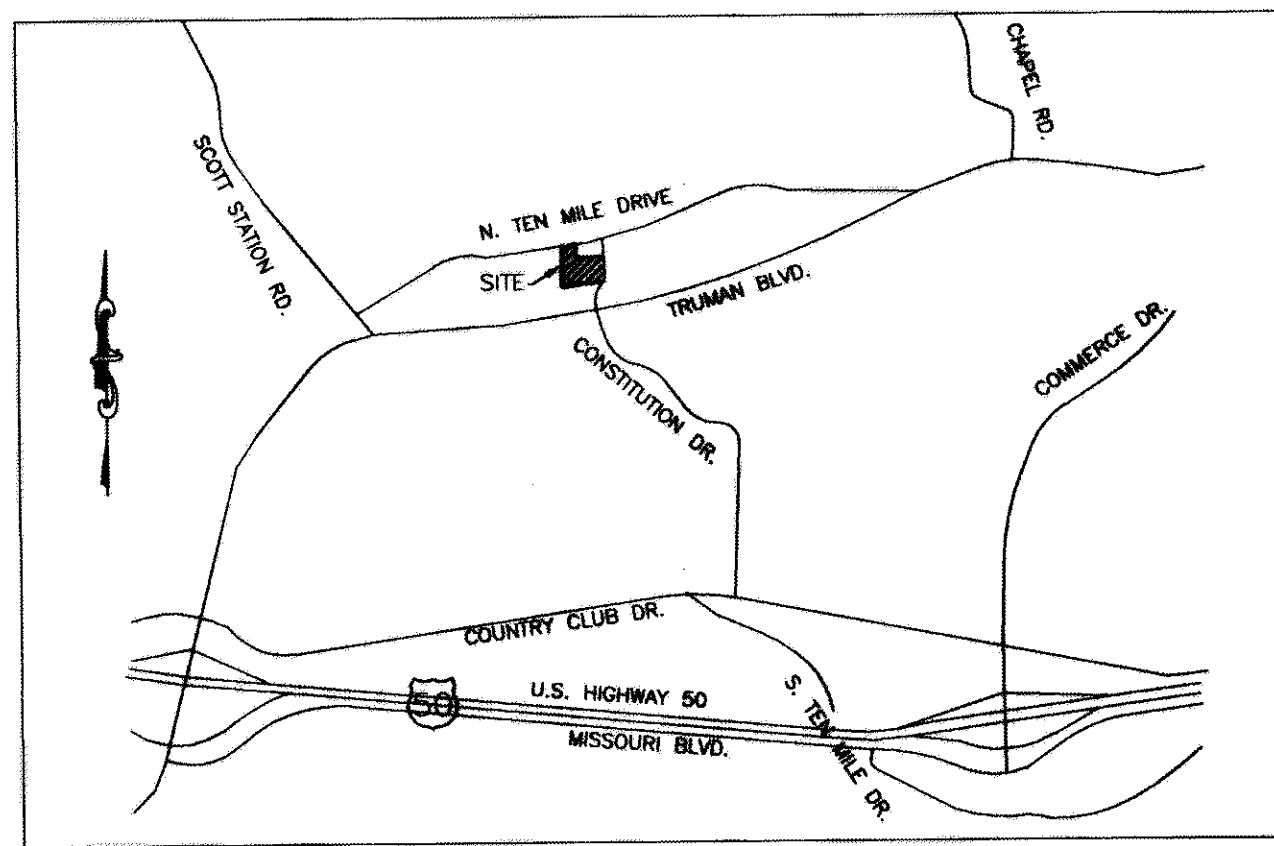


HOLT SUBDIVISION

SE 1/4 SEC. 4 T44N R12W
ZONED RA-2
2.91 AC



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 50'
0 25 50 100

BEARINGS ARE REFERENCED TO THE
PARCEL DIVISION SURVEY RECORDED IN
BOOK B, PAGE 183, OF THE COLE COUNTY
RECORDS

LEGEND

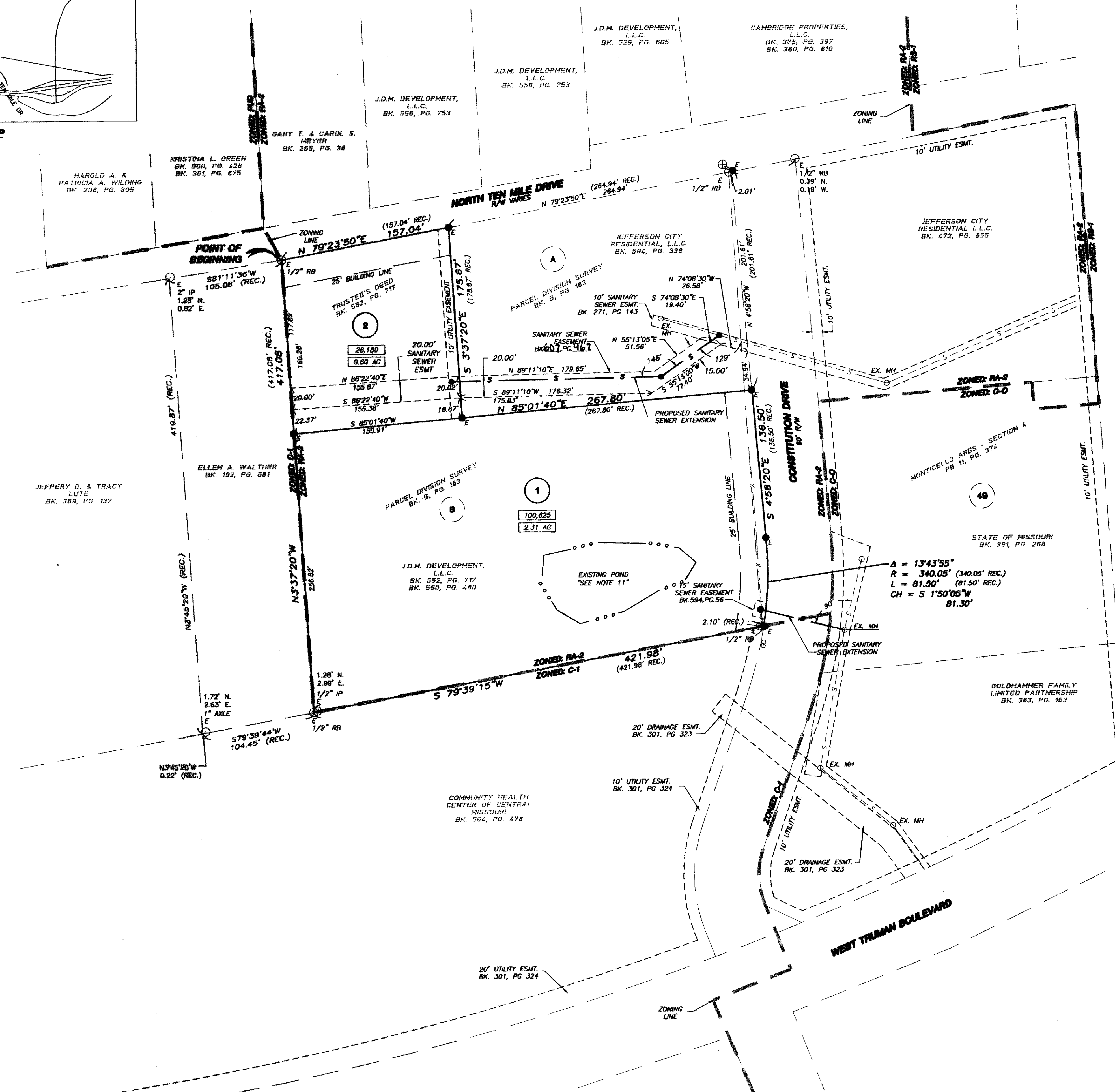
- IRON PIPE CAP #2001006115
- EXISTING SET
- (REC) RECORD
- ⊗ DRILL HOLE W/CHISELED "X"
- IP IRON PIPE
- ⊕ REBAR
- ⊙ MONUMENT
- ⊕ PERMANENT MONUMENT
- ⊕ RIGHT OF WAY MARKER
- ⊕ STONE
- ⊕ RADIAL LINE CENTERLINE
- ⊕ SQUARE FEET
- ⊕ ACRES
- - - - - EXISTING FENCE

FLOOD PLAN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF JEFFERSON FIRM MAP NO. 29051C0128D, DATED: DECEMBER 2, 2009

NOTES

1. THIS IS AN URBAN CLASS SURVEY.
2. THE BEARING OF THE SOUTHERN LOT LINE OF TRACT "B" OF THE PARCEL DIVISION SURVEY OF 3409 N. TEN MILE DRIVE AS RECORDED IN BOOK B, PAGE 183 OF THE COLE COUNTY RECORDS WAS INCORRECTLY LABELED. THE BEARING SHOWN FOR SAID LINE ON THIS PLAT IS CORRECT.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. RECORD TITLE INFORMATION FOR THIS SURVEY WAS PROVIDED BY COLE COUNTY ABSTRACT & TITLE COMPANY, COMMITMENT NUMBER: 67855, DATED: MAY 25, 2010.
6. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
7. THIS TRACT MAY BE SUBJECT TO A "BLANKET" RIGHT-OF-WAY DEED TO KINLOCH LONG DISTANCE TELEPHONE COMPANY RECORDED IN BOOK 26, PAGE 319. EXACT LOCATION IS UN-DEFINED.
8. THIS TRACT MAY BE SUBJECT TO A "BLANKET" RIGHT-OF-WAY DEED TO PANHANDLE EASTERN PIPE LINE COMPANY RECORDED IN BOOK 76, PAGE 317. EXACT LOCATION IS UN-DEFINED.
9. THIS TRACT MAY BE SUBJECT TO A "BLANKET" ELECTRIC LINE EASEMENT TO MISSOURI POWER & LIGHT COMPANY RECORDED IN BOOK 135, PAGE 400, BOOK 205, PAGE 556, BOOK 230, PAGE 273, BOOK 232, PAGE 148. EXACT LOCATION IS UN-DEFINED.
10. THIS TRACT MAY BE SUBJECT TO A "BLANKET" EASEMENT TO PANHANDLE EASTERN PIPE LINE COMPANY RECORDED IN BOOK 233, PAGE 448. EXACT LOCATION IS UN-DEFINED.
11. THIS TRACT MAY BE SUBJECT TO A WATER LINE EASEMENT TO PUBLIC WATER SUPPLY DISTRICT NO. 1 OF COLE COUNTY, MO. RECORDED IN BOOK 233, PAGE 787. ORIGINAL DESCRIPTION VERY POORLY WRITTEN AND APPEARS TO BE SOUTHWEST OF TRACT BUT EXACT LOCATION UNCLEAR.
12. THE EXISTING POND ON LOT 1 WILL REMAIN UNTIL SUCH TIME WHERE THE SURROUNDING DEVELOPMENT ON LOTS 1 AND 2 REQUIRE IT TO BE UPGRADED TO FUNCTION AS A DETENTION STRUCTURE FOR BOTH SITES. THERE HAS BEEN AN AGREEMENT BETWEEN THE OWNERS OF PARCEL A IMMEDIATELY NORTH OF THIS PLAT AND LOT 1 WHICH ALLOWS STORM WATER TO PASS FROM PARCEL A THROUGH LOT 1 AS NOTED IN THE SPECIAL AGREEMENTS SECTION OF THE SALE CONTRACT BETWEEN JDM DEVELOPMENT AND JEFFERSON CITY RESIDENTIAL DATED APRIL 14, 2010.
13. ALL BUILDING LINES ARE TO BE TO CITY OF JEFFERSON CITY ZONING CODE.



OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS THAT JDM DEVELOPMENT, L.L.C., BEING SOLE OWNERS OF THE TRACTS OF LAND DESCRIBED BELOW IN THE FOREGOING CERTIFICATION, HAVE CAUSED THE TRACT TO BE SURVEYED AND SUBDIVIDED INTO TWO TRACTS AS SHOWN ON THIS PLAT. THE TRACT NUMBERS AND THE SIZES THEREOF ARE FULLY AND TRULY SET FORTH.
ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL IN WITNESS WHEREOF THE UNDERSIGNED OWNERS OF SAID TRACT HAS HERETO SET THEIR HAND THIS 16th DAY OF July 2011.
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF JEFFERSON, FOREVER.
JDM DEVELOPMENT, L.L.C.
JAKE HUNGET, MEMBER
DAN LINHARDT, MEMBER
MIKE BUNGART, MEMBER

STATE OF MISSOURI }
COUNTY OF COLE } SS
ON THIS 16th DAY OF July, IN THE YEAR 2011, BEFORE ME, DID APPEAR JAKE HUNGET, DAN LINHARDT AND MIKE BUNGART, TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE REMAINDER OF THE PARENTAL TRACT DESCRIBED IN THE TRUSTEE'S DEED RECORDED IN BOOK 552, PAGE 717 AND THE WARRANTY DEED RECORDED IN BOOK 590, PAGE 480 AND THAT THIS PLAT WAS SIGNED AND THAT SAID JAKE HUNGET, DAN LINHARDT AND MIKE BUNGART ACKNOWLEDGED THIS TO BE THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL.
MY COMMISSION EXPIRES: 10/27/2012
CARMEN CRADDOCK
Notary Public/Notary Seal
State of Missouri
Cole County
My Commission Expires 10/27/2012
Commission # 09646570

PROPERTY DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 12 WEST, IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 552, PAGE 717 AND PART OF RESERVED TRACT "A" OF MONTICELLO ACRES, SECTION FOUR AS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 590, PAGE 480 OF THE RECORDS OF COLE COUNTY, MISSOURI AND ALSO SHOWN AS TRACT "B" OF THE PARCEL DIVISION SURVEY RECORDED IN BOOK B, PAGE 183 OF THE RECORDS OF COLE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL DIVISION SURVEY; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH TEN MILE DRIVE, N79°23'50"E, 157.04 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S33°37'20"E, 175.67 FEET; THENCE N85°01'40"E, 267.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF CONSTITUTION DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, S4°58'20"E, 136.50 FEET; THENCE ALONG A 340.05' FOOT RADIUS CURVE TO THE RIGHT, 81.50 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S1°50'05"W, 81.30 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S79°39'15"W, 421.98 FEET ALONG THE SOUTH LINE OF THE TRACTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 590, PAGE 480 AND THE TRUSTEE'S DEED RECORDED IN BOOK 552, PAGE 717; THENCE ALONG THE WEST LINE OF TRACT DESCRIBED BY SAID TRUSTEE'S DEED, N33°37'20"W, 417.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
SURVEY AND PLAT BY
A CIVIL GROUP
JAY GEBHARDT
JAY GEBHARDT L.S. 2001001909
7/16/11
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 14th DAY OF July 2011.
ROB DUNSCOMBE
NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 29, 2012.

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. 232, APPROVED THIS 15th DAY OF August 2011.
ERIC J. STRUBBELL, MAYOR
PHILLIS POWELL, CITY CLERK
MATTHEW J. MORASCH, P.E.
INTERIM DIRECTOR OF PUBLIC WORKS

STATE OF MISSOURI }
COUNTY OF COLE } SS
FILED FOR RECORD 16th DAY OF August 2011.
AT 10 O'CLOCK AND 01 MINUTES A.M.
RECORDED IN BOOK 12, PAGE 718
LARRY D. RADEMAN, RECORDER OF DEEDS

CARIE MUEHNS
DEPUTY
A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 W. BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65209
PHONE: (672) 911-5756, FAX: (672) 911-4711
SUB 543.00