

SOUTHGATE SUBDIVISION - SECTION 5
A REPLAT OF PART OF LOT 1 OF SOUTHGATE SUBDIVISION &
PART OF LOT 20 OF FAIR ACRES ADDITION
 AS PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 201 AND PLAT BOOK 2, PAGE 28
 COLE COUNTY RECORDER'S OFFICE

ZONED PUD - TOTAL AREA 1.63 ACRES

PROPERTY DESCRIPTION

Part of Lot 1 of SOUTHGATE SUBDIVISION as recorded in Plat Book 11, page 201, Cole County Recorder's Office and part of Lot 20, Block 4 of FAIR ACRES ADDITION as recorded in Plat Book 2, page 28, Cole County Recorder's Office, in the City of Jefferson, Missouri, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 1 of SOUTHGATE SUBDIVISION; thence along the boundary of said Lot 1 the following courses: N86°42'32"W, 299.88 feet; thence N28°47'41"W, 19.36 feet; thence on a curve to the right having a radius of 109.97 feet, an arc distance of 89.07 feet, (Chord N05°35'29"W, 86.65 feet); thence N17°36'44"E, 295.39 feet; thence on a curve to the left having a radius of 1462.69 feet, an arc distance of 32.47 feet, (Chord S79°11'16"E, 32.47 feet); to the northwest corner of a tract described by deed of record in Book 348, page 661, Cole County Recorder's Office; thence S10°54'14"W, along the westerly line of said tract, 125.41 feet; thence S80°51'40"E, along the southerly line of said tract, 78.85 feet to a point on the easterly line of said Lot 20 of FAIR ACRES ADDITION; thence S04°52'46"E, along the easterly line of said Lot 20, 76.00 feet to a point on the northerly line of said Lot 1 of SOUTHGATE SUBDIVISION; thence along the boundary of said Lot 1 the following courses: N83°39'21"E, 42.40 feet; thence S04°53'04"E, 16.00 feet; thence N63°07'16"E, 45.62 feet; thence N85°30'28"E, 31.20 feet; thence S05°49'06"E, 197.31 feet to the POINT OF BEGINNING. Containing 1.63 Acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Sheldon Gentry, 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 14th day of April, 1997.
 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 on this replat the letters 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 easements, not presently of record as shown on this replat which shall be known as SOUTHGATE SUBDIVISION - SECTION 5.

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 16 day of April, 1997.

Attest: Sheldon Gentry, Secretary
 Sheldon Gentry, Inc.
 Jefferson City, Missouri
 By: Sue Gentry, President

STATE OF MISSOURI }
 COUNTY OF COLE } ss
 On this 15 day of April, 1997, before me personally appeared Sue Gentry, to me personally known, and being duly sworn, did say that she 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.
 Sue 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 15 day of April, 1997.
 My Commission Expires: 12-30-99
Cance Cardwell, Notary Public, Cole County

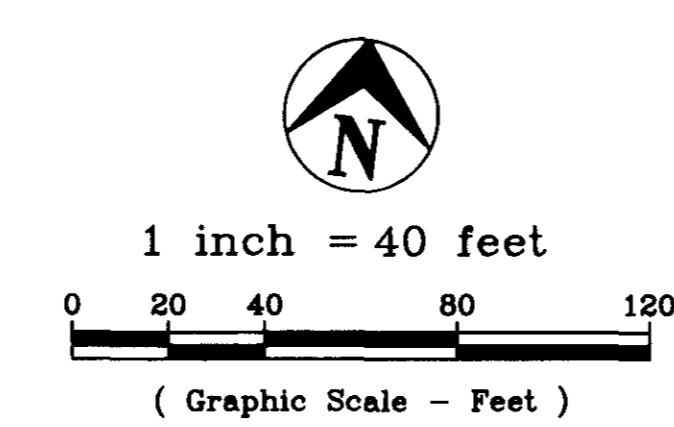
Document No. 05036
 STATE OF MISSOURI }
 COUNTY OF COLE } ss
 Filed for record 14 day of MAY, 1997
 at 11 O'clock and 15 Minutes A.M.,
 recorded in Book 11, Page 931.
 LARRY D. RADEMAK, Recorder
 Deputy Public-Recorder, Deputy

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING
 2500 L. McCARTY Phone (573) 634-3455
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE: **REPLAT OF LOT 1 & PART OF LOT 20 SOUTHGATE SUBD. & FAIR ACRES ADD.**

FOR: **SHELDON GENTRY, INC.**

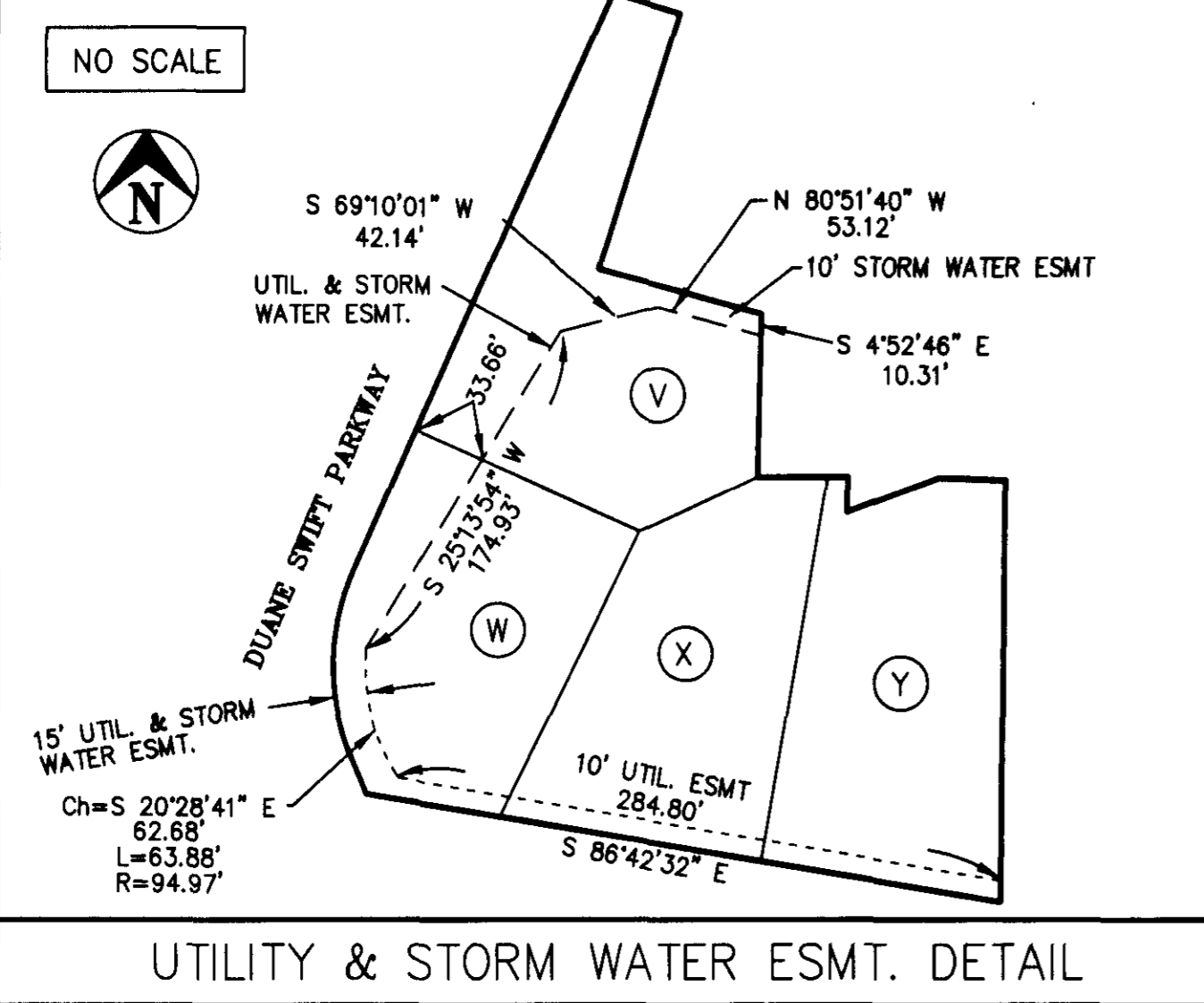
DATE FEB 1997	DRN. BY K.B.	SCALE 1" = 40'	BOOK 696
REV. DATE MAR 1997	CKD. BY	SHEET 1 OF 1	JOB NO. 80-155



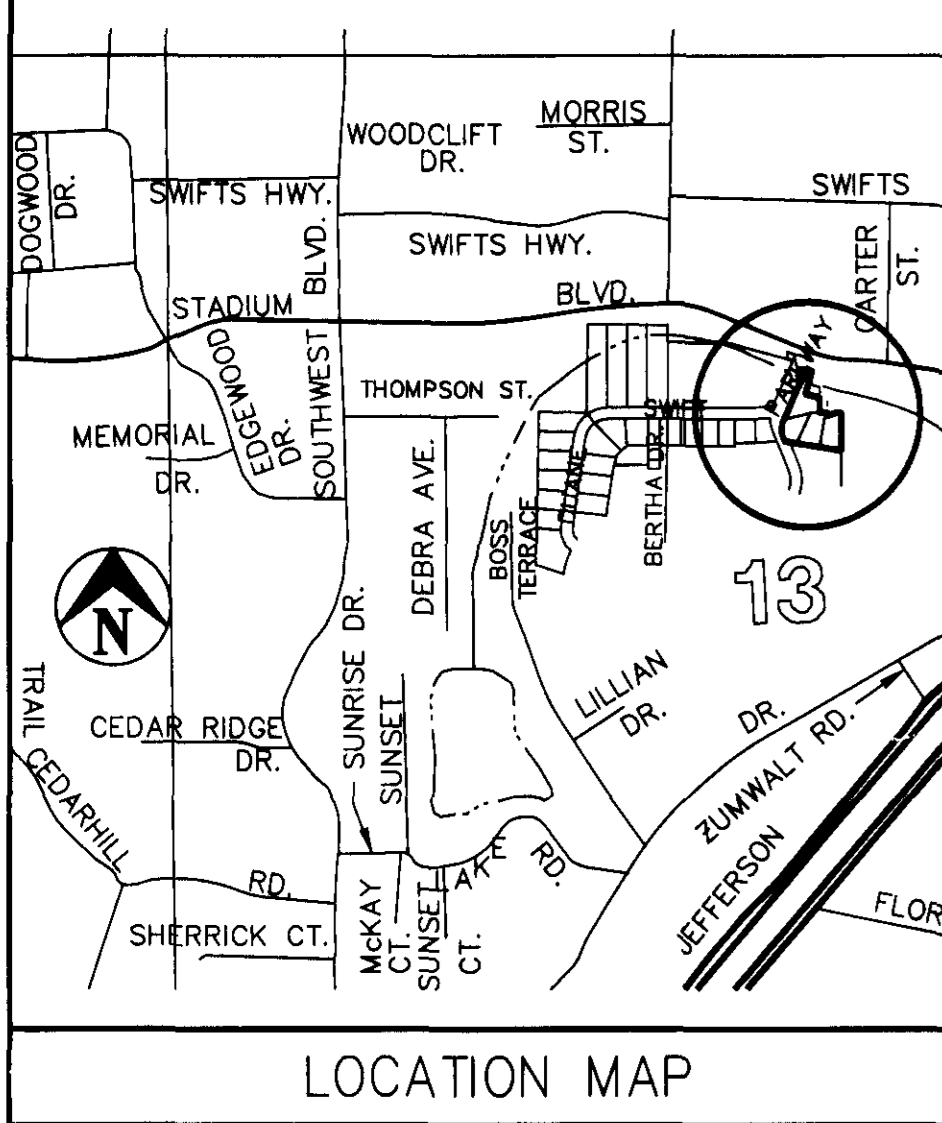
Bearings based on SOUTHGATE SUBDIVISION, as per plot of record in Plat Book 11, Page 201, Cole County Recorder's Office.

- NOTES:
- Set 1/2" Rod with cap at all property corners, unless otherwise shown.
 - Building Setbacks are 25 feet from the front of the property line, 10 feet from the sides and rear.
 - 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.

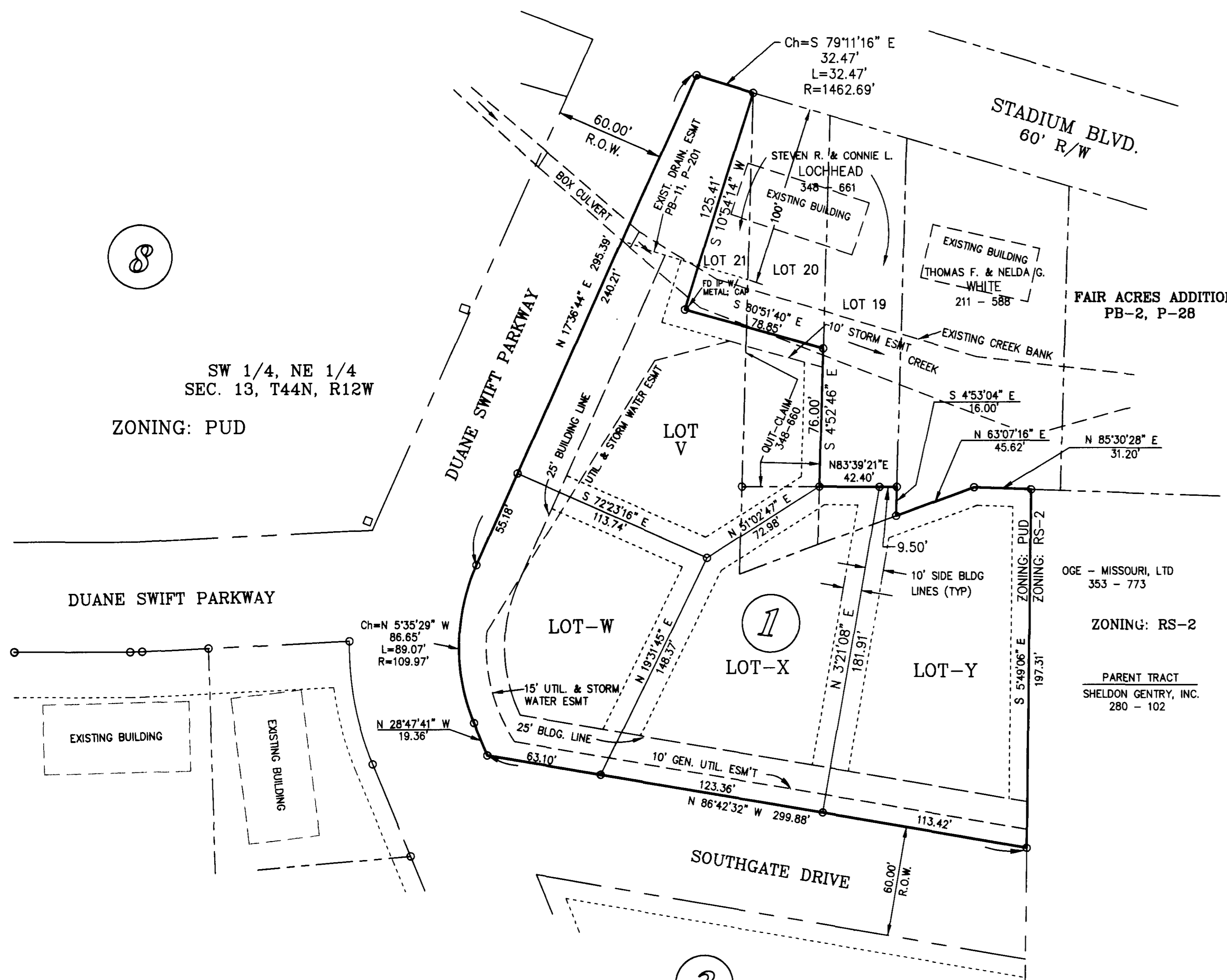
ZONING: RS-2



UTILITY & STORM WATER ESMT. DETAIL



LOCATION MAP



SW 1/4, NE 1/4
 SEC. 13, T44N, R12W
 ZONING: PUD

OGE - MISSOURI, LTD
 353 - 773
 ZONING: RS-2
 PARENT TRACT
 SHELDON GENTRY, INC.
 280 - 102

3
 ZONING: PUD

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. 12618.
 Approved this 6th day of MAY, 1997.
Duane Schreimmann, Mayor
Phyllis Powell, City Clerk
Marilyn A. Brose, P.E., Director of Public Works
Keith A. DeVault, Director of Planning & Code Enforcement