

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED, BEING THE OWNERS OF THE LAND HERINAFTER DESCRIBED, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS A SUBDIVISION OF A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 RANGE 12, COLE COUNTY, MISSOURI, HERINAFTER TO BE KNOWN AS PART 1, WESTWOOD SUBDIVISION AND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT ATTACHED HERETO AND MADE A PART HEREOF:

DESCRIPTION:

A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 44 RANGE 12, COLE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 12, TOWNSHIP 44 RANGE 12, THENCE EAST AND ALONG NW 1/4 SECTION LINE 625.95' TO AN IRON ON WESTERLY BOUNDARY LINE SOUTHWEST BLVD., THENCE IN SOUTHERLY DIRECTION AND ALONG WESTERLY BOUNDARY LINE SOUTHWEST BLVD. 453.0' TO AN IRON, THENCE WESTERLY AT AN ANGLE OF 89°36' A DISTANCE OF 149.0'; THENCE TO LEFT 55°16' AND 40.0'; THENCE TO RIGHT 19°14' AND 296.10'; THENCE TO THE LEFT 5°30' AND 113.15'; THENCE TO LEFT 18°16' AND 68.40'; THENCE TO RIGHT 34°50' AND 163.8'; THENCE TO RIGHT 23°04' AND 202.2' TO A POINT ON WEST BOUNDARY OF SOUTHWEST 1/4 SECTION 12, TOWNSHIP 44 RANGE 12, THENCE NORTH AND AT AN ANGLE OF 71°45' ALONG WEST BOUNDARY LINE OF SOUTHWEST 1/4 SECTION 12, TWP 44, RANGE 12, 1075.0' TO POINT OF BEGINNING.

THE LAND ABOVE DESCRIBED IS LOCATED IN CITY OF JEFFERSON, COLE COUNTY, MISSOURI.
THE LAND ABOVE DESCRIBED HAS BEEN SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON PLAT ATTACHED HERETO.

WE THE OWNERS DO HEREBY DEDICATE THE STREETS AND THOROUGHFARES, SEWER AND DRAINAGE EASEMENTS, TO PUBLIC USE FOREVER IN THE LOCATIONS SHOWN ON THE PLAT.

EACH RESIDENCE SHALL CONTAIN MINIMUM OF 1100 SQUARE FEET OF LIVING FLOOR SPACE EXCLUSIVE OF GARAGE AND UNFINISHED BASEMENT AREA.

NO RESIDENCE SHALL BE CLOSER TO SIDE LINE OF LOT THAN 10% OF LOT WIDTH AT FRONT BUILDING LINE UP TO AND INCLUDING 10'. ANY AMOUNT OF SIDELINE SET BACK OVER 10' IS AT DISCRETION OF INDIVIDUAL LOT OWNER. IN NO INSTANCE SHALL SIDELINE SET BACK BE LESS THAN 5'.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5 DAY OF AUGUST 1960.

R. H. Gentry
R. H. Gentry

Rosemary D. Gentry
Rosemary D. Gentry

A PARTNERSHIP DBA GENTRY INVESTMENT COMPANY

STATE OF MISSOURI }
COUNTY OF COLE }

ON THIS 5 DAY OF AUGUST 1960 BEFORE ME PERSONALLY APPEARED SAID OWNERS, TO ME PERSONALLY KNOWN, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF

I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT MY OFFICE IN COLE COUNTY, MISSOURI, THIS DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES August 7, 1963
Lucy Ragan
NOTARY PUBLIC

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL THIS 6 DAY OF Sept 1960.

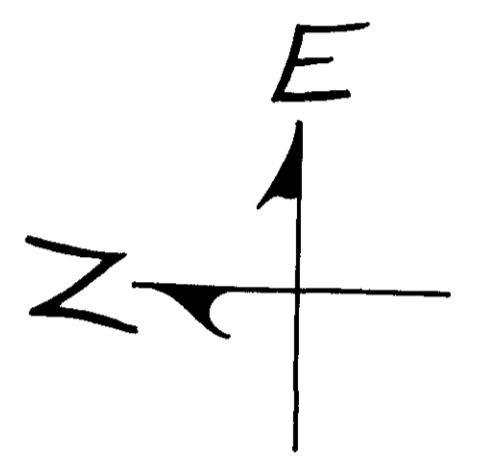
Henry W. Eddy CITY CLERK
Ed Staley MAYOR

APPROVED BY PLANNING AND ZONING COMMISSION THIS 21 DAY OF August 1960.

Phil Dallen
VICE CHAIRMAN

APPROVED BY CITY ENGINEER THIS 29 DAY OF August 1960
S. J. Henry
CITY ENGINEER

WESTWOOD
SUBDIVISION



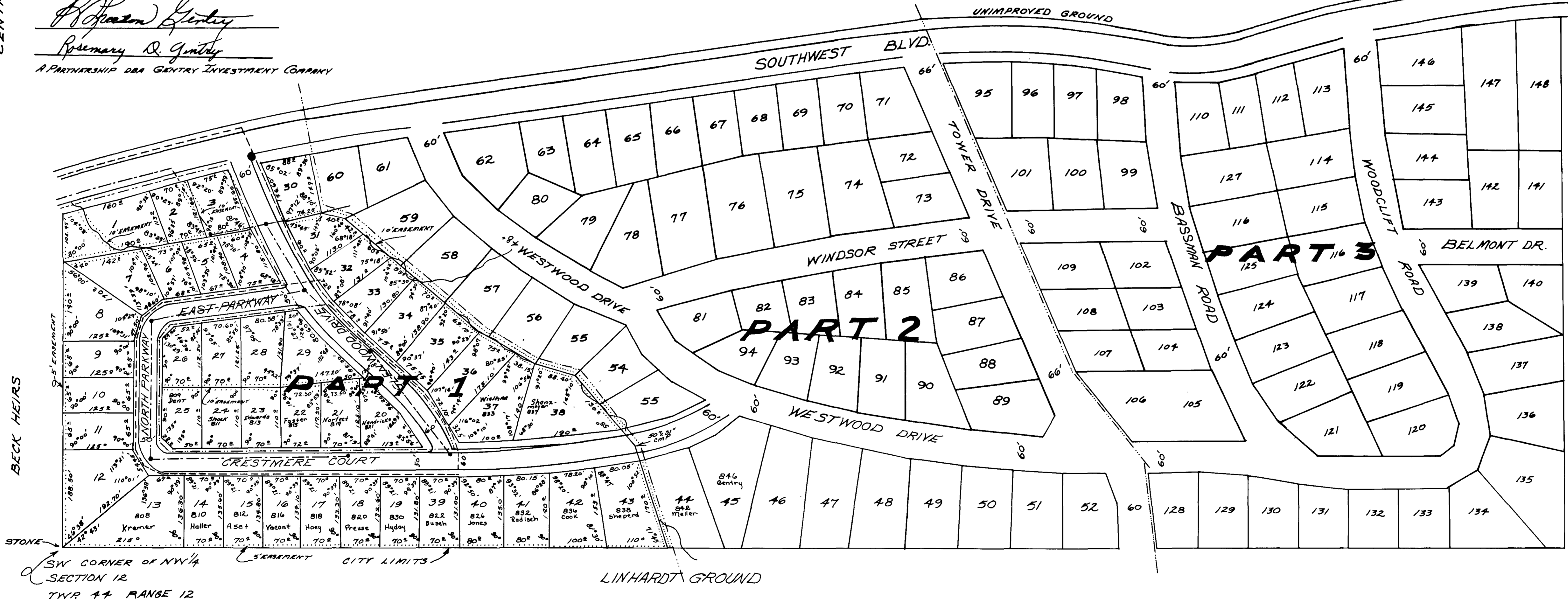
SCALE 1" = 100'
CURRENT ZONING IS "A-2"
SINGLE FAMILY RESIDENCE

LEGEND

- EASEMENTS (Dedicated to City of Jefferson)
- WATER LINE
- GAS LINE
- SEWER LINE
- CURB LINE
- "PART" DIVISION

ENGINEERING & PLANNING BY:
R. H. Gentry
P.E. #625

CENTRAL INVESTMENT CO.



WESTWOOD SUBDIVISION
Scale 1" = 100'

Traced from print 8-23-72 A.S.

COMPLETED

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SUB. 133.00