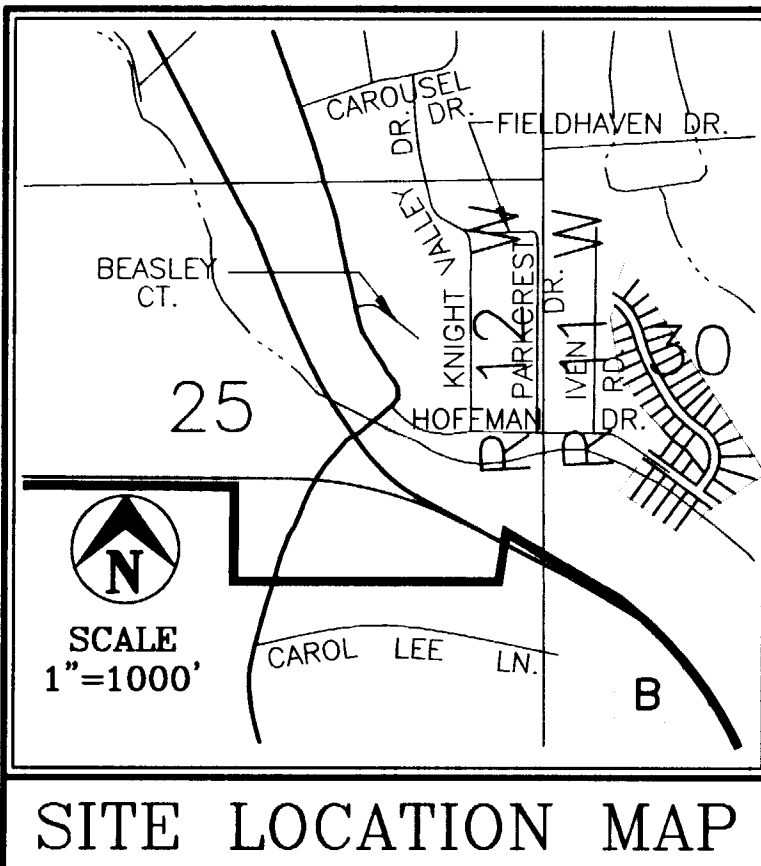


YOUNG ADDITION NO. ONE

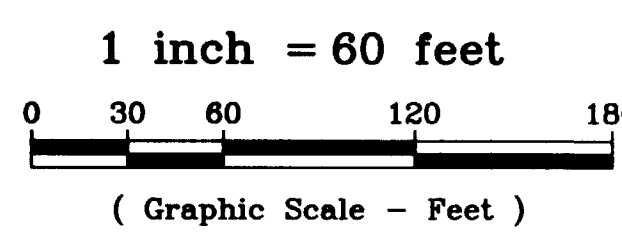
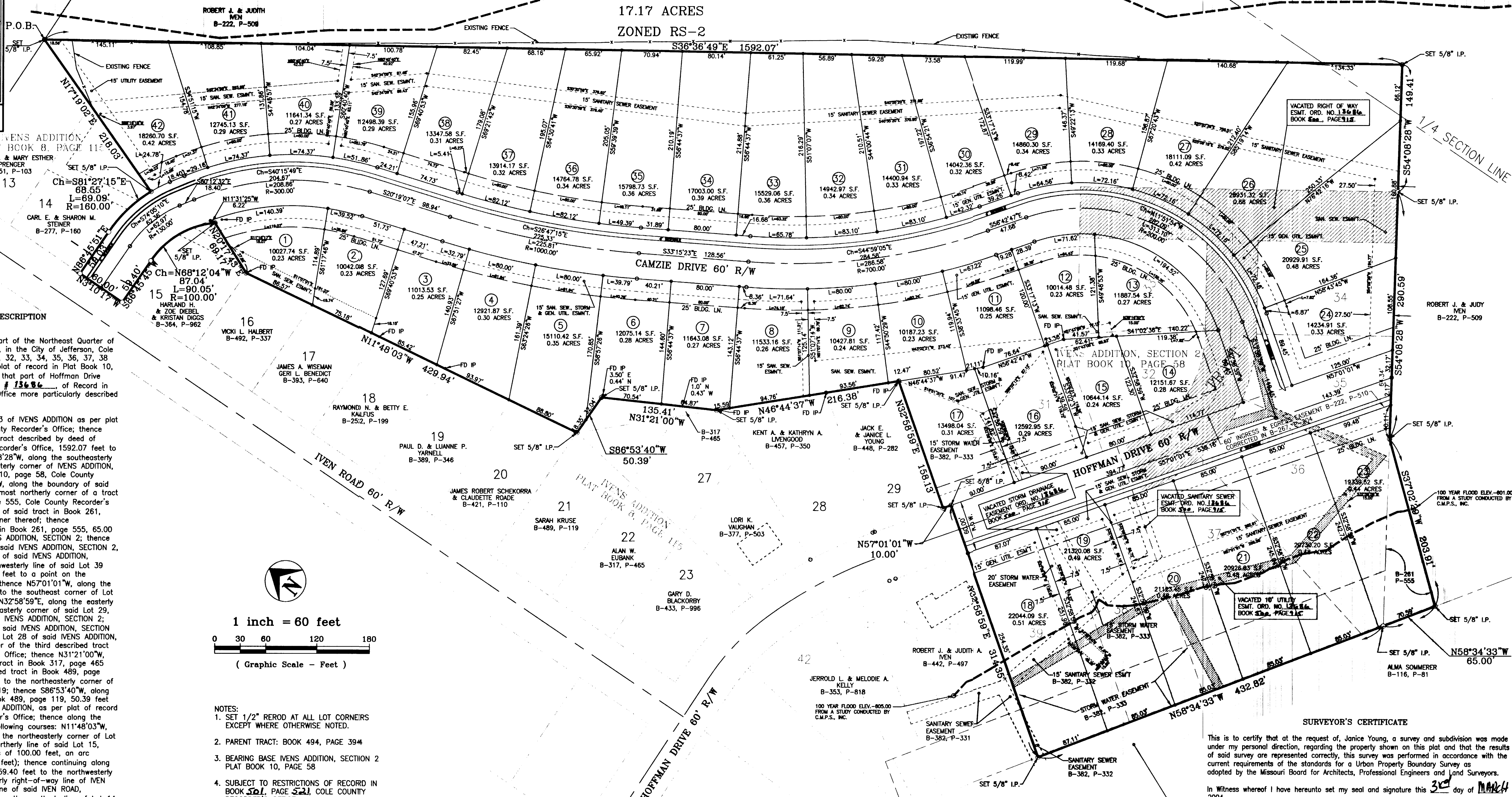
PART OF THE NORTHWEST FRACTIONAL QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11 WEST AND A REPLAT OF LOTS 30, 31, 32, 33, 34, 35, 36, 37, 38 AND 39 OF IVENS ADDITION, SECTION 2 AS PER PLAT OF RECORD IN PLAT BOOK 10, PAGE 58 COLE COUNTY RECORDER'S OFFICE AND ALL THAT PART OF HOFFMAN DRIVE VACATED BY THE CITY OF JEFFERSON, BY ORDINANCE NO. 13686, OF RECORD IN BOOK 500, PAGE 915 COLE COUNTY RECORDER'S OFFICE

17.17 ACRES

ZONED RS-2



SITE LOCATION MAP



- NOTES:
1. SET 1/2" ROD AT ALL LOT CORNERS EXCEPT WHERE OTHERWISE NOTED.
 2. PARENT TRACT: BOOK 494, PAGE 394
 3. BEARING BASE IVENS ADDITION, SECTION 2 PLAT BOOK 10, PAGE 58
 4. SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 501, PAGE 521, COLE COUNTY RECORDER'S OFFICE

Part of the Northwest Fractional Quarter and part of the Northeast Quarter of Section 30, Township 44 North, Range 11 West in the City of Jefferson, Cole County, Missouri, and a replat of Lots 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 of IVENS ADDITION SECTION 2, as per plat of record in Plat Book 10, PAGE 58 Cole County Recorder's Office and all that part of Hoffman Drive vacated by the City of Jefferson, by Ordinance No. 13686, of Record in Book 500, Page 915, Cole County Recorders Office more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 13 of IVENS ADDITION as per plat of record in Plat Book 8, page 115, Cole County Recorder's Office; thence S36°36'49"E, along the northeasterly line of a tract described by deed of record in Book 494, page 394, Cole County Recorder's Office, 1592.07 feet to the most easterly corner thereof; thence S54°08'28"W, along the southeasterly line of said tract, 149.41 feet to the most easterly corner of IVENS ADDITION, SECTION 2 as per plat of record in Plat Book 10, page 58, Cole County Recorder's Office; thence continuing S54°08'28"W, along the boundary of said tract IVENS ADDITION, SECTION 2, 290.59 feet to the most northerly corner of a tract described by deed of record in Book 261, page 555, Cole County Recorder's Office; thence S37°02'29"W, along the boundary of said tract in Book 261, page 555, 203.91 feet to the southeasterly corner thereof; thence N58°34'33"W, along the boundary of said tract in Book 261, page 555, 65.00 feet to the most southerly corner of said IVENS ADDITION, SECTION 2; thence continuing N58°34'33"W, along the boundary of said IVENS ADDITION, SECTION 2, 432.82 feet to the southwest corner of Lot 39 of said IVENS ADDITION, SECTION 2; thence N32°58'59"E, along the northwesterly line of said Lot 39 and the northeasterly extension thereof, 314.35 feet to a point on the northerly right-of-way line of HOFFMAN DRIVE; thence N57°01'01"W, along the northerly line of said right-of-way, 10.00 feet to the southeast corner of Lot 29 of said IVENS ADDITION, SECTION 2; thence N32°58'59"E, along the easterly line of said Lot 29, 158.13 feet to the most easterly corner of said Lot 29, also being a point on the northerly line of said IVENS ADDITION, SECTION 2; thence N46°44'37"W, along the northerly line of said IVENS ADDITION, SECTION 2, 216.38 feet to the most northerly corner of Lot 28 of said IVENS ADDITION, SECTION 2, also being the most southerly corner of the third described tract in Book 317, page 465, Cole County Recorder's Office; thence N31°21'00"W, along the easterly line of said third described tract in Book 317, page 465 and along the easterly line of the third described tract in Book 489, page 119, Cole County Recorder's Office, 135.41 feet to the northeasterly corner of said third described tract in Book 489, page 119; thence S86°53'40"W, along the northerly line of said described tract in Book 489, page 119, 50.39 feet to the southeasterly corner of Lot 20 of IVENS ADDITION, as per plat of record in Plat Book 8, page 115, Cole County Recorder's Office; thence along the easterly boundary of said IVENS ADDITION the following courses: N11°48'03"W, 429.94 feet; thence N20°17'43"E, 69.17 feet to the northeasterly corner of Lot 15 of said IVENS ADDITION; thence along the northerly line of said Lot 15, westerly on a curve to the left, having a radius of 100.00 feet, an arc distance of 90.05 feet, (Ch: N68°12'04"W, 87.04 feet); thence continuing along the northerly line of said Lot 15 S86°45'45"W, 59.40 feet to the northwesterly corner thereof, also being a point on the easterly right-of-way line of IVEN ROAD; thence along the easterly right-of-way line of said IVEN ROAD, N3°10'17"W, 60.00 feet; thence N86°45'51"E, along the southerly line of Lot 14 of said IVENS ADDITION, 59.03 feet; thence continuing along the southerly line of Lot 14 easterly on a curve to the right, having a radius of 160.00 feet, an arc distance of 69.09 feet, (Ch: S81°27'15"E, 68.55 feet) to the southeasterly corner thereof; thence N17°19'02"E, along the easterly line of Lot 14 and Lot 13 of said IVENS ADDITION, 218.03 feet to the point of beginning.

Containing 17.17 acres.

OWNER'S CERTIFICATE

Know all men by these presents that, the undersigned, being the owner 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 YOUNG ADDITION NO. ONE.

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 3 day of March, 2004.

J. YOUNG INVESTMENTS, L.L.C., a Missouri Limited Liability Company.

Janice Young, Manager

COPY

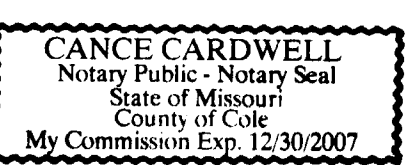
STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 3 day of March, 2004, before me personally did appear the above signed property owner 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 3 day of March, 2004.

My Commission Expires: 12-30-07

CANCE CARDWELL, Notary Public, Cole Co.



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. 13686.

Approved this 3 day of March, 2004.
John Landwehr, Mayor
Phyllis Powell, City Clerk

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

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 8 day of April, 2004, at 8 O'clock and 52.15 Minutes P.M., recorded in Book 12, Page 407.

LARRY D. RADEMAN, Recorder
Doris Zwickner, Deputy

AREA OF 100 YEAR FLOOD HAZARD SHOWN FROM STUDY BY C.M.P.S., INC. AND FROM A STUDY DONE BY THE CITY OF JEFFERSON.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of, Janice Young, 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, 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 3 day of March, 2004.



KEITH M. BRICKEY, Mo. R.L.S. #2578

Document No. 20040414

Central Missouri Professional Services, Inc.

ENGINEERING - SURVEYING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

TITLE YOUNG ADDITION NO. ONE
HOFFMAN DRIVE AND MEN ROAD

FOR J. YOUNG INVESTMENTS, L.L.C.

DATE 11-11-03	DRN. BY K.B./J.H.H.	SCALE 1" = 60'	BOOK
REV. 2-24-04	CRD. BY K.M.B.	SHEET 1 OF 1	JOB NO. 86-144

SUBD 454.00