

CENTRAL MISSOURI MEDICAL PLACE

ZONED C-2, TOTAL AREA: 8.35 ACRES

PROPERTY DESCRIPTION

Part of Spring Valley Subdivision, in the City of Jefferson, Missouri, per plat of record in Plat Book 5, Page 35; Cole County Recorder's Office, being a part of the South Half of the Southeast Quarter of Section 13, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the Southeast Quarter of said Section 13; thence N01°15'13"E, along the Quarter Section Line, 252.26 feet to the easterly right-of-way line of CHRISTY DRIVE (U.S. Highway 54 right-of-way); thence northerly, along the easterly right-of-way line of CHRISTY DRIVE the following courses: N52°06'35"E, 238.60 feet; thence N36°46'47"E, 301.70 feet; thence N40°35'38"E, 115.85 feet to the southwesterly corner of a tract of land described in Book 351, Page 228, Cole County Recorder's Office, and being the northwesterly corner of a tract of land described in Book 241, Page 165, Cole County Recorder's Office and the point of beginning for this description; thence leaving the easterly right-of-way line of CHRISTY DRIVE S60°09'17"E, along the southerly line of said tract in Book 351, Page 228, and being the northerly line of said tract in Book 241, Page 165, 835.60 feet to the southeasterly corner of said tract in Book 351, Page 228; thence N28°19'00"E, along the easterly line of said tract in Book 351, Page 228, being the westerly line of a tract of land described in Book 288, Page 535, Cole County Recorder's Office, 566.74 feet to the northeasterly corner of said tract in Book 351, Page 228, Cole County Recorder's Office, being the southerly line of a tract in Book 288, Page 535 and the southerly line of a tract of land described in Book 284, Page 870, Cole County Recorder's Office, 797.49 feet to the easterly right-of-way line of said CHRISTY DRIVE; thence S29°42'27"W, along said easterly right-of-way line, 71.29 feet; thence S40°35'38"E, along the easterly right-of-way line of CHRISTY DRIVE, 284.15 feet to the point of beginning. Containing in all 8.35 acres. Bearings based on an adjoining survey.

OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into Lots and Streets, and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record), as shown on this plat and said subdivision shall be known as "CENTRAL MISSOURI MEDICAL PLACE SUBDIVISION"

All taxes due and payable against said property have been paid in full.

IN WITNESS WHEREOF, the CMMP DEVELOPMENT COMPANY, L.L.C., a Missouri Limited Liability Company, the said party of the first part has caused these presents to be signed by its General Manager, this 24th day of FEBRUARY, 1995.

CMMP DEVELOPMENT COMPANY, L.L.C.,
a Missouri Limited Liability Company
By: Carl R. Doerhoff
Carl R. Doerhoff, General Manager

STATE OF MISSOURI)
COUNTY OF COLE)

On this 24th day of FEBRUARY, 1995, before me appeared Carl R. Doerhoff, to me personally known, who, being by me duly sworn did say that he is the general manager of CMMP DEVELOPMENT COMPANY, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company by authority of its members, and said Carl R. Doerhoff acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

Shirley Doerhoff
Notary Public Cole County

My Commission Expires:
SEPT. 2, 1996

DALE C. DOERHOFF
NOTARY PUBLIC, STATE OF MISSOURI
COUNTY OF COLE

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. 12252

Approved this 22nd day of MARCH, 1995.

Luise Gardner Phyllis Powell
Luise Gardner, Mayor Phyllis Powell, City Clerk

Martin A. Brose Keith A. DeVault
Martin A. Brose, Director of Public Works Keith A. DeVault, Director of Planning and Code Enforcement

STATE OF MISSOURI)
COUNTY OF COLE)

Document No. 02482

Filed for record 30 day of MARCH, 1995,
at 10 O'clock and 00 Minutes A.M.,
recorded in Book 11, Page 733

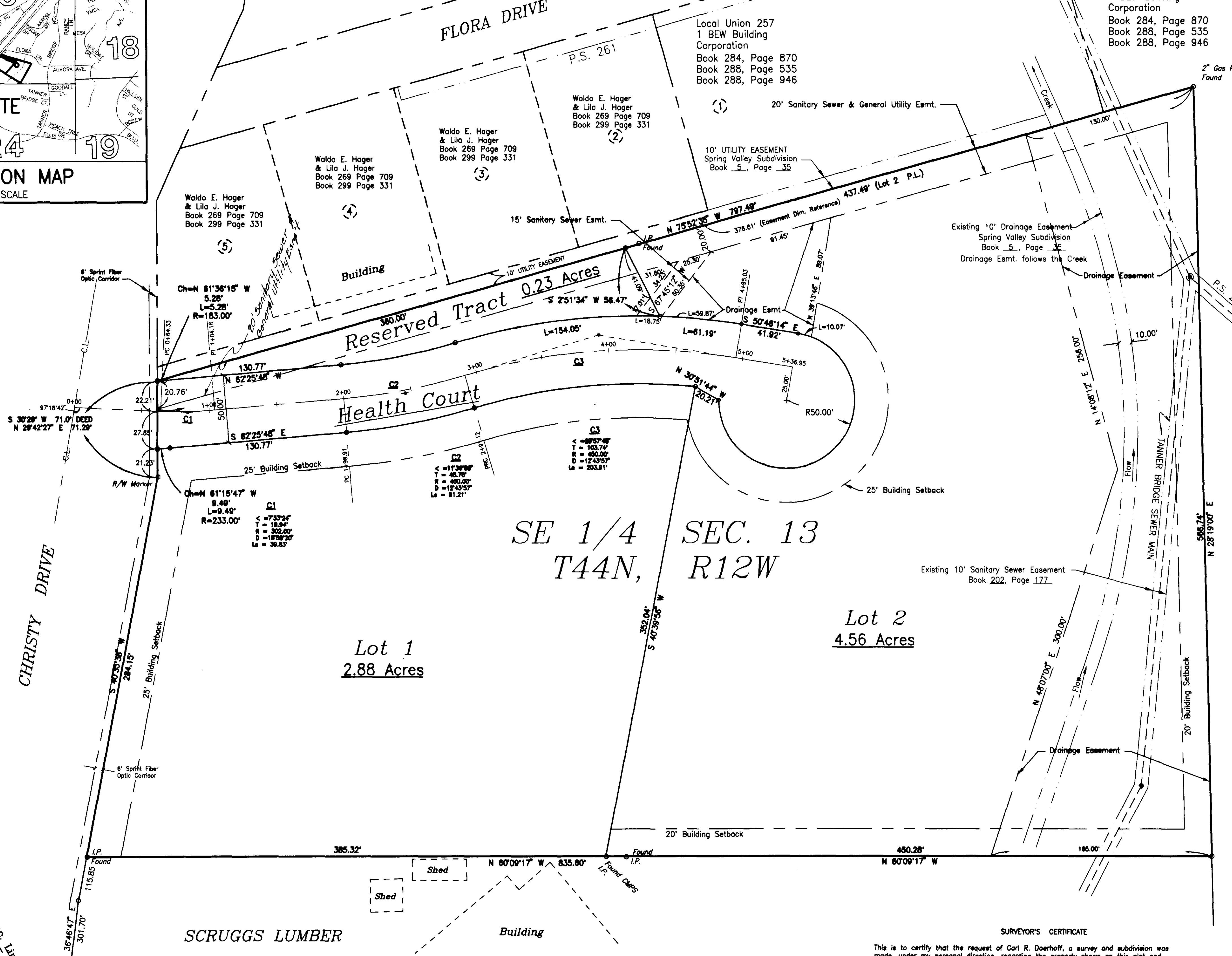
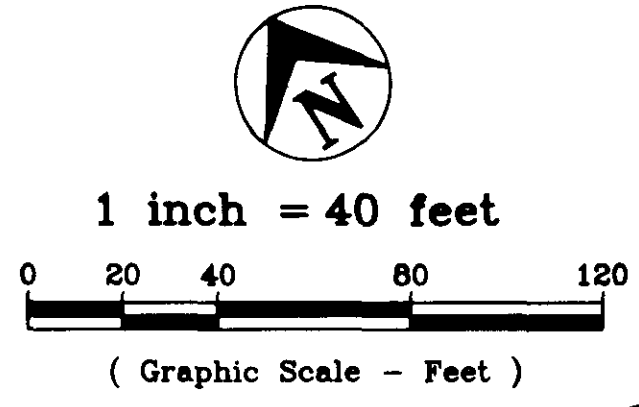
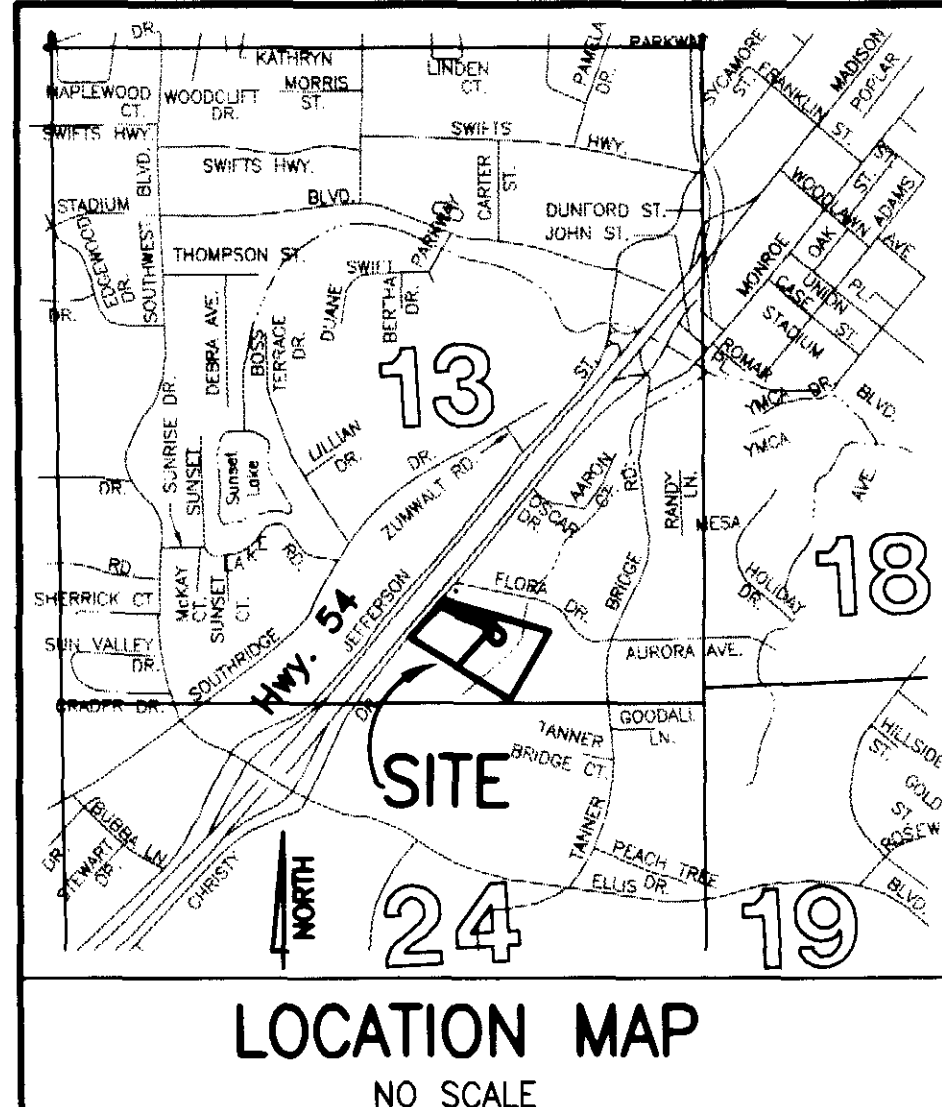
Larry D. Rademan Recorder

SURVEYOR'S CERTIFICATE

This is to certify that the request of Carl R. Doerhoff, a survey and subdivision was made, under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly on said plat and that said survey was performed in accordance with the requirements of the standards for a Class A property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, (4 CSR 30-8.020.)

In Witness whereof I have hereunto set my seal and signature this 28th day of FEB, 1995
Larry V. Bridget
LARRY V. BRIDGET, Mo. R.L.S. #1188

NOTE: THIS PLAT IS BEING FILED FOR THE PURPOSE OF CORRECTING OWNERSHIP ONLY.
THIS PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 11, PAGE 735



SCRUGGS LUMBER
Scruggs Guleman Lumber Company, Inc.
Book 241, Page 165
Spring Valley Subdivision
Book 5, Page 35

STONE
S.W. COR. S.E. 1/4 SEC. 13
T44N R12W

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (314) 634-3455
FAX (314) 634-8898

TITLE: **CENTRAL MISSOURI MEDICAL PLACE SUBD.**
1705 Christy Drive, Jefferson City

FOR: **CMMP DEVELOPMENT COMPANY L.L.C.**

DATE: 11-14-94	DRN. BY: R.O.G.	SCALE: 1"=40'	BOOK: 632
REV: 2-24-95	CRD. BY: L.V.B.	SHEET: 1 OF 1	JOB NO: 70-102

386A SUB 386.02