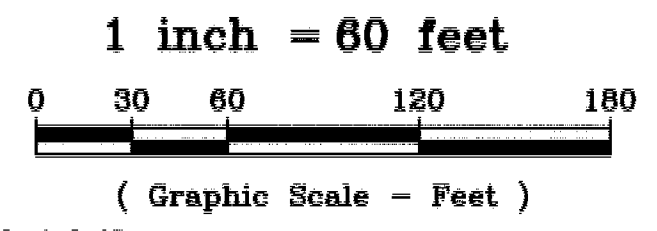
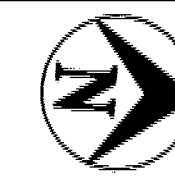
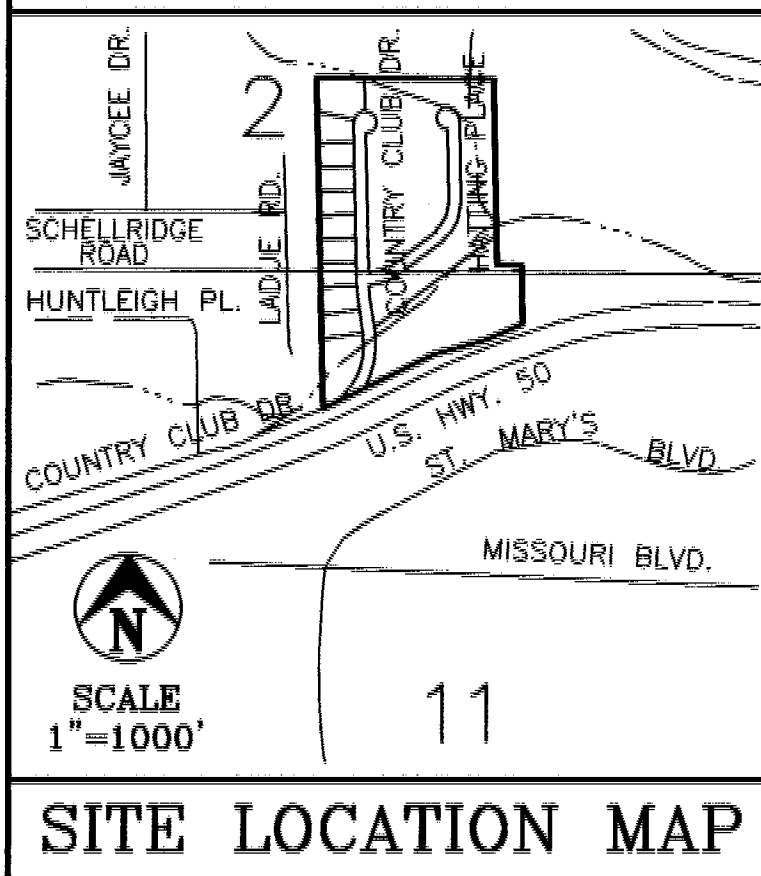
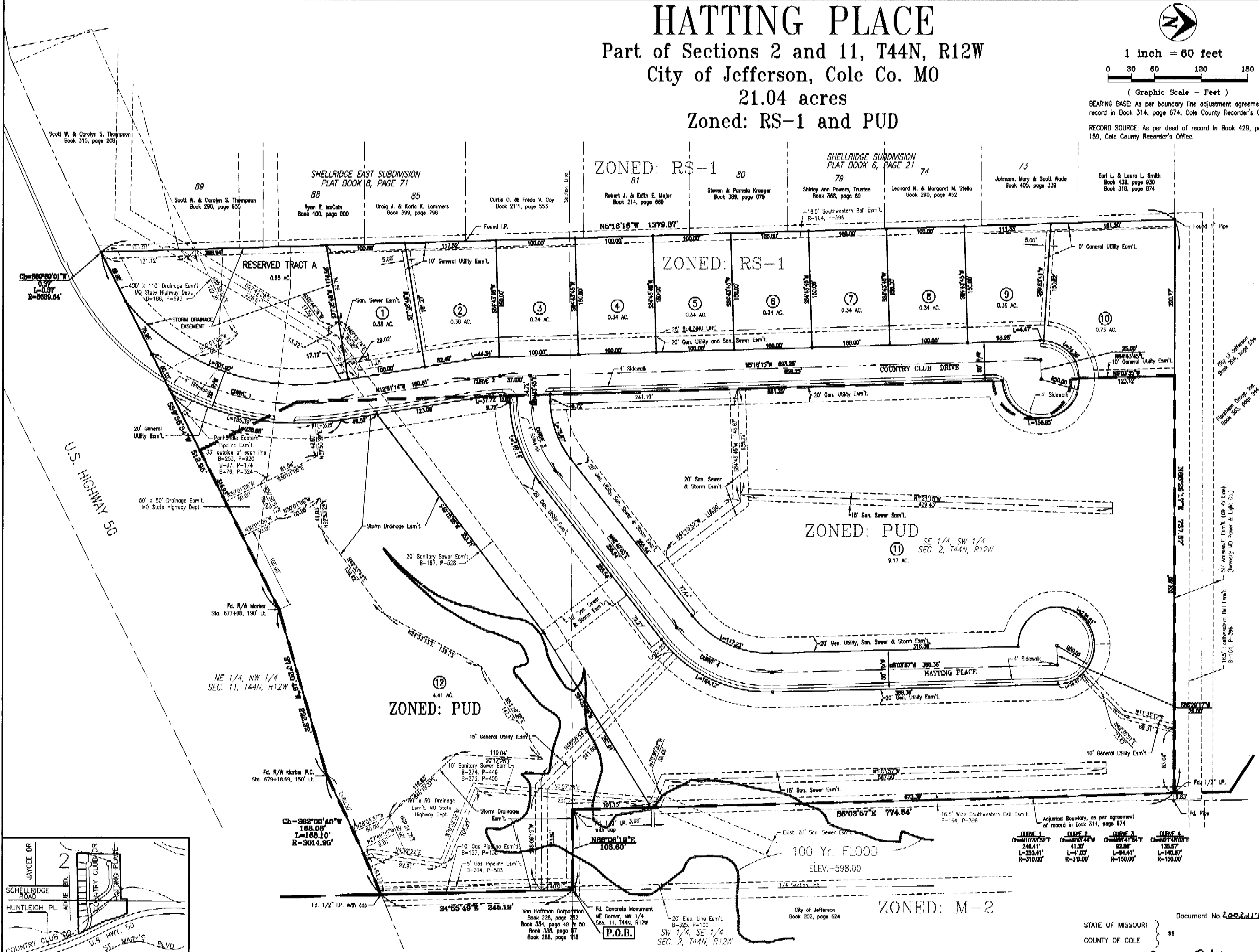


# HATTING PLACE

Part of Sections 2 and 11, T44N, R12W  
 City of Jefferson, Cole Co. MO  
 21.04 acres  
 Zoned: RS-1 and PUD



1 inch = 60 feet  
 BEARING IN BOOK: As per boundary line adjustment agreement of record in Book 314, page 674, Cole County Recorder's Office.  
 RECORD SOURCE: As per deed of record in Book 429, page 159, Cole County Recorder's Office.



**COPY**

- Notes:
- Set 1/2" Iron Pin with Cap at all Property Corners, unless otherwise noted.
  - Part of this Property is within a Flood Hazard Zone as indicated on Community-Panel Number 290108 0003 C, Federal Insurance Administration, Dated Oct. 6, 1981.
  - Sidewalks to be installed prior to acceptance of street/sewer/infrastructure.
  - Front Building Setbacks in RS-1 Zoning from the property line are 25'. Front Building Setbacks in PUD Zoning from the property line are 20'.

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. 19826.

Approved this 21 day of April, 2003.

Thomas S. Rockers, Mayor  
 Phyllis Powell, City Clerk

Patrick E. Sullivan, P.E.  
 Director of Community Development

Document No. 200321794

STATE OF MISSOURI }  
 COUNTY OF COLE } ss

Filed for record 28 day of October, 2003  
 at 8 O'clock and 56.11 Minutes A.M.,  
 recorded in Book 12, Page 372.

Larry D. Rademan, Recorder  
 Doris J. Schneider, Deputy

**BOUNDARY DESCRIPTION**  
 Part of the Southeast Quarter of the Southwest Quarter of Section 2 and part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:  
 BEGINNING at a concrete monument marking the northeast corner of the Northwest Quarter of said Section 11; thence S4°55'49"E, along the Quarter Section Line, 245.19 feet to a point intersecting the northerly line of the U.S. Highway 50 right-of-way; thence along said right-of-way line the following courses: Westerly, on a curve to the left, having a radius of 3014.95 feet, an arc distance of 168.10 feet, (the chord curve being S62°00'40"W, 168.08 feet); thence S70°20'49"W, 222.32 feet; thence S59°58'54"W, 512.95 feet; thence Westerly, on a curve to the right, having a radius of 5539.64 feet, an arc distance of 0.37 feet, (the chord of said curve being S59°59'01"W, 0.37 feet) to a point on the westerly boundary of a tract described by deed of record in Book 429, page 159, Cole County Recorder's Office and said point being the southeast corner of a tract described by deed of record in Book 315, page 208, Cole County Recorder's Office; thence leaving the northerly line of the aforesaid U.S. Highway 50 right-of-way, along the boundary of said tract described in Book 429, page 159, the following courses: N5°16'15"W, along the easterly line of said tract described in Book 315, page 208, and along the easterly line of Shellridge East Subdivision plat of record in Plat Book 8, page 71 and along the easterly line of other tracts described by deeds of record in Book 211, page 553, Book 214, page 669, Book 389, page 679, Book 368, page 69, Book 290, page 452, Book 405, page 339 and Book 318, page 674, Cole County Recorder's Office, 1379.87 feet to a point on the southerly line of a tract described by deed of record in Book 204, page 554, Cole County Recorder's Office; thence N86°29'17"E, along the southerly line of said tract described in Book 204, page 554, 737.57 feet to a point on the westerly line of a tract described by deed of record in Book 202, page 624, Cole County Recorder's Office, and re-described in the boundary line adjustment agreement of record in Book 314, page 674, Cole County Recorder's Office; thence S5°03'57"E, along said re-described line, 774.54 feet; to a point intersecting the south line of the Southeast Quarter of the Southwest Quarter of the aforesaid Section 2; thence N86°06'19"E, along the Section Line, 103.60 feet to the point of beginning. Containing 21.04 acres.

**SURVEYOR'S CERTIFICATE**  
 This is to certify that at the request of BSR, L.L.C., 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 current requirements of the standards for a 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 17th day of April, 2003.

KEITH M. BRICKEY, MO R.L.S. #2578

**OWNER'S 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 tracts to be surveyed and subdivided into lots, streets and easements and on this plat the numbers of the 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 streets and easements, (not presently of record) as shown on this plat, which shall be known as "HATTING PLACE".

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

In testimony whereof BSR, L.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 21 day of April, 2003.

BSR, L.L.C., a Missouri Limited Liability Company  
 Richard L. Samson, Manager/Member  
 Trustee of the Richard L. Samson Revocable Living Trust U/A/D 9/19/1998,  
 Robert M. Rockers, Manager/Member  
 Raymond Box, Manager/Member

STATE OF MISSOURI )  
 ) ss  
 COUNTY OF COLE )  
 On this 21 day of April, 2003 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 BSR, 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 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 21 day of April, 2003.

My Commission Expires: 12-30-03  
 Candace Caldwell  
 Candace Caldwell  
 Notary Public, Cole County  
 Restrictions recorded in Book 494, Page 169, Cole County Recorder's Office.

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

TITLE **HATTING PLACE**  
**Sec. 2 & 11, T44N, R12W, City of Jefferson, MO**

FOR **Hattig Place Development**

DATE Nov. 2002	DRN. BY C.F.B.	SCALE 1"=60'	BOOK
REV. Mar. 2003	OKD. BY C.C.	SHEET 1 OF 1	JOB NO. 86-109

Subd. # 446.00 CITY