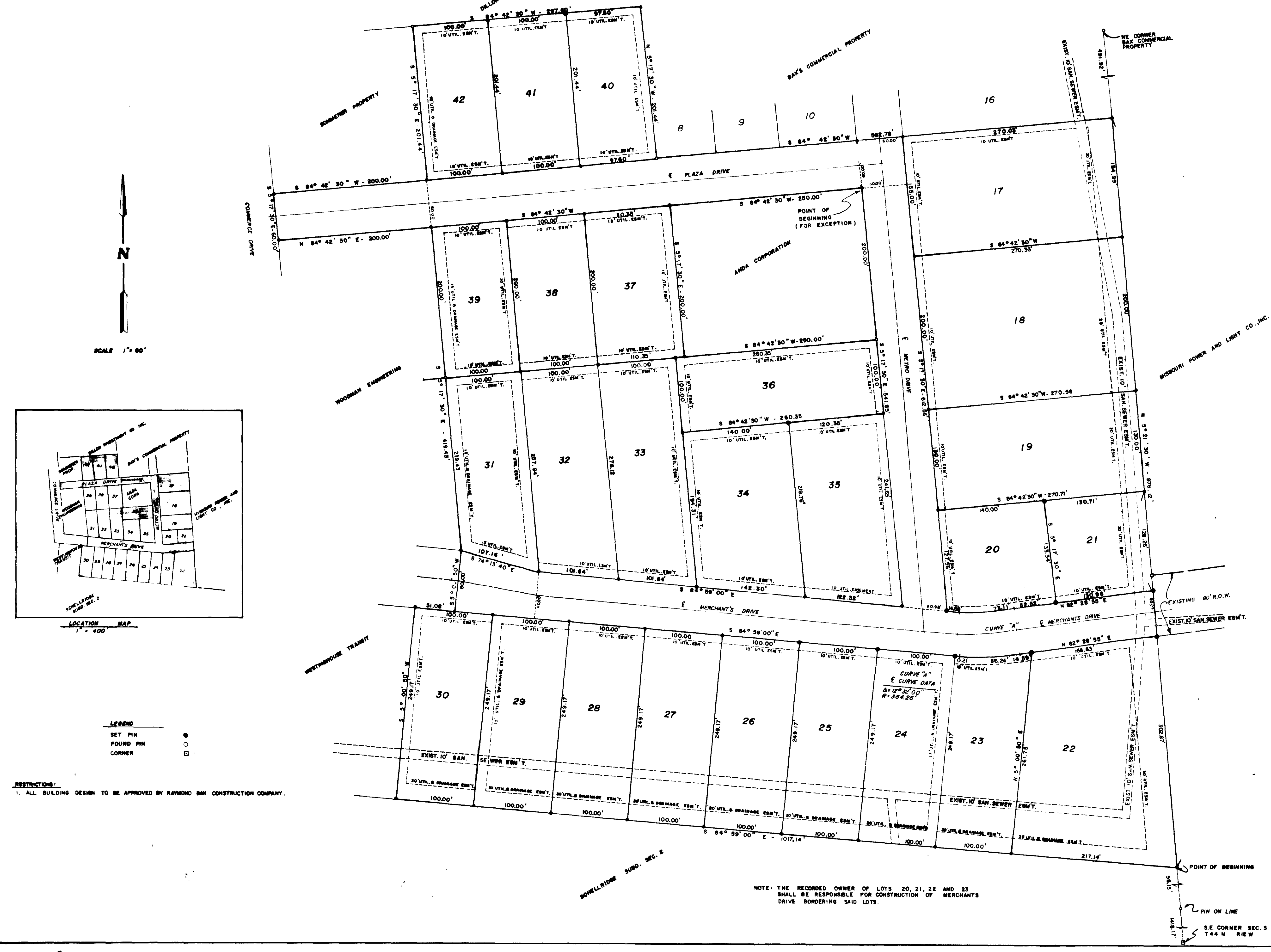


BAX'S COMMERCIAL PROPERTY SECTION II FINAL PLAT



LEGAL DESCRIPTION
 A TRACT OF LAND SITUATED IN AND BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE EAST 1/2 OF THE SE 1/4 OF FRACTIONAL SECTION 3, T 44 N, R 12 W, ALL IN THE CITY OF JEFFERSON, COUNTY OF COLE, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER AT SECTION 3, T 44 N, R 12 W, THENCE N 5° 21' 30" W, ALONG THE SECTION LINE, 1476.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINE N 5° 21' 30" W 978.12 FEET; THENCE LEAVING SAID SECTION LINE S 84° 42' 30" W 592.78 FEET; THENCE N 5° 17' 30" W, 201.44 FEET; THENCE S 84° 42' 30" W, 297.60 FEET; THENCE S 5° 17' 30" E, 201.44 FEET; THENCE S 84° 42' 30" W, 200.00 FEET TO THE EASTERLY R/W LINE OF COMMERCIAL DRIVE; THENCE S 5° 17' 30" E, ALONG SAID R/W LINE, 60.00 FEET; THENCE LEAVING SAID R/W LINE N 84° 42' 30" E, 200.00 FEET; THENCE S 5° 17' 30" E, 419.43 FEET; THENCE S 5° 00' 50" W 800.00 FEET; THENCE N 84° 59' 00" W, 51.08 FEET; THENCE S 5° 00' 50" W, 249.17 FEET TO THE NORTHERLY LINE OF SCHELLRIDGE SUBDIVISION SECTION 2 AS RECORDED IN BOOK 7, PAGE 67, AT THE COLE COUNTY RECORDS, COLE COUNTY, MISSOURI; THENCE S 84° 59' 00" E ALONG SAID NORTHERLY LINE, 1017.14 FEET, TO THE POINT OF BEGINNING.

EXCEPTING: A TRACT OF LAND SITUATED IN AND BEING A PART OF SAID SECTION 3, T 44 N, R 12 W BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SE CORNER OF SECTION 3, T 44 N, R 12 W; THENCE N 5° 21' 30" W, ALONG THE SECTION LINE, 2492.42 FEET; THENCE LEAVING SAID SECTION LINE, S 84° 42' 30" W, 350.03 FEET; THENCE S 5° 17' 30" E, 60.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S 5° 17' 30" E, 200.00 FEET; THENCE S 84° 42' 30" W 250.00 FEET; THENCE N 5° 17' 30" W 200.00 FEET; THENCE N 84° 42' 30" E, 250.00 FEET; TO THE POINT OF BEGINNING, CONTAINING 1.148 ACRES.

CONTAINING: 19.328 ACRES.
 SUBJECT TO ALL EASEMENTS AND RESTRICTIONS AT RECORD
 ZONED: M-2.

THIS IS TO CERTIFY THAT I, GERARD J. HARMS, REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND DURING THE MONTH OF FEBRUARY, 1979, AT THE REQUEST OF RAYMOND BAX OF RAYMOND BAX CONSTRUCTION COMPANY, AND THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY OF THE STATE LAND SURVEY AUTHORITY.

Gerard J. Harms
 GERARD J. HARMS
 M.R.L. 1692

KNOW ALL MEN THAT RAYMOND BAX AND RAYMOND BAX CONSTRUCTION COMPANY ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND THAT SAID TRACT OF LAND IS LOCATED IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, AND THAT WE HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PROPOSE SAID TRACT OF LAND TO BE SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 11 DAY OF May, 1979.

Raymond Bax *Theresa H. Bax*
 RAYMOND BAX, OWNER THERESA H. BAX, WIFE

ON THIS 11 DAY OF May, 1979, BEFORE ME PERSONALLY DID APPEAR RAYMOND BAX AND THERESA H. BAX, HIS WIFE, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 11 DAY OF May, 1979.

MY COMMISSION EXPIRES 3-22-1982
Howard Singleton
 NOTARY PUBLIC
 HOWARD SINGLETON

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. 3703 APPROVED THIS 6 DAY OF May, 1979.

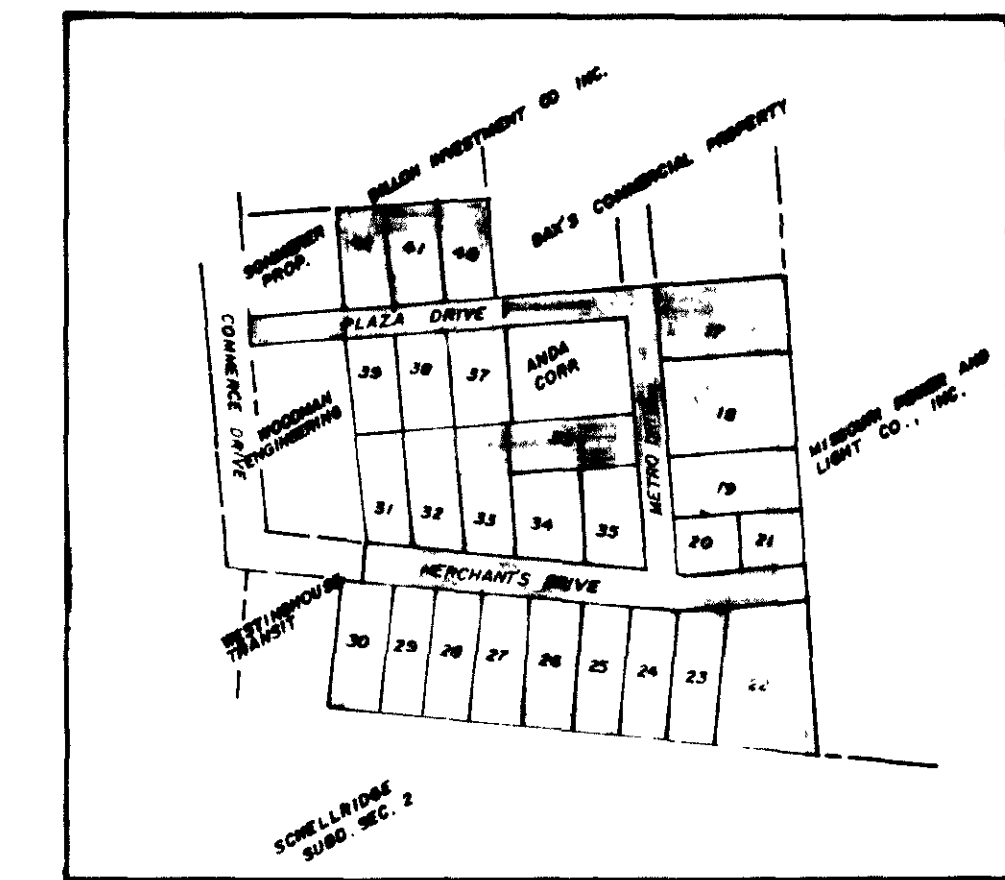
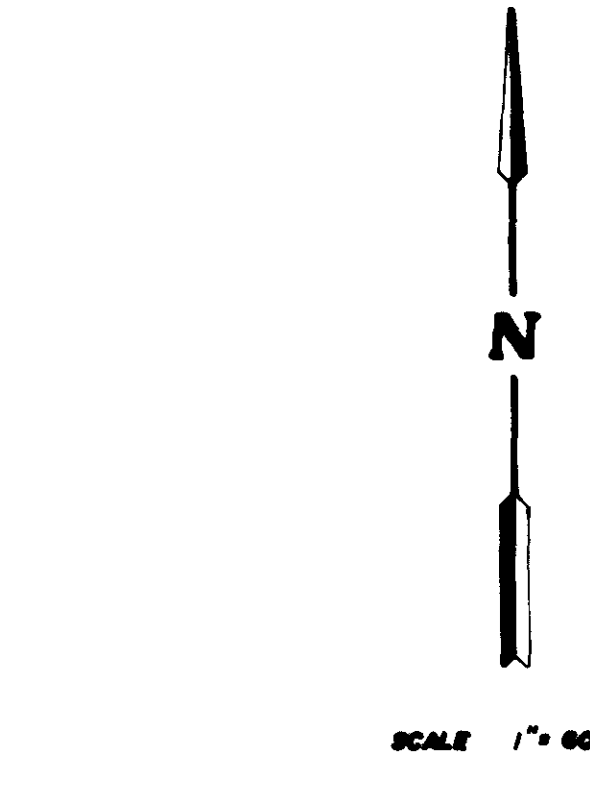
MAYOR CITY CLERK
 EDGAR HARTSFIELD LIBBY THEN

DIRECTOR OF PLANNING & ZONING DIRECTOR OF PUBLIC WORKS
 THOMAS H. BENTON ROBERT M. BATES

STATE OF MISSOURI
 COUNTY OF COLE
 I, THE UNDERSIGNED RECORDER OF DEEDS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF COLE COUNTY, MISSOURI, THIS 6 DAY OF May, 1979, AT 11:11 AM. AND RECORDED IN BOOK 11, PAGE 27.
David Newsam *Richard J. Newsam*
 DAVID NEWSAM, RECORDER OF DEEDS RICHARD J. NEWSAM, DEPUTY RECORDER OF DEEDS

SUB. #281-II

REVISED JUNE 26, 1979
 REVISED MAY 17, 1979
COMPLETED
 G. J. HARMS & ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 ELDON, MISSOURI BOONVILLE, MISSOURI 278 A SHEET 2 OF 10
 SUB 281.01



LEGEND
 SET PIN ○
 FOUND PIN ●
 CORNER □

RESTRICTIONS:
 1. ALL BUILDING DESIGN TO BE APPROVED BY RAYMOND BAX CONSTRUCTION COMPANY.

NOTE: THE RECORDED OWNER OF LOTS 20, 21, 22 AND 23 SHALL BE RESPONSIBLE FOR CONSTRUCTION OF MERCHANTS DRIVE BORDERING SAID LOTS.