 718.05 feet; thence S83°28'52"W, 35.36 feet to a point on the easterly line of BERTHA DRIVE right-of-way, as shown on the plat of said Southgate Subdivision Section One, and the POINT OF BEGINNING; thence S83°28'52"W, 60.00 feet, to a point on the westerly line of BERTHA DRIVE right-of-way, as shown on the plat of said Southgate Subdivision Section One; thence N6°31'08"W, along the said westerly line of BERTHA DRIVE right-of-way, 20.00 feet; thence S83°28'52"W, 176.86 feet to a point on the west line of Lot 14 of said Southgate Subdivision Section One; thence N9°05'13"E, along the westerly line of said Lot 14, 55.01 feet to the most southerly corner of Lot 16 of said Southgate Subdivision Section One; thence N41°17'07"E, along the westerly line of Lot 14 of said Southgate Subdivision Section One, 31.00 feet; thence N50°41'10"W, 199.45 feet, to a point on the southerly line of DUANE SWIFT PARKWAY right-of-way, as shown on the plat of said Southgate Subdivision; thence northeasterly, continuing along the said southerly line of DUANE SWIFT PARKWAY right-of-way, on a curve to the right having a radius of 120.00 feet, an arc distance of 75.86 feet, (the chord of said curve being N65°20'50"E, 74.70 feet); thence, N83°28'52"E, continuing along the said southerly line of DUANE SWIFT PARKWAY right-of-way, 721.07 feet; thence northeasterly, continuing along the said southerly line of DUANE SWIFT PARKWAY right-of-way, on a curve to the left having a radius of 130.00 feet, an arc distance of 6.52 feet, (the chord of said curve being N82°02'36"E, 6.52 feet); thence, N80°36'21"E, continuing along the said southerly line of DUANE SWIFT PARKWAY right-of-way, 36.35 feet, to the northwest corner of a tract of land as per deed of record in Book 366, page 116, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri; thence S8°09'45"E, leaving the southerly line of DUANE SWIFT PARKWAY right-of-way, 123.94 feet, to the southwest corner of said tract of land as per deed of record in Book 366, page 116; thence S83°04'27"W, 111.11 feet; thence S5°55'27"E, 17.31 feet; thence S83°28'52"W, 389.16 feet, to a point on the easterly line of BERTHA DRIVE right-of-way, as shown on the plat of said Southgate Subdivision Section One, (said point being the southeast corner of Lot 13 of said Southgate Subdivision Section One); thence S6°31'08"E, along the easterly line of said BERTHA DRIVE right-of-way, 120.00 feet to the POINT OF BEGINNING;

Containing 3.01 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 resubdivision 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. Bricker*  
Larry V. Bricker, 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 resubdivided 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 recorded) as shown on this replat which shall be known as SOUTHGATE SUBDIVISION, SECTION THREE.  
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.

SHELDON GENTRY, INC.  
JEFFERSON CITY, MISSOURI  
Attest: *Sheldon Gentry* Secretary  
By: *R. Sheldon Gentry* President

STATE OF MISSOURI }  
COUNTY OF COLE } ss  
On this 29 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 day of November, 1995.  
My Commission Expires: 12-20-96  
*Sauce Gardwell*  
Notary Public, Cole County

- NOTES:  
1. Set 5/8" Rerod 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.

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. 12354.  
Approved this 18 day of OCTOBER, 1995  
*Duane Schreimann* Mayor  
*Phyllis Powell* City Clerk  
*Mark A. Brose* Director of Public Works  
*Kath A. DeVault* Director of Planning

STATE OF MISSOURI }  
COUNTY OF COLE } ss  
Filed for record 30 day of November, 1995.  
at 3 O'clock and 54 Minutes P.M.,  
recorded in Book 11, Page 204.  
Larry D. Rademan, Recorder  
Deputy

Document No. 11558

**Central Missouri Professional Services, Inc.**  
ENGINEERING - SURVEYING  
2500 E. McCARTY  
JEFFERSON CITY, MISSOURI 65101  
Phone (314) 634-3455  
FAX (314) 634-8666

TITLE: **REPLAT**  
**SOUTHGATE SUBDIVISION - SECTION THREE**

FOR: **SHELDON GENTRY**

DATE: 07/24/95	DWN. BY: C.F.B.	SCALE: 1"=50'	BOOK: 325.304
REV. DATE: 06/21/95	ORD. BY:	SHEET: 1 OF 1	JOB NO. 80-155

SUB 321.03