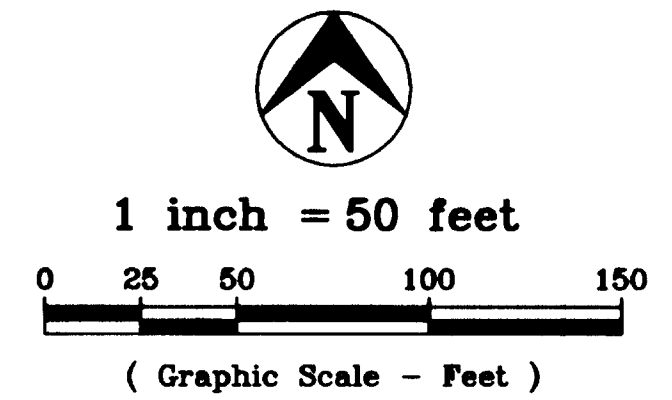
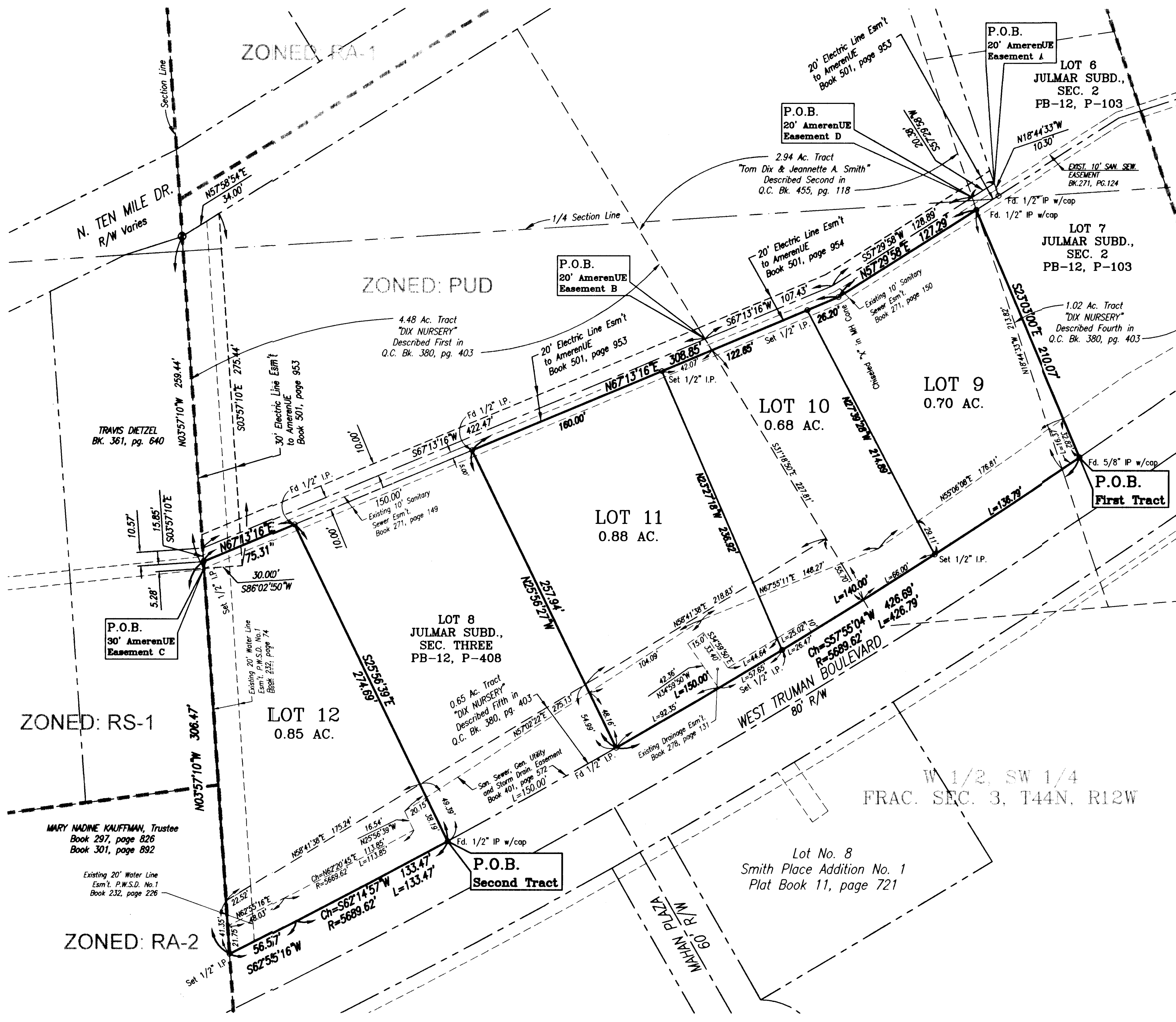
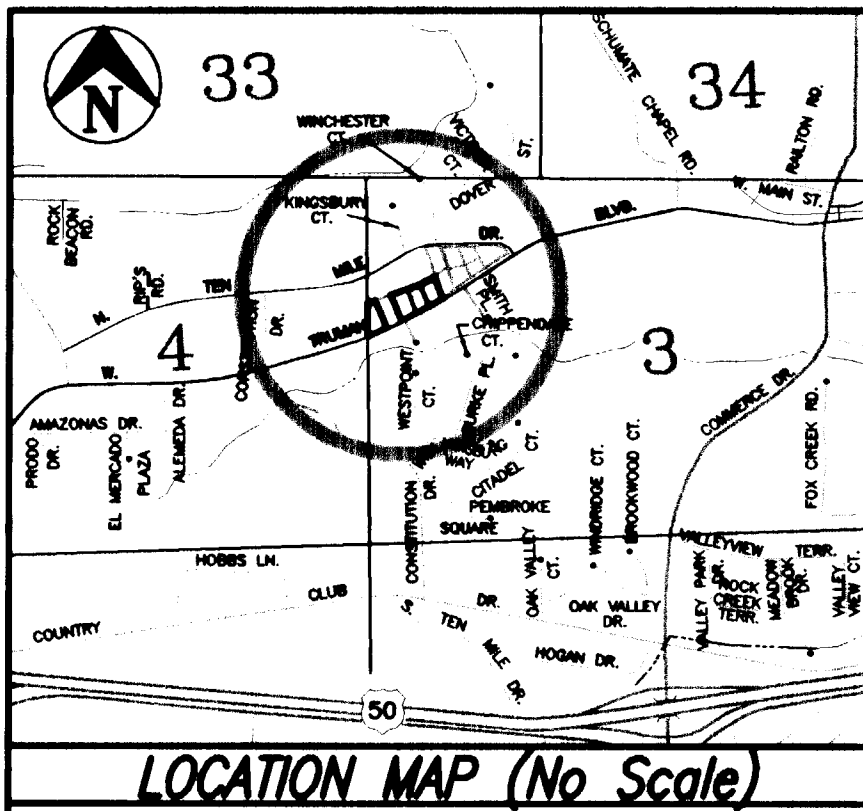


# JULMAR SUBDIVISION - SECTION FOUR

ZONED: PUD  
TOTAL AREA: 3.11 AC.



BEARING BASE: Julmar Subdivision Section One, as per plat of record in Plat Book 12, Page 76, Cole County Recorder's Office.  
RECORD SOURCE DOCUMENTS: Deeds of Record in Book 380, Page 403 and Book 455, Page 118, Cole County Recorder's Office.

### 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.

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of Tom D. Smith, a property owner 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 hand and signature this 12th day of May, 2004.



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

**PROPERTY BOUNDARY DESCRIPTION - FIRST TRACT (Lots 9, 10 & 11)**  
Per plat of record in 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:

**PROPERTY BOUNDARY DESCRIPTION - SECOND TRACT (Lot 12)**  
Per plat of record in 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:

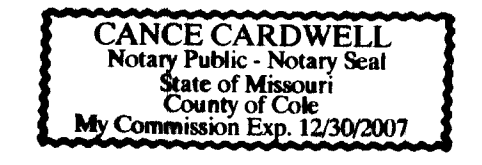
**OWNER'S CERTIFICATE**  
Know all men by these presents that we, the undersigned, being the owners of the tracts of land described in the foregoing Property Boundary Description, have caused said tracts to be surveyed and subdivided into lots, and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the 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 FOUR".

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 11 day of June, 2004.

Dix Nursery, a Missouri Partnership  
*Tom Dix Smith*, Partner  
*Jeanette A. Smith*, Partner

STATE OF MISSOURI } ss  
COUNTY OF COLE }  
On this 11 day of June, 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 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 11 day of June, 2004.  
My Commission Expires: 12-30-07  
*Cance Cardwell*  
Cance Cardwell  
Notary Public, Cole County



In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seals this 11 day of June, 2004.  
*Tom Dix Smith*  
*Jeanette A. Smith*

STATE OF MISSOURI } ss  
COUNTY OF COLE }  
On this 11 day of June, 2004, before me personally did appear Tom Dix Smith and Jeanette A. Smith, husband and wife, 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 11 day of June, 2004.  
My Commission Expires: 12-30-07  
*Cance Cardwell*  
Cance Cardwell  
Notary Public, Cole County



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. 13730.  
Approved this 21 day of June, 2004.  
*John Landwehr*, Mayor  
*Phyllis Powell*, City Clerk

*Patrik E. Sullivan*, P.E.  
Director of Community Development

Document No. 200408329  
STATE OF MISSOURI } ss  
COUNTY OF COLE }  
Filed for record 23 day of June, 2004.  
at 12 o'clock and 48:07 Minutes P.M.,  
recorded in Book 12, Page 434.  
Lerry D. Rademan, Recorder  
Debra Nash, Deputy  
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 FOUR  
W 1/2, SW 1/4, Sec. 3, T44N, R12W, Cole County, MO  
FOR: Dix Nursery  
DATE: 04/12/2004 DWN BY: C.F.B. SCALE: 1" = 50' BOOK:  
REV. DATE: 05/10/2004 CND BY: J.B.R. SHEET: 1 of 1 JOB NO: 82-008

Subd 421.03 CITY