

**JULMAR SUBDIVISION
SECTION TWO
PRESENTLY ZONED PUD
TOTAL AREA: 1.38 AC.**

PROPERTY DESCRIPTION

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

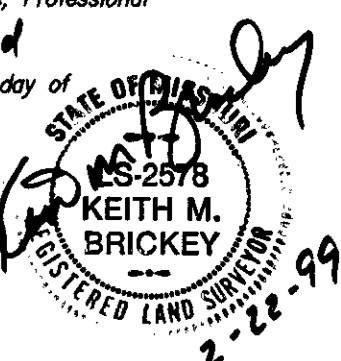
Beginning at the southwesterly corner of Lot 5 of JULMAR SUBDIVISION, SECTION ONE, as per plat of record in Plat Book 12, page 76, Cole County Recorder's Office; thence southwesterly, along the northerly right-of-way line of WEST TRUMAN BOULEVARD, on a curve to the right, having a radius of 5689.62 feet, an arc distance of 136.79 feet, the chord of said curve being S55°04'48"W, 136.78 feet; thence N23°03'00"W, 210.07 feet to the center of an existing 10 foot wide Sanitary Sewer Easement as described in Book 271, page 124, Cole County Recorder's Office; thence N57°29'58"E, along the center of said Sanitary Sewer Easement, 20.38 feet; thence N18°44'33"W, 272.22 feet to the southerly right-of-way line of NORTH TEN MILE DRIVE, on a curve to the right, having a radius of 573.97 feet, an arc distance of 40.98 feet, the chord of said curve being N82°34'08"E, 40.97 feet; thence N84°36'52"E, along the southerly right-of-way line of said NORTH TEN MILE DRIVE, 89.60 feet to the northwesterly corner of Lot 4 of said JULMAR SUBDIVISION, SECTION ONE, as recorded in Plat Book 12, page 76, Cole County Recorder's Office; thence S18°44'33"E, along the westerly line of Lots 4 and 5 of said JULMAR SUBDIVISION, SECTION ONE, 419.69 feet to the POINT OF BEGINNING. Containing in all 1.38 acres.

Bearings based on JULMAR SUBDIVISION, SECTION ONE, as recorded in Plat Book 12, page 76, Cole County Recorder's Office.

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 a Linear 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 22nd day of February, 1999.
 Keith M. Brickey, Mo. 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 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 TWO". 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 22nd day of February, 1999.
 Tom D. Smith
 Tom D. Smith Partner
 Jeannette A. Smith
 Jeannette A. Smith Partner

STATE OF MISSOURI }
 COUNTY OF COLE } ss

On this 22 day of February, 1999, before me personally did appear Tom D. Smith and Jeannette A. Smith, partners of DIX NURSERY, a Missouri Partnership, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 22 day of February, 1999.
 My Commission Expires: MAY 5, 2002

John C. Bosch
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 My Commission Expires May 5 2002

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. 12903

Approved this 17 day of MARCH, 1999
 Duane Schreimann, Mayor
 Phyllis Powell, City Clerk
 Martin A. DeVault, Director of Planning and Code Enforcement
 Keith A. DeVault, Director of Public Works

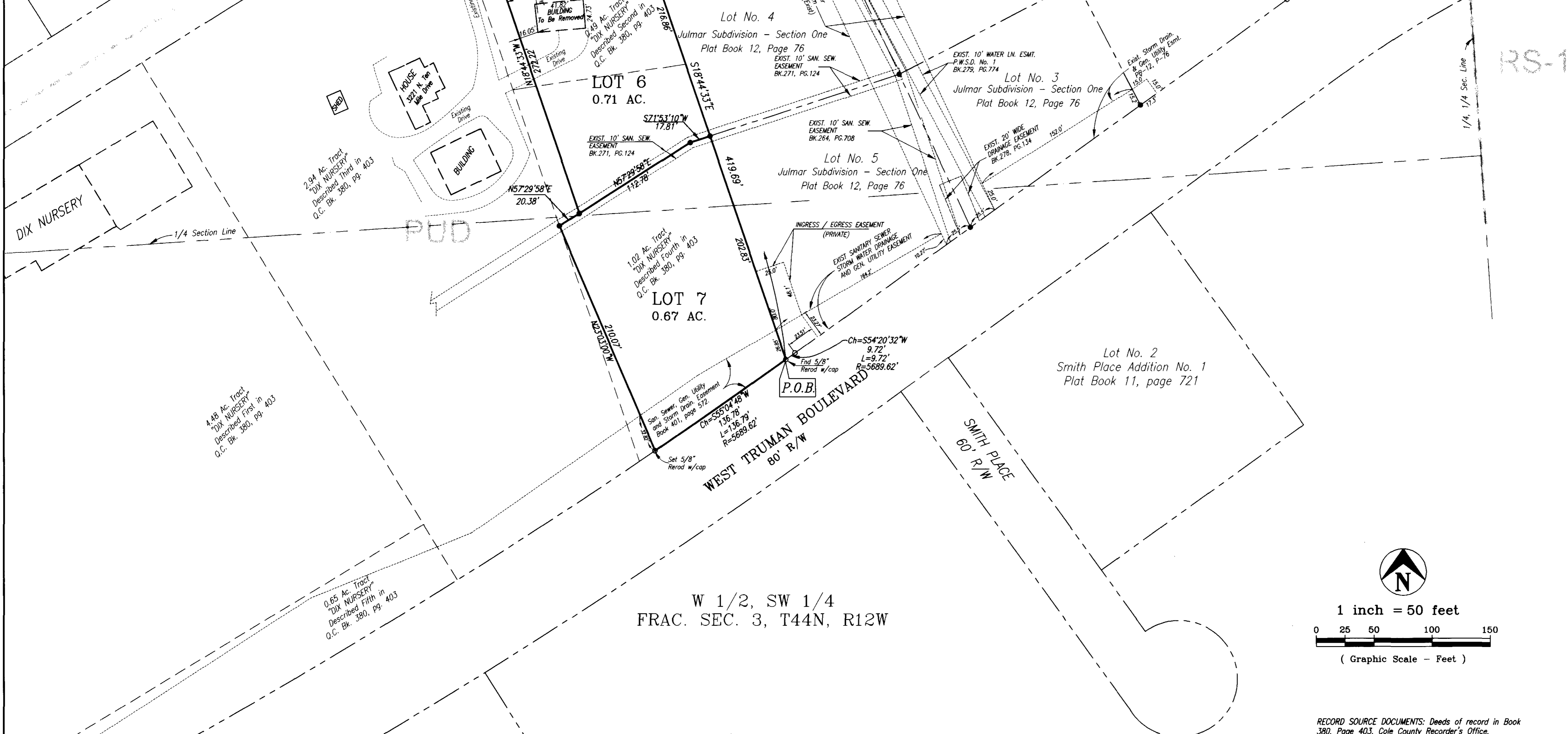
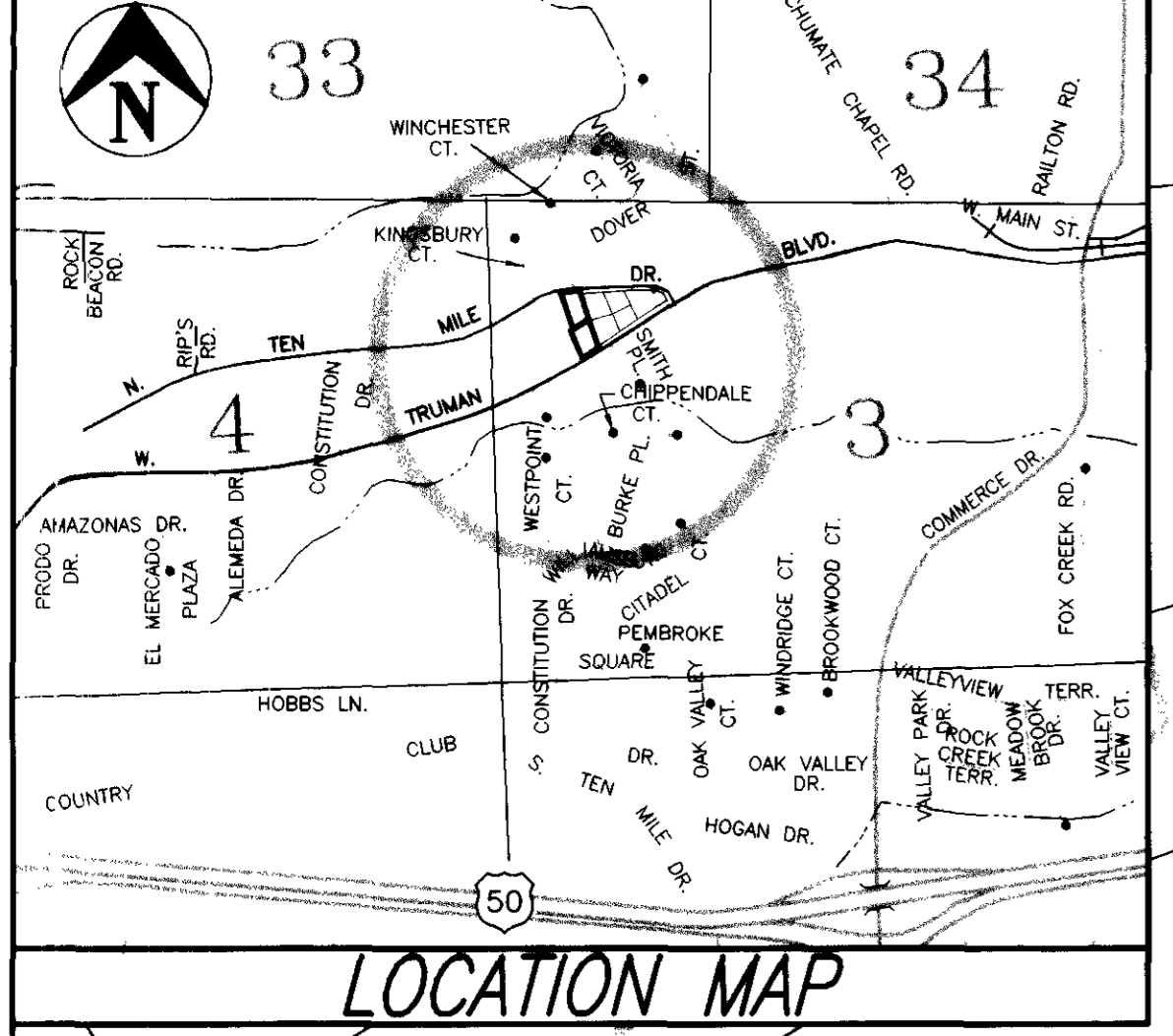
Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING
 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101 Phone (573) 634-3455 Fax (573) 634-8898

TITLE: JULMAR SUBDIVISION - SECTION TWO
 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	January, 1999	DRN. BY	BKM	SCALE	1"=50'	BOOK
REV.	02/18/99	CKD. BY	KMB	SHEET	1 of 1	JOB NO. 82-008

SUBD. 421.01



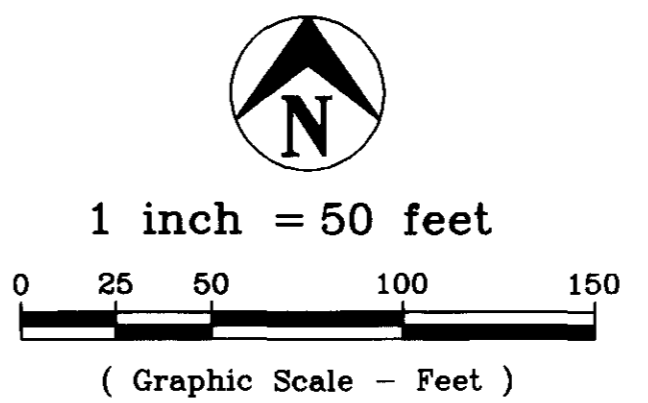
W 1/2, SW 1/4
 FRAC. SEC. 3, T44N, R12W

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.



RECORD SOURCE DOCUMENTS: Deeds of record in Book 380, Page 403, 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
 Document No. 3810
 Filed for record 19 day of March, 1999
 at 2 O'clock and 26 Minutes P.M.,
 recorded in Book 380, Page 193.

LARRY D. RADEMAN, Recorder
 Dulie Fischbacher, Deputy

COMPLETED