



SMITH PLACE ADDITION TWO

Zoned PUD
1.64 Total Acres

PROPERTY DESCRIPTION

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

Beginning at the northwesterly corner of MAHAN PLAZA of SMITH PLACE, ADDITION #1, as per plat of record in Plat Book 11, page 721, Cole County Recorder's Office; thence S28°41'29"E, along the westerly right-of-way line of said MAHAN PLAZA, 146.75 feet; thence southwesterly, along the westerly right-of-way line of said MAHAN PLAZA, on a curve to the left, having a radius of 50.00 feet, an arc distance of 24.58 feet, the chord of said curve being S16°13'37"W, 24.33 feet; thence S69°21'51"W, 196.01 feet; thence S10°57'48"E, 132.12 feet to a point on the northerly line of Lot 77 of MONTICELLO ACRES, SECTION SIX, as per plat of record in Plat Book 11, page 485, Cole County Recorder's Office; thence S80°23'42"W, along the northerly line of said Lot 77, 185.01 feet to the westerly line of said Section 3; thence N03°57'10"W, along the Section Line, 227.01 feet to the southerly right-of-way line of WEST TRUMAN BOULEVARD; thence easterly, along the southerly right-of-way line of WEST TRUMAN BOULEVARD the following courses: N62°55'16"E, 90.74 feet; thence easterly, on a curve to the left, having a radius of 5769.62 feet, an arc distance of 238.09 feet, the chord of said curve being N61°44'21"E, 238.07 feet to the POINT OF BEGINNING. Containing in all 1.64 acres.

Bearings based on SMITH PLACE, ADDITION #1, as per plat of record in Plat Book 11, page 721, Cole County Recorder's Office.

SURVEYOR'S CERTIFICATE

This is to certify that 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 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 21 day of February, 1999.
Keith M. Brickey
 KEITH M. BRICKEY, No. R.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 and Streets, 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 streets and easements, (not presently of record), as shown on this plat and said subdivision shall be known as "SMITH PLACE - Addition 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 21 day of February, 1999.

Marjorie L. Dix
 Marjorie L. Dix
Tom D. Smith
 Tom D. Smith
Charles Dix Smith
 Charles Dix Smith
Jeannette A. Smith
 Jeannette A. Smith
Alice L. Smith
 Alice L. Smith

STATE OF MISSOURI } ss
 COUNTY OF COLE }

On this 21 day of February, 1999, 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 February, 1999.

My Commission Expires: MAY 5, 2002
John C. Bosch
 John C. Bosch
 Notary Public, Cole County
 My Commission Expires May 5 2002

STATE OF MISSOURI } ss
 COUNTY OF COLE }

On this 21 day of February, 1999, 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 February, 1999.

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

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

TITLE	PLAT OF SMITH PLACE - ADDITION TWO W 1/2, SW 1/4 Sec. 3, T44N, R12W		
FOR	TOM SMITH		
DATE	01/14/99	DRN. BY	BKM
REV. DATE	02/12/99	CKD. BY	KMB
SCALE	1"=20'	SHEET	1 OF 1
BOOK		JOB NO.	82-008

West Truman Blvd.
80' R/W

Mahan Plaza
50' R/W - PB-11, P-721

LOT 10
28584.34 SQ FT
0.66 ACRES

Marjorie Lillian Dix, etal.
B-177, P-361

LOT 11
42542.71 SQ FT
0.98 ACRES

Marjorie Lillian Dix, etal.
B-177, P-361

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

Lot 77
Larry M. & Vicki E. Burbank
B-313, P-930

Monticello Acres
Plat Book 11, Page 485

John J. & Barbara Sheehan
B-314, P-96

Lot 78

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.
 For this subdivision, only one (1) private drive access will be allowed for Lot 12. Lot 11 will have access from Mahan Plaza.

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. 12464.
 Approved this 17th day of MARCH, 1999.
Duane Schreimmann
 Duane Schreimmann, Mayor
Phyllis Powell
 Phyllis Powell, City Clerk
Martin A. Brose
 Martin A. Brose, P.E.
 Director of Public Works
Keith A. DeVault
 Keith A. DeVault
 Director of Planning and Code Enforcement

NOTE: Due to PUD Zoning, No setback lines are shown.

• SET 1/2" REROD WITH CAP AT ALL NEW LOT CORNERS EXCEPT WHERE OTHERWISE SHOWN

Document No. 3811
 STATE OF MISSOURI } ss
 COUNTY OF COLE }
 Filed for record 19 day of March, 1999.
 recorded in Book 122, Page 104.
 LARRY D. RADEMAN, Recorder
 Dale Fischbacher, Deputy

COMPLETED