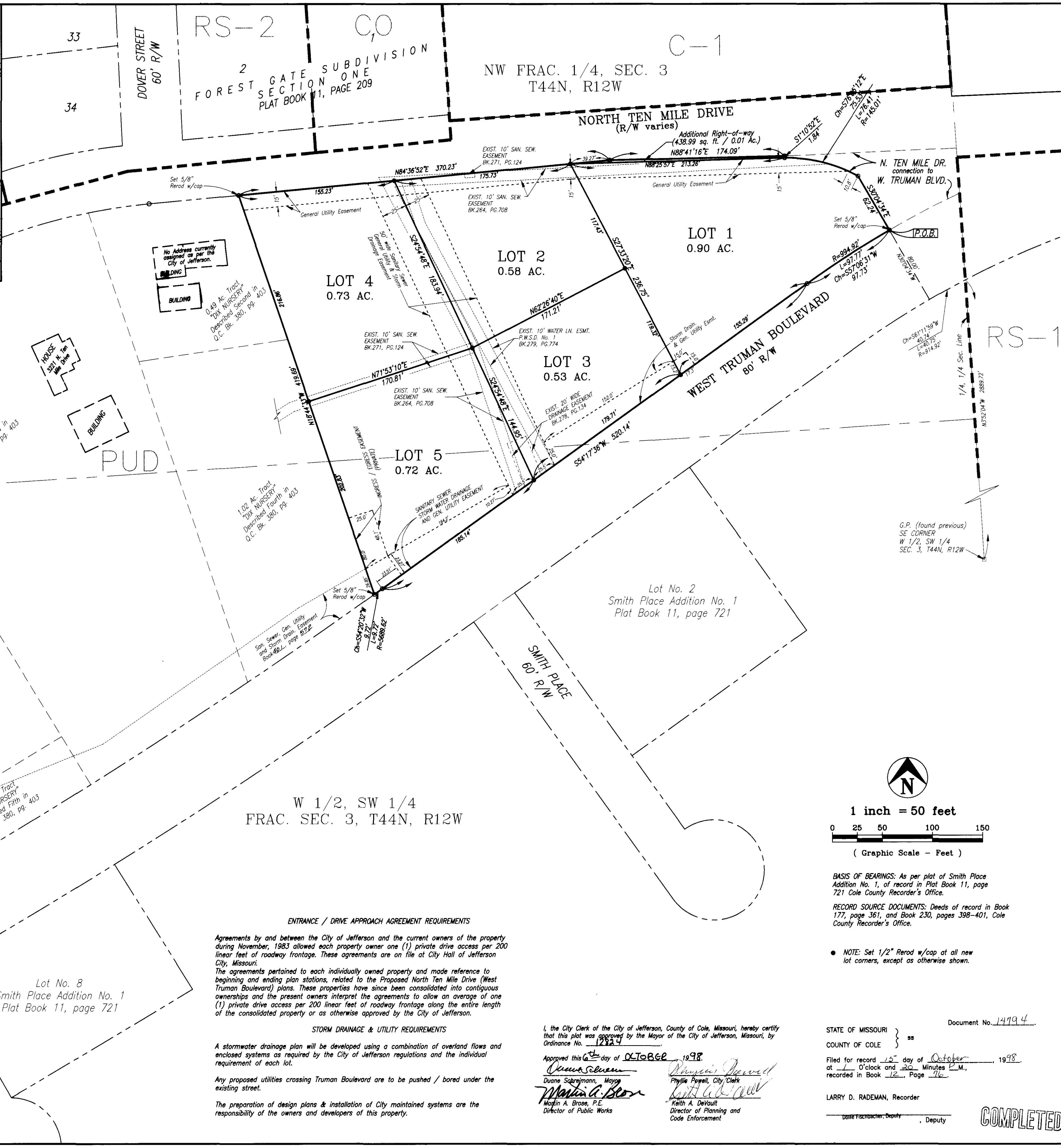
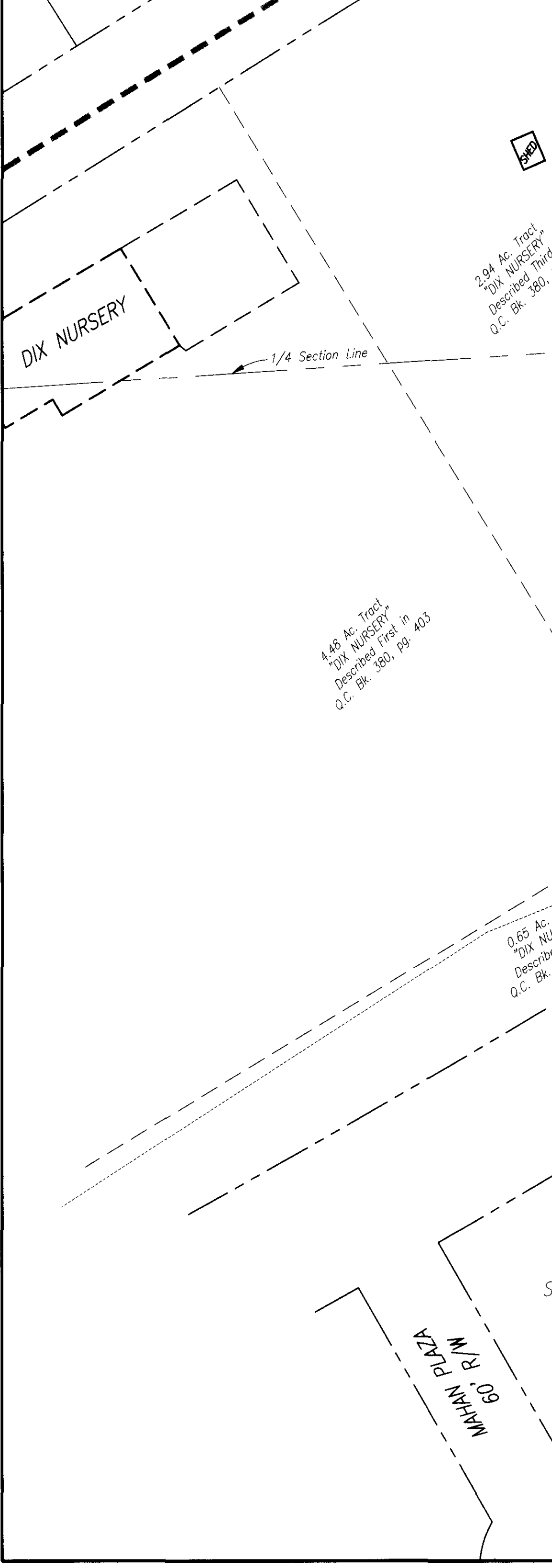


LOCATION MAP



JULMAR SUBDIVISION SECTION ONE PRESENTLY ZONED PUD TOTAL AREA: 3.47 AC.

Part of the West Half of the Southwest Quarter and part of the North West Fractional Quarter of Section 3, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the West Half of the Southwest Quarter of said Section 3; thence N33°24'W, along the Quarter Quarter Section Line, 2889.72 feet to a point on the southerly line of a 80 foot wide public street right-of-way known as West Truman Boulevard; thence Westerly, along the southerly line of said West Truman Boulevard right-of-way, on a curve to the left, having a radius of 914.92 feet, an arc distance of 40.75 feet, (the chord of said curve being S61°11'59"W, 40.74 feet); thence N30°04'34"W, 80.00 feet to a point on the northerly line of said West Truman Boulevard right-of-way at its intersection with the southerly line of the North Ten Mile Drive; thence right-of-way connection to said West Truman Boulevard, and the POINT OF BEGINNING for this description; thence along the northerly line of said West Truman Boulevard right-of-way, the following courses: Westerly, on a curve to the left, having a radius of 994.92 feet, an arc distance of 97.77 feet, (the chord of said curve being on a S57°06'31"W, 97.73 feet); thence S54°17'36"W, 520.14 feet; thence Westerly, on a curve to the right, having a radius of 5889.62 feet, an arc distance of 9.72 feet, (the chord of said curve being S54°20'32"W, 9.72 feet) to the southeasterly corner of a 1.02 acre tract, being the fourth described tract in a Quit-claim deed of record in Book 380, page 403, Cole County Recorder's Office; thence leaving the northerly line of the West Truman Boulevard right-of-way, N18°44'33"W, along the easterly line of said 1.02 acre tract, and along the easterly line of a 0.49 acre tract, being the second described tract in said Quit-claim deed of record in Book 380, page 403, 419.69 feet to the northeasterly corner thereof and said corner being a point on the southerly line of a public street right-of-way known as North Ten Mile Drive; thence Easterly, along the southerly line of said North Ten Mile Drive right-of-way, and along the southerly line of the aforesaid connection right-of-way, the following courses: N84°36'52"E, 370.23 feet; thence N88°11'16"E, 174.09 feet; thence S110°52'E, 1.84 feet; thence Easterly, on a curve to the right, having a radius of 145.01 feet, an arc distance of 76.41 feet, (the chord of said curve being S76°05'12"E, 75.53 feet); thence S30°04'34"E, 62.24 feet to the POINT OF BEGINNING. Containing 3.47 Acres.

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Tom D. Smith, 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 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 21st day of September, 1998.
Keith M. Brickey
Keith M. Brickey, Mo. R.L.S. #578

OWNER'S CERTIFICATE
Know all men by these presents that we, the undersigned, being the owners of the land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into Lots, Right-of-ways and Easements and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the present and future owners of Lot 5 hereon and to the present and future owners of the property immediately west of and adjacent to the westerly line of said Lot 5, for the joint use of access to and from West Truman Boulevard, the Private Ingress and Egress Easement as shown on said Lot 5 and the undersigned do further dedicate to the public for public use forever, all other easements and right-of-ways, (not presently of record), as shown within the boundary of this plat which shall be known as "JULMAR SUBDIVISION - SECTION ONE".
All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seals this 21 day of Sept, 1998.
Marjorie L. Dix
Marjorie L. Dix
Tom D. Smith
Tom D. Smith
Jeannette A. Smith
Jeannette A. Smith
Charles L. Smith
Charles L. Smith
Alice L. Smith
Alice L. Smith

STATE OF MISSOURI }
COUNTY OF COLE } ss
On this 21 day of Sept, 1998, before me personally did appear the above signed property owners, Marjorie L. Dix, who declares herself to be single and unmarried, and Tom D. Smith and Jeannette A. Smith, husband and wife, who executed the foregoing instrument and acknowledged the same to be their free act and deed.
In Witness whereof, I have set my hand and affixed my seal this 21 day of Sept, 1998.

My Commission Expires: 12-30-99
Carrie Cardwell
Carrie Cardwell
Notary Public, Cole County

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } ss
On this 21 day of September, 1998, before me personally did appear the above signed property owners, Charles Dix Smith and Alice L. Smith, husband and wife, who executed the foregoing instrument and acknowledged the same to be their free act and deed.
In Witness whereof, I have set my hand and affixed my seal this 21 day of September, 1998.
My Commission Expires: 12-20-98
Nelbra L. Long
Nelbra L. Long
Notary Public, St. Louis County

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

TITLE: JULMAR SUBDIVISION - SECTION ONE
Pt. W 1/2, SW 1/4 and pt. NW Frac. 1/4, Frac. Sec. 3, T44N, R12W

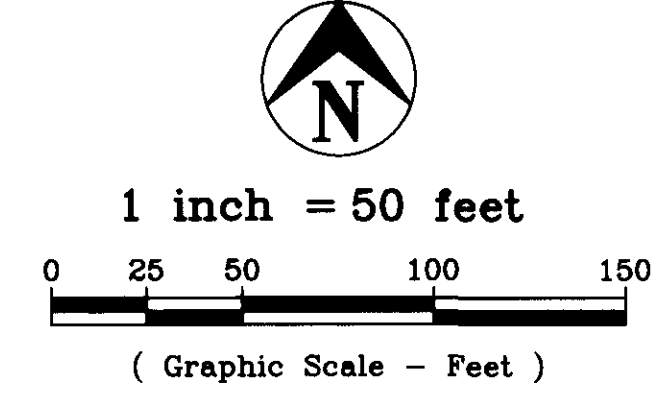
FOR: DIX NURSERY, TOM D. SMITH, ETAL.

DATE August, 1998 DRN. BY DGS SCALE 1"=50' BOOK
REV. CKD. BY MB SHEET 1 OF 1 JOB NO. 82-008
DATE

ENTRANCE / DRIVE APPROACH AGREEMENT REQUIREMENTS
Agreements by and between the City of Jefferson and the current owners of the property during November, 1983 allowed each property owner one (1) private drive access per 200 linear feet of roadway frontage. These agreements are on file at City Hall of Jefferson City, Missouri.
The agreements pertained to each individually owned property and made reference to beginning and ending plan stations, related to the Proposed North Ten Mile Drive (West Truman Boulevard) plans. These properties have since been consolidated into contiguous ownerships and the present owners interpret the agreements to allow an average of one (1) private drive access per 200 linear feet of roadway frontage along the entire length of the consolidated property or as otherwise approved by the City of Jefferson.

STORM DRAINAGE & UTILITY REQUIREMENTS
A stormwater drainage plan will be developed using a combination of overland flows and enclosed systems as required by the City of Jefferson regulations and the individual requirement of each lot.
Any proposed utilities crossing Truman Boulevard are to be pushed / bored under the existing street.
The preparation of design plans & installation of City maintained systems are the responsibility of the owners and developers of this property.

I, the City Clerk of the City of Jefferson, County of Cole, Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. 1822.
Approved this 6th day of OCTOBER, 1998.
Dwane Sabersmann
Dwane Sabersmann, Mayor
Martin A. Brose
Martin A. Brose, P.E.
Director of Public Works
Phyllis Powell
Phyllis Powell, City Clerk
Keith A. DeVault
Keith A. DeVault
Director of Planning and Code Enforcement



BASIS OF BEARINGS: As per plat of Smith Place Addition No. 1, of record in Plat Book 11, page 721 Cole County Recorder's Office.
RECORD SOURCE DOCUMENTS: Deeds of record in Book 177, page 361, and Book 230, pages 398-401, Cole County Recorder's Office.

NOTE: Set 1/2" Rerod w/cap at all new lot corners, except as otherwise shown.

STATE OF MISSOURI }
COUNTY OF COLE } ss
Filed for record 15 day of October, 1998, at 1 O'clock and 20 Minutes P.M., recorded in Book 12, Page 76.
LARRY D. RADEMAN, Recorder
Deputy

COMPLETED