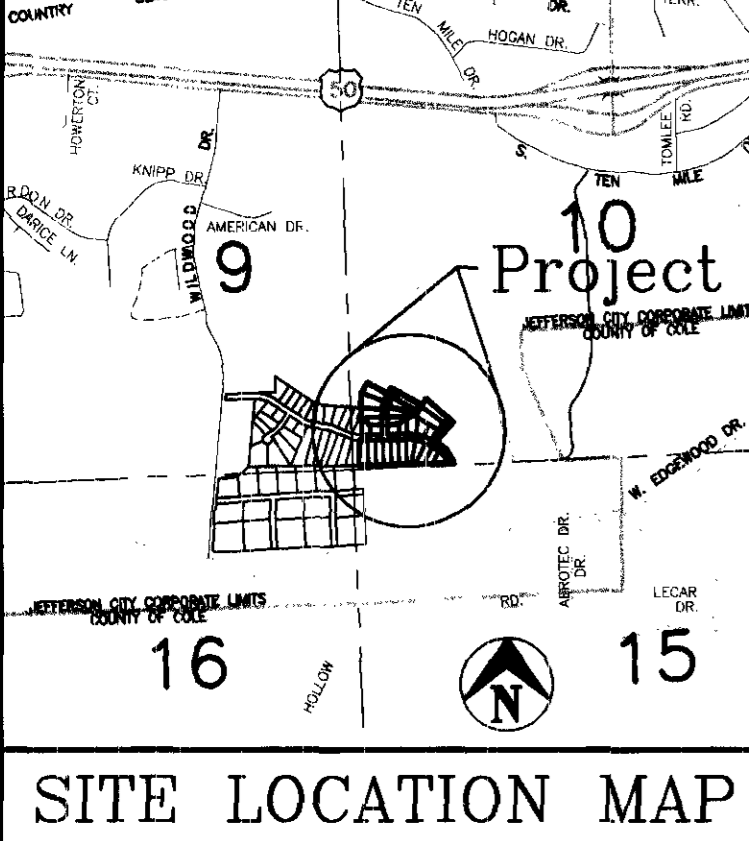


# THE DIAMONDS SUBDIVISION SECTION THREE

A SUBDIVISION OF PART OF TRACT 1 OF MOSERS SUBDIVISION (PLAT BOOK 11, PAGE 829)

TOTAL AREA = 14.56 ACRES

ZONING = RS-2



Tract 1  
MOSERS Subdivision  
Plat Book 11, page 829

Tract 1  
MOSERS Subdivision  
Plat Book 11, page 829

### PROPERTY DESCRIPTION

Part of Tract 1 of Mosers Subdivision, as per plot of record in Plat Book 11, page 829 Cole County Recorder's Office, being part of the Southwest Quarter of the Southwest Quarter of Section 10, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

Beginning at the Southeast Corner of Lot 19 of The Diamonds Subdivision Section One, as per plot of record in Plat Book 11, page 856 Cole County Recorder's Office; thence northerly along the boundary line of said The Diamonds Subdivision Section One the following courses: N0°26'48"W, 256.86 feet; thence northeasterly on a curve to the left having a radius of 340.00 feet, an arc distance of 26.88 feet (the chord of said curve being N87°17'19"E, 26.87 feet); thence N4°58'34"W, 60.00 feet; thence N6°03'59"W, 178.22 feet; thence S84°31'52"W, 31.27 feet; thence N19°16'29"E, 117.88 feet; thence N89°52'39"W, 30.42 feet; thence leaving the boundary line of said The Diamonds Subdivision Section One, N0°07'21"E, 152.99 feet; thence N25°12'31"E, 125.00 feet; thence S64°47'29"E, 240.00 feet; thence N25°12'31"E, 70.00 feet; thence S64°47'29"E, 377.46 feet; thence N27°01'45"E, 80.04 feet; thence S53°08'52"E, 370.16 feet; thence S37°30'11"W, 178.29 feet; thence southwesterly on a curve to the left having a radius of 272.00 feet, an arc distance of 80.35 feet (the chord of said curve being S29°05'14"W, 80.06 feet); thence S20°37'28"W, 17.09 feet; thence southeasterly on a curve to the right having a radius of 340.00 feet, an arc distance of 290.49 feet (the chord of said curve being S43°09'08"E, 281.74 feet); thence S85°01'26"W, 995.61 feet to the point of beginning.

Containing in all 14.56 acres.

Bearings based on a deed of record to the Missouri State Employees' Retirement System, as recorded in Book 324, page 209, Cole County Recorder's Office, Cole County, Missouri.

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of GREENCO DEVELOPMENT COMPANY, L.C., a Missouri Limited Liability Company, a survey and subdivision was made, under my personal direction regarding the above described property, and that the results of said survey are represented correctly on this plat, and that said survey was executed in accordance with the current requirements of the standards for an 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 16th day of Sept, 1996.  
Larry V. Brickley, MO R.L.S. 1188

### OWNERS 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 subdivided into 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 and right-of-ways (not presently of record), as shown on this plat, which shall be known as THE DIAMONDS SUBDIVISION SECTION THREE.

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

In testimony whereof GREENCO DEVELOPMENT COMPANY, L.C., a Missouri Limited Liability Company, the said party of the first part has caused these presents to be signed by its Members, this 16th day of Sept, 1996.

GREENCO DEVELOPMENT COMPANY, L.C.,  
a Missouri Limited Liability Company

*Gerald J. Green*  
Gerald J. Green  
*Richard L. Samson*  
Richard L. Samson  
*Robert M. Rackers*  
Robert M. Rackers

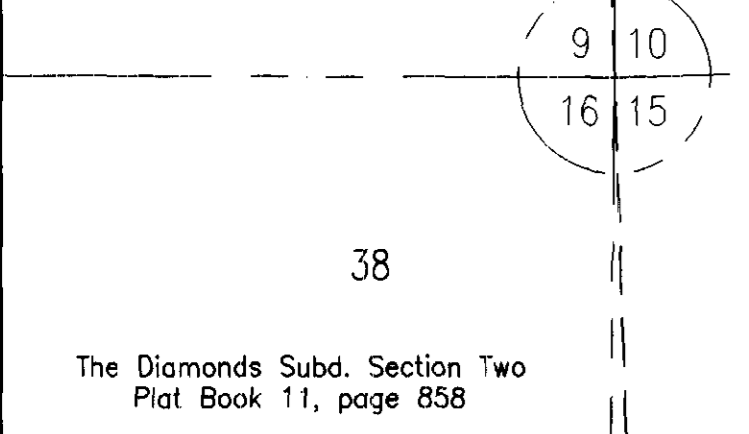
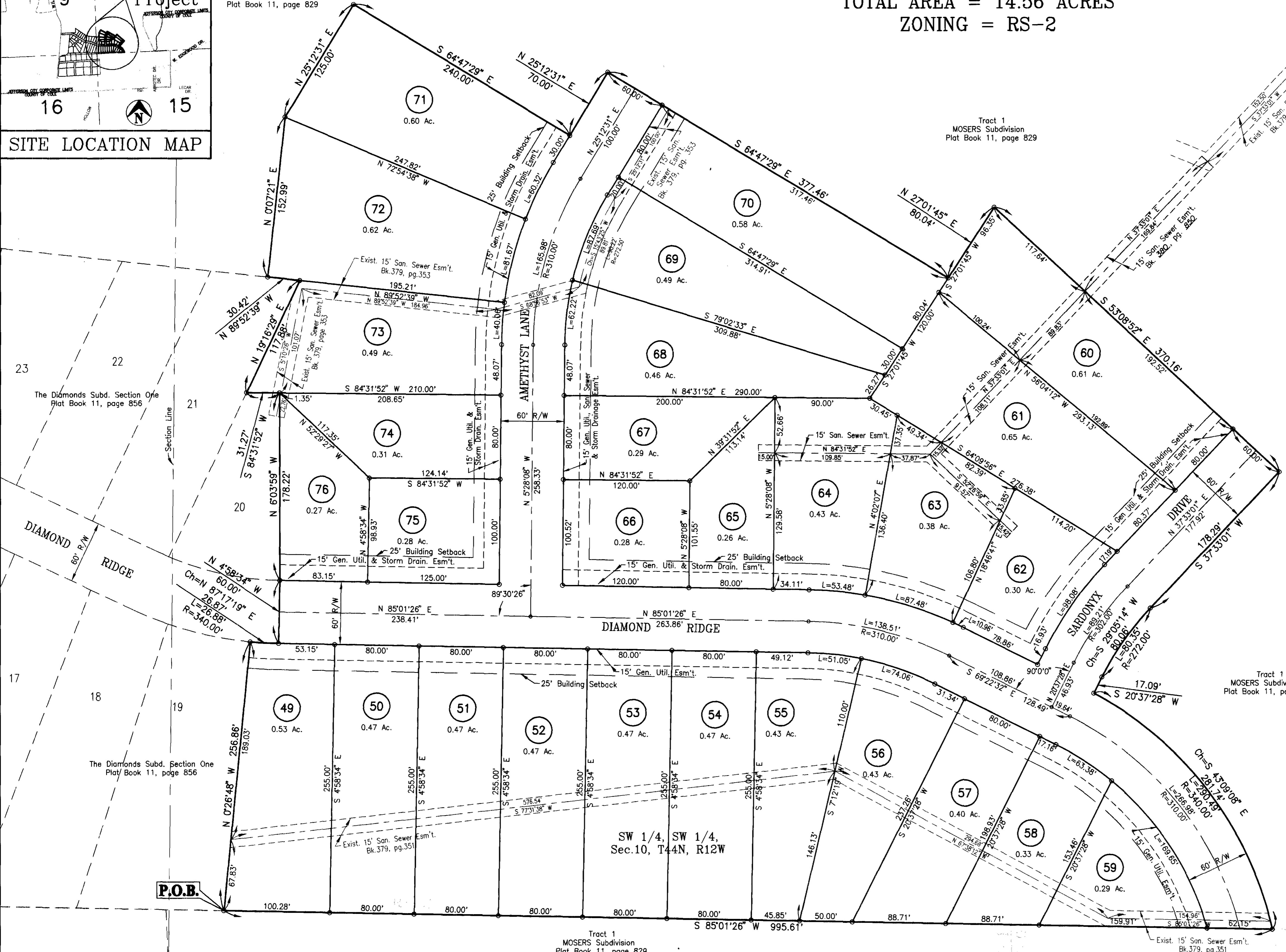
STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 16th day of Sept, 1996, before me personally did appear the above signed, to me personally known, who being by me duly sworn did say that they are the members of GREENCO DEVELOPMENT COMPANY, 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 above signed acknowledged said instrument to be the free act and deed of said limited liability company.

In Witness whereof, I have hereunto set my hand and affixed my seal this 16th day of Sept, 1996.

My Commission Expires: 12-30-97

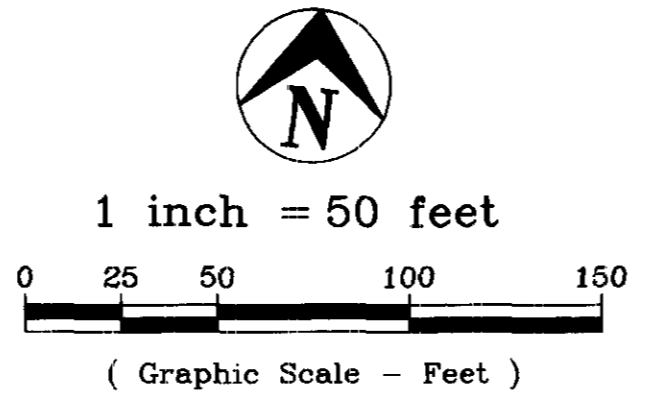
*Candace Cardwell*  
Candace Cardwell  
Notary Public, Cole County  
My Commission Expires 12/30/99



This Property is **NOT** within a flood hazard zone as indicated on the Department of Housing and Urban Development Map, Federal Insurance Administration, Dated: October 6, 1981.

Restrictions recorded in Book 381, page 504

Set 1/2" Iron Pin w/cap at all Property Corners unless otherwise noted.



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 by Ordinance No. 12934.  
Approved this 8th day of OCTOBER, 1996.  
*Duane E. Schreimann*, Mayor  
*Phyllis Powell*, City Clerk  
*Martin A. Brose*, Director of Public Works  
*Keith A. DeVault*, Director of Planning

STATE OF MISSOURI }  
COUNTY OF COLE } ss  
Filed for record 21 day of October, 1996  
at 1 O'clock and 30 Minutes P.M.,  
recorded in Book 11, Page 875.  
Larry D. Rademan, Recorder  
*Larry D. Rademan*, Deputy

Document No. \_\_\_\_\_

COMPLETED

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

TITLE: **The Diamonds Subdivision Section Three**  
**SW 1/4, SW 1/4, Sec. 10, T44N, R12W, Cole Co. MO**

FOR: **Greenco Development Company, L.C.**

DATE: 8/15/96	DRN. BY: C.F.B.	SCALE: 1"=50'	BOOK: 689, 697
REV. DATE: 9/9/96	CKD. BY:	SHEET: 1 OF 1	JOB NO. 95-294