

SMITH PLACE ADDITION THREE

Zoned PUD
2.94 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 northeasterly corner of Lot 8 of SMITH PLACE ADDITION # 1 as recorded in Plat Book 11, Page 721, Cole County Recorder's Office; thence easterly along the southerly Right-of-Way line of WEST TRUMAN BLVD. on a curve to the left having a radius of 5769.62 feet, an arc distance of 155.82 feet (Chord of said curve N57°15'33"E, 155.81 feet) to the Northwest corner of a tract of land in Book 361, Page 340, Cole County Recorder's Office; thence leaving said WEST TRUMAN BLVD. S43°34'46"E along the westerly line of said tract in Book 361, Page 340, 185.00 feet; thence S35°42'24"E, 270.17 feet to the northerly line of MONTICELLO ACRES-SECTION FIVE, a plat of record in Plat Book 11, Page 420, Cole County Recorder's Office; thence proceeding along said northerly line S74°22'24"W, 299.89 feet; thence S37°41'53"W, 150.00 feet; thence leaving said northerly line of said MONTICELLO ACRES-SECTION FIVE, N36°38'21"W, 181.93 feet to a point on the southern line of a cul-de-sac Right-of-Way known as MAHAN PLAZA, as per said SMITH PLACE ADDITION #1; thence along said Right-of-Way on a curve to the left having a radius of 50.00 feet, an arc distance of 102.99 feet (Chord of said curve N05°38'47"W, 85.72 feet); thence leaving said MAHAN PLAZA Right-of-Way and along the southerly line of said Lot 8 of SMITH PLACE ADDITION #1, N59°02'59"E, 194.61 feet; thence along the easterly line of said Lot 8, N31°58'02"W, 161.75 feet to the POINT OF BEGINNING. Containing in all 2.94 acres.

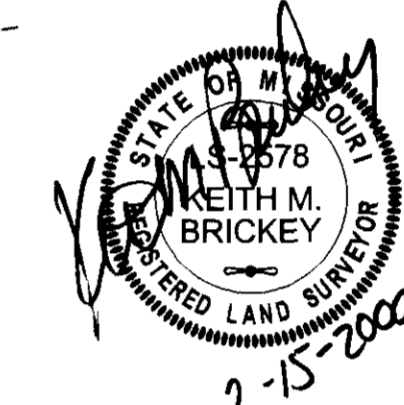
Bearings based on SMITH PLACE, ADDITION #1, as per plat of record in Plat Book 11, page 721, Cole County Recorder's Office.

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 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 15th day of February, 2000.

Keith M. Brickey
KEITH M. BRICKEY, Mo. L.S. #257



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 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 17th day of Feb, 2000.

Marjorie L. Dix
Marjorie L. Dix, Marjorie L. Dix, Marjorie L. Dix
Do not date September 14, 1999.

Tom D. Smith
Tom D. Smith

Charles Dix Smith

Jeannette A. Smith
Jeannette A. Smith

Charles Dix Smith

Alice L. Smith

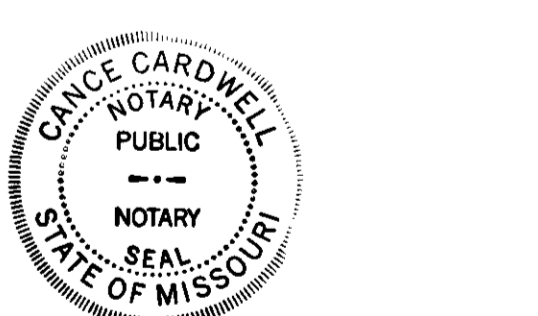
STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 17 day of Feb, 2000, 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 17 day of Feb, 2000.

My Commission Expires: 12-30-03

Candace Cardwell
Candace Cardwell
Notary Public, Cole County



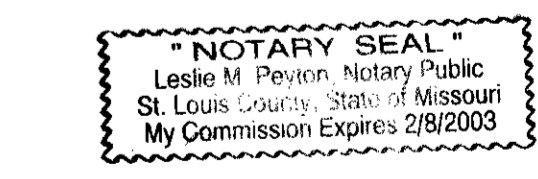
STATE OF MISSOURI }
COUNTY OF ST. LOUIS } ss

On this ___ day of _____, 2000, 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 ___ day of _____, 2000.

My Commission Expires: _____

Leslie M. Peyton
Leslie M. Peyton, Notary Public
St. Louis County, State of Missouri
My Commission Expires 2/8/2003



Notary Public, St. Louis County

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 THREE		
	W 1/2, SW 1/4 Sec. 3, T44N, R12W		
FOR	Tom Smith		
DATE	01/17/00	DRN. BY	EKM
REV.	02/04/00	CKD. BY	KMB
DATE			
SCALE	1"=30'	SHEET	1 of 1
BOOK		JOB NO.	82-008

West Truman Blvd.

80' R/W

POB

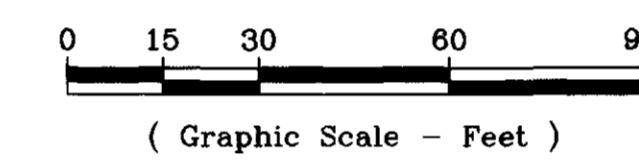
Ch=N57°15'33"E
155.81'
L=155.82'
R=5769.62'

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

Gene E. Davis & Susan A. Davis,
Trustees
B-361, P-340
USE: Office



1 inch = 30 feet



LOT 6
1.82 AC
79,300 Sqft

Marjorie Lillian Dix, Trustees, et al.
B-177, P-361
B-415, P-997
USE: Undeveloped

Marjorie Lillian Dix, Trustees, et al.
B-177, P-361
B-415, P-997
USE: Undeveloped

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

Existing Private Sanitary Sewer, General
Utility and Storm Water Drainage
Easement per Book 308, Page 611.
To be dedicated for public use by this
plat.

Existing Private Sanitary Sewer, General
Utility and Storm Water Drainage
Easement per Book 308, Page 611.

The Goldammer Family Limited
Partnership
B-383, P-170
USE: Residential

Stormwater Drainage and
Sanitary Sewer Easement
PB-11, P-420

Ghanshyam K. &
Nayana Patel
B-361, P-789
USE: Residential

Mahan Plaza

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

Gene P. & Judith M. Schneider
B-416, P-184
USE: Undeveloped
Lot 8 - Smith Place Addition #1
PB-11, P-121

LOT 7
1.12 AC
48,821.32 Sqft

Marjorie Lillian Dix, Trustees, et al.
B-177, P-361
B-415, P-997

Marjorie Lillian Dix, Trustees, et al.
B-177, P-361
B-415, P-997
USE: Undeveloped

S&O Development, L.L.C.
B-410, P-021
USE: PUD Approved for Dry Cleaners
Lot 10 - Smith Place Addition Two
PB-12, P-104

Existing 15' General Utility Easement
B-278, P-131

Existing 15' General Utility Easement

Existing Drainage Easement
B-364, P-513

15' Storm Easement
B-364, P-513

15' General Utility Easement

15' Storm Easement
B-364, P-513

15' General Utility Easement

Ch=N5°38'47"W
85.72'
L=102.99'
R=50.00'

15' Stormwater Easement
B-364, P-514

15' Sanitary Sewer Easement
B-364, P-515

Existing Private Sanitary Sewer, General
Utility and Storm Water Drainage
Easement per Book 308, Page 611.
To be dedicated for public use by this
plat.

Existing Private Sanitary Sewer, General
Utility and Storm Water Drainage
Easement per Book 308, Page 611.

The Goldammer Family Limited
Partnership
B-383, P-170
USE: Residential

Stormwater Drainage and
Sanitary Sewer Easement
PB-11, P-420

Monticello Acres Section Five
PB-11, P-420

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 6. Lot 7 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. 13033.

Approved this 23rd day of MARCH, 2000.

Thomas P. Ruckers
Thomas P. Ruckers, Mayor

Phyllis Powell
Phyllis Powell, City Clerk

Marlin A. Brose
Marlin A. Brose, P.E.
Director of Public Works

Charles D. Lansford
Charles D. Lansford, Interim
Director of Planning and Code Enforcement

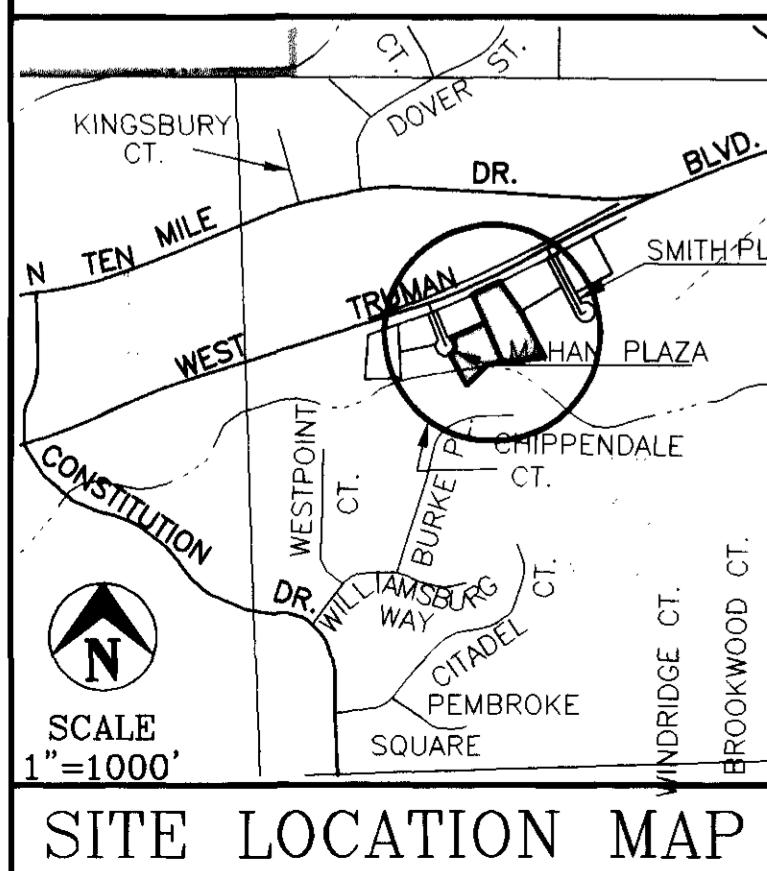
STATE OF MISSOURI }
COUNTY OF COLE } ss

Document No. 003232

Filed for record on 27 day of March, 2000.
at 2 O'clock and 14 Minutes P.M.,
recorded in Book 12, Page 168.

LARRY D. RADEMAN, Recorder

Deputy



SITE LOCATION MAP