

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED, BEING THE OWNERS OF THE LAND HEREINAFTER DESCRIBED, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS A SUBDIVISION OF A PART OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 44, RANGE 12, COLE COUNTY, MISSOURI, HEREINAFTER TO BE KNOWN AS PART 2, 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 1/4 OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 44, RANGE 12, COLE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER LOT 30, PART 1, WESTWOOD SUBDIVISION; THENCE SOUTH 1139.72 FEET ALONG THE WESTERLY BOUNDARY LINE SOUTHWEST BLVD. TO A POINT WHERE SAID SOUTHWEST BLVD. INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TOWER DRIVE; THENCE TO RIGHT 74° 40' A DISTANCE OF 582.4'; THENCE TO LEFT 10° 33' AND 257.0'; THENCE TO RIGHT 33° 05' AND 150.0'; THENCE TO RIGHT 90° 00' AND A DISTANCE OF 862.0' TO THE SOUTHWEST CORNER OF LOT 43, PART 1, WESTWOOD SUBDIVISION; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY LINE PART 1, WESTWOOD SUBDIVISION 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 THOUGHFARES, SEWER AND DRAINAGE EASEMENTS, TO PUBLIC USE FOREVER IN THE LOCATIONS SHOWN ON THE PLAT.

EACH RESIDENCE SHALL CONTAIN MINIMUM OF 1200 SQUARE FEET FLOOR SPACE EXCLUSIVE OF GARAGE AND UNFINISHED BASEMENT AREA. NO RESIDENCE SHALL BE CLOSER TO SIDELINE OF LOT THAN 10% OF LOT WIDTH AT FRONT BUILDING LINE UP TO AND INCLUDING 10 FEET. ANY AMOUNT OF SIDE LINE SETBACK OVER 10 FEET IS AT DISCRETION OF INDIVIDUAL LOT OWNER. IN NO INSTANCE SHALL SIDE LINE SETBACK BE LESS THAN 5 FEET. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 25 DAY OF JUNE 1962.

[Signature]
[Signature]
 A PARTNERSHIP OF GENTRY INVESTMENT COMPANY

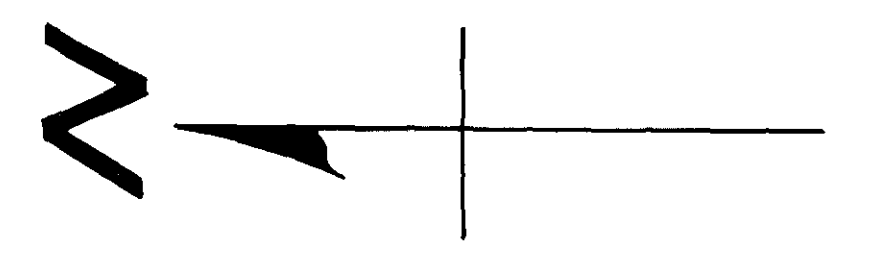
STATE OF MISSOURI } 33
 COUNTY OF COLE }
 ON THIS 25 DAY OF JUNE 1962 BEFORE ME PERSONALLY APPEARED SAID OWNERS, TO ME PERSONALLY KNOWN AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.
 IN WITNESS WHEREOF:
 I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT MY OFFICE IN COLE COUNTY, MISSOURI, THIS DAY AND YEAR FIRST ABOVE WRITTEN.
[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES June 18, 1965

APPROVED BY CITY ENGINEER
 THIS 25 DAY OF July 1962.
[Signature]
 CITY ENGINEER

ACCEPTED BY ORDINANCE OF CITY COUNCIL THIS 27th DAY OF August 1962.
[Signature]
 Deputy CITY CLERK
[Signature]
 MAYOR

APPROVED BY PLANNING AND ZONING COMMISSION THIS 25 DAY OF July 1962.
[Signature]
 CHAIRMAN

WESTWOOD SUBDIVISION



SCALE 1" = 100 FEET

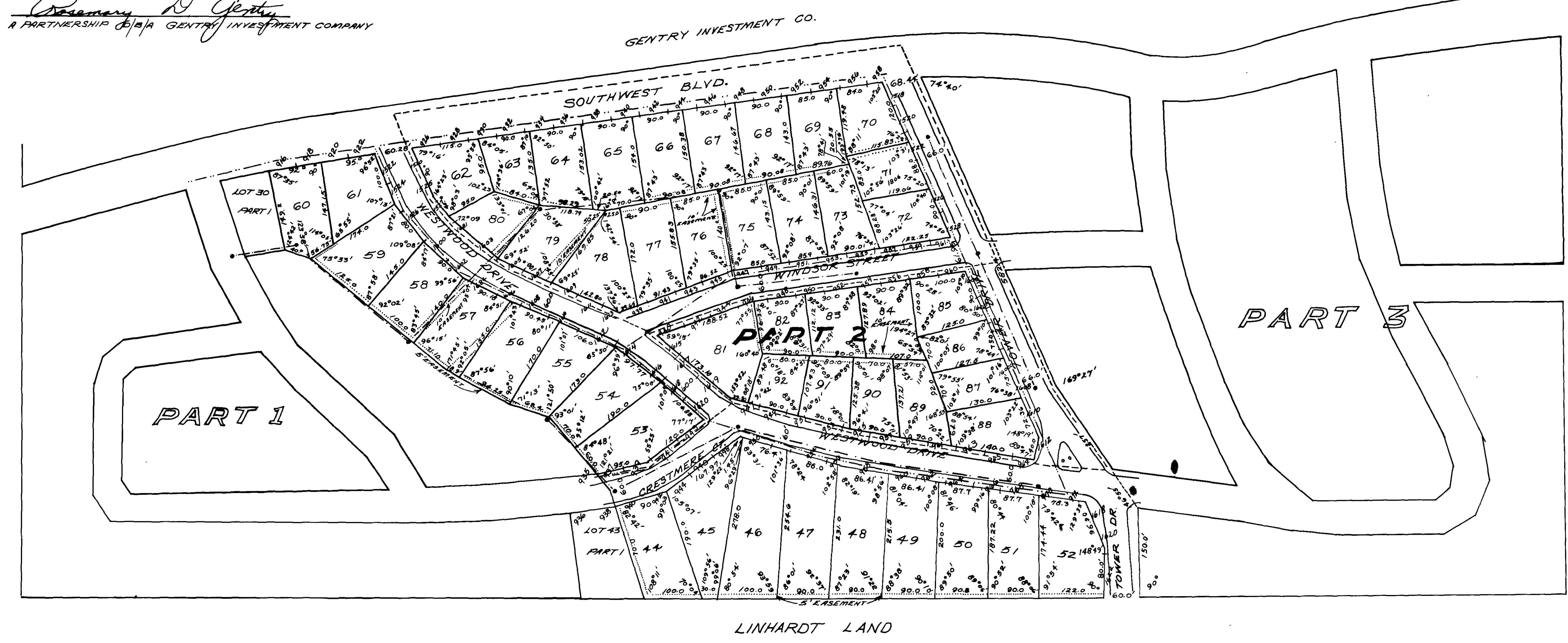
CURRENT ZONING IS "A-2" SINGLE FAMILY RESIDENCE

LEGEND

- EASEMENTS (TO CITY)
- WATER LINE
- GAS LINE
- SEWER LINE
- CURB LINE

ENGINEERING BY:
[Signature]
 P.E. #625

SURVEYING BY:
[Signature]
 R.L.S. #847



WESTWOOD SUBDIVISION PART 2

COMPLETED 135
 Traced from print. Signatures traced from originals 8-24-72 A.S.
 SUB 133.01