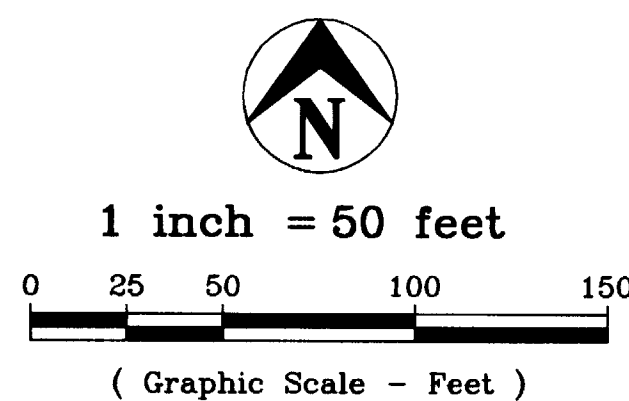
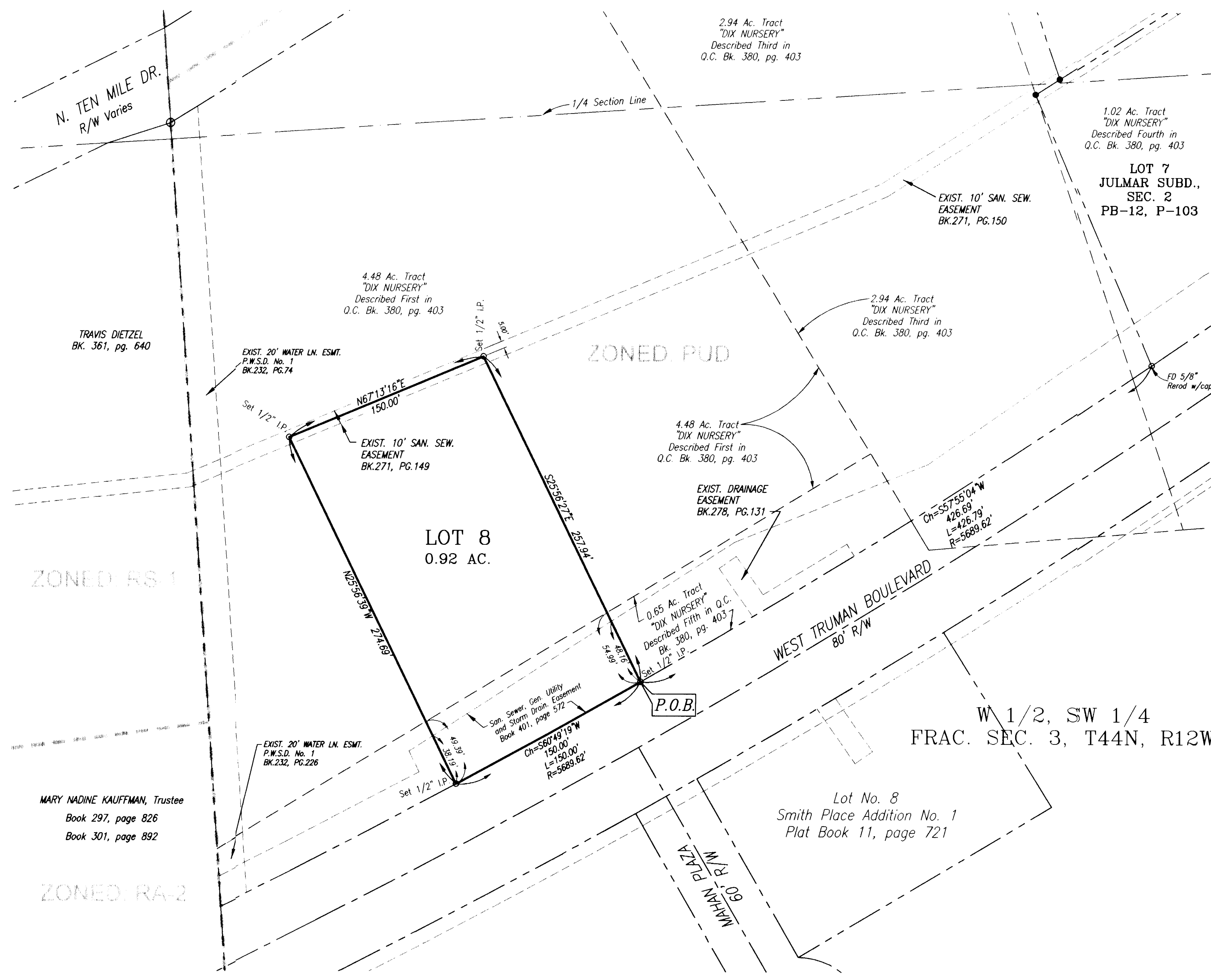
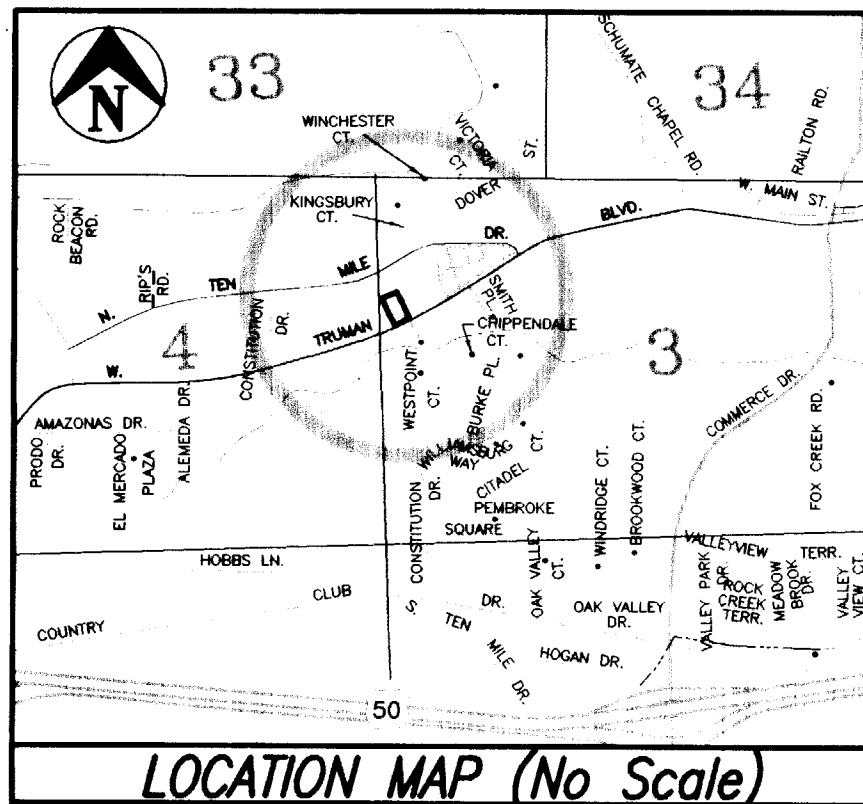


JULMAR SUBDIVISION SECTION THREE

ZONED: PUD
TOTAL AREA: 0.92 AC.



RECORD SOURCE DOCUMENTS: Deeds of record in Book 380, Page 403 Cole County Recorder's Office.

NOTE: Set 5/8" Rerod w/cap at all new lot corners, except as otherwise shown.

PROPERTY BOUNDARY DESCRIPTION
Part of the West Half of the Southwest 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 southwesterly corner of Lot 7 of JULMAR SUBDIVISION, SECTION TWO, as per plat of record in Plat Book 12, page 103, 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 426.79 feet, (Ch=557'55.04"W, 426.69 feet) to the POINT OF BEGINNING for this description; thence continuing along said northerly right-of-way line, southwesterly on a curve to the right having a radius of 5689.62 feet, an arc distance of 150.00, (Ch=560'49'19"W, 150.00 feet); thence N25°56'39"W, 274.69 feet to the center of an existing 10 foot wide Sanitary Sewer Easement as described in Book 271, page 149, Cole County Recorder's Office; thence N67°13'16"E, along the center of said Sanitary Sewer Easement, 150.00 feet; thence S25°56'27"E, 257.94 feet to the point of beginning. Containing in all 0.92 acres.

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

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 Boundary Description, have caused said tract to be surveyed and subdivided into Lot, Right-of-ways and Easements and on this plat the lot number and the size 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 within the boundary of this plat, which shall be known as "JULMAR SUBDIVISION - SECTION THREE".

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 6th day of April, 2004.

Dix Nursery, a Missouri Partnership

Tom D. Smith
Tom Dix Smith, Partner

Jeanette A. Smith
Jeanette A. Smith, Partner

STATE OF MISSOURI } ss
COUNTY OF COLE }

On this 6th day of April, 2004, before me personally did appear Tom Dix Smith and Jeanette A. Smith, partners of Dix Nursery, a Missouri Partnership, to me known to be the persons therein 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 6th day of April, 2004.

My Commission Expires: 12/28/07

Louise Primas
LOUISE PRIMAS
Notary Public, Cole County

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Tom D. Smith, a Property Boundary Survey was made under my personal direction regarding the property shown on this plat and that the results are represented correctly. This 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 6th day of April, 2004.



Keith M. Brickey, MO R.L.S. #2578

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, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. 13697.

Approved this 6th day of April, 2004.

John Lindwehr, Mayor
Phyllis Powell, City Clerk

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

COPY

Document No. 200404540

STATE OF MISSOURI } ss
COUNTY OF COLE }
Filed for record 9 day of April, 2004.
at 10 O'clock and 12:36 Minutes 9 A.M.,
recorded in Book 12, Page 408.

Larry D. Rademan, Recorder

Debra Lindbacher
Deputy

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 JULMAR SUBDIVISION - SECTION THREE W 1/2, SW 1/4, Sec. 3, T44N, R12W, Cole County, MO			
FOR Dix Nursery, Tom D. Smith, Etal.			
DATE	DRN. BY	SCALE	BOOK
01/12/2004	J.B.R./CFB	1"=50'	
REV. DATE	CKD. BY	SHEET	JOB NO.
02/11/04	KMB/CFB	1 of 1	82-008

Subd. ~~455.00~~
421.02 City