BLUM SUBDIVISION

A TRACT OF LAND IN SECTION 20 TOWNSHIP 42 NORTH,
RANGE 5 EAST, JEFFERSON COUNTY MISSOURI.

LEGEND

- ● IRON PIN FOUND
- ■ CONC. MON. FOUND
- ◕ OLD REBAR FOUND
- ◘ SQUARE BAR FOUND
- ▲ STONE FOUND
- ⬟ FENCE POST FOUND AND USED
- (R) RECORD
- ○ IRON PIPE SET
- □ CONC. MON. SET
- ⊕ PK NAIL SET
- ⊞ CHISELED "X" SET
- ⏚ ANCHOR FOUND
- ◉ AXLE FOUND
- (M) MEASURED

PROPERTY DESCRIPTION
ORIGINAL TRACT

A TRACT OF LAND BEING BLUM ANIMAL HOSPITAL PARCEL – 2 AS RECORDED IN BOOK 647 PAGE 2043 OF THE JEFFERSON COUNTY, MISSOURI RECORDS, BLUM ANIMAL HOSPITAL – PARCEL 3 AS RECORDED IN BOOK 647, PAGE 2044 OF THE JEFFERSON COUNTY, MISSOURI RECORDS AND BLUM ANIMAL HOSPITAL – PARCEL 4 AS RECORDED IN BOOK 647, PAGE 2045 OF THE JEFFERSON COUNTY, MISSOURI RECORDS AND BEING PART OF LOTS 1, 2, 3, 4, AND 5 OF U.S. SURVEY NO. 1996, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, AND PART OF FRACTIONAL SECTION 23, TOWNSHIP 40 NORTH, RANGE 5 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE INTERSECTION OF THE EASTERN LINE OF U.S. HIGHWAY 67 AND THE SOUTH LINE OF SAID SECTION 22 THENCE NORTHERLY ALONG THE SAID EASTERN LINE OF U.S. HIGHWAY 67 THE FOLLOWING COURSES AND DISTANCES: NORTH 10 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 1350.39 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2739.93 FEET, A CHORD WHICH BEARS NORTH 25 DEGREES 27 MINUTES 24 SECONDS EAST, A CHORD DISTANCE OF 1428.13 FEET, A LENGTH OF 1444.82 FEET TO A POINT; THENCE NORTH 40 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF 943.83 FEET TO A POINT; THENCE NORTH 49 DEGREES 26 MINUTES 13 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 40 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF 1100.53 FEET TO A POINT BEING THE SOUTHWESTERN CORNER OF LOT 1 OF BLUM SUBDIVISION AS RECORDED IN BOOK 159 PAGE 1 OF THE JEFFERSON COUNTY, MISSOURI RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 1 OF BLUM SUBDIVISION SOUTH 50 DEGREES 08 MINUTES 27 SECONDS EAST, A DISTANCE OF 300.00 FEET TO A POINT BEING THE SOUTHEASTERN CORNER OF SAID LOT 1 OF BLUM SUBDIVISION; THENCE ALONG SOUTHEAST LINE OF SAID LOT 1 OF BLUM SUBDIVISION NORTH 40 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF 580.80 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 OF BLUM SUBDIVISION SAID POINT ALSO BEING ON THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO RUSSELL NUE AND MARCELLA NUE BY DEED OF TRUST RECORDED IN BOOK 531, PAGE 251 OF THE JEFFERSON COUNTY, MISSOURI RECORDS; THENCE LEAVING THE SAID SOUTHEAST LINE OF LOT 1 OF BLUM SUBDIVISION AND ALONG THE SAID SOUTHWESTERN LINE OF NUE TRACT SOUTH 50 DEGREES 08 MINUTES 27 SECONDS EAST, A DISTANCE OF 684.16 FEET TO A POINT ON THE NORTHERN LINE OF SAID LOT 3 OF U.S. SURVEY 1996; THENCE ALONG THE SAID NORTHERN LINE OF LOT 3 OF U.S. SURVEY 1996 SAID LINE ALSO BEING THE SOUTH LINE OF SAID NUE TRACT NORTH 89 DEGREES 24 MINUTES 12 SECONDS EAST, A DISTANCE OF 1458.92 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 3 OF U.S. SURVEY 1996, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID NUE TRACT; THENCE ALONG THE EAST LINE OF SAID NUE TRACT NORTH 00 DEGREES 17 MINUTES 57 SECONDS WEST, A DISTANCE OF 1061.28 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID NUE TRACT; THENCE ALONG THE NORTH LINE OF SAID NUE TRACT SOUTH 89 DEGREES 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 957.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID NUE TRACT NORTH 65 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 522.57 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID U.S. HIGHWAY 67; THENCE LEAVING SAID NUE TRACT AND ALONG SAID U.S. HIGHWAY 67 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CHORD WHICH BEARS NORTH 72 DEGREES 09 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 434.18 FEET, A LENGTH OF 435.23 FEET TO A POINT; THENCE SOUTH 11 DEGREES 01 MINUTES 35 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE ALONG A SPIRAL CURVE TO THE RIGHT HAVING A RADIUS OF 1785.08 FEET, A CHORD WHICH BEARS NORTH 80 DEGREES 59 MINUTES 25 SECONDS EAST, A CHORD DISTANCE OF 193.42 FEET, A LENGTH OF 193.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 81 DEGREES 58 MINUTES 43 SECONDS EAST, A DISTANCE OF 1032.09 FEET TO A POINT; THENCE NORTH 08 DEGREES 01 MINUTES 17 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 81 DEGREES 58 MINUTES 43 SECONDS EAST, A DISTANCE OF 405.01 FEET TO A POINT ON THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE SOUTHERLY ALONG THE SAID EAST LINE OF FRACTIONAL SECTION 23 SOUTH 00 DEGREES 53 MINUTES 57 SECONDS EAST, A DISTANCE OF 1434.94 FEET TO A POINT; THENCE SOUTH 00 DEGREES 40 MINUTES 57 SECONDS EAST, A DISTANCE OF 1334.00 FEET TO A POINT BEING THE EAST QUARTER CORNER OF SAID FRACTIONAL SECTION 23; THENCE LEAVING THE SAID EAST LINE OF FRACTIONAL SECTION 23 SOUTH 89 DEGREES 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 624.20 FEET TO A POINT ON THE EAST LINE OF SAID U.S. SURVEY 1996; THENCE NORTHERLY ALONG THE SAID EAST LINE OF U.S. SURVEY 1996 NORTH 00 DEGREES 17 MINUTES 57 SECONDS WEST, A DISTANCE OF 614.32 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 3 OF SAID U.S. SURVEY 1996; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3 OF U.S. SURVEY 1996 SOUTH 89 DEGREES 33 MINUTES 09 SECONDS WEST, A DISTANCE OF 2212.42 FEET TO A POINT; THENCE LEAVING THE SAID SOUTHERN LINE OF LOT 3 OF U.S. SURVEY 1996 SOUTH 45 DEGREES 39 MINUTES 47 SECONDS EAST, A DISTANCE OF 350.83 FEET TO A POINT; THENCE SOUTH 35 DEGREES 20 MINUTES 10 SECONDS EAST, A DISTANCE OF 311.55 FEET TO A POINT; THENCE SOUTH 13 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 217.16 FEET TO A POINT; THENCE SOUTH 03 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 178.52 FEET TO A POINT; THENCE SOUTH 17 DEGREES 43 MINUTES 40 SECONDS WEST, A DISTANCE OF 579.51 FEET TO A POINT ON THE NORTHERN LINE OF A TRACT CONVEYED TO VERNON G. KOENEKER BY WARRANTY DEED RECORDED IN BOOK 165, PAGE 456 OF THE JEFFERSON COUNTY, MISSOURI RECORDS; THENCE ALONG THE NORTHERN LINE OF KOENEKER TRACT SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, A DISTANCE OF 204.86 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID KOENEKER TRACT; THENCE ALONG THE WEST LINE OF SAID KOENEKER TRACT SOUTH 17 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 1451.89 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID KOENEKER TRACT; THENCE LEAVING SAID KOENEKER TRACT NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 1682.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 50 SECONDS WEST, A DISTANCE OF 947.83 FEET TO A POINT ON THE WESTERN LINE OF GYNGARD SUBDIVISION AS RECORDED IN BOOK 37, PAGE 13 OF THE JEFFERSON COUNTY, MISSOURI RECORDS; THENCE SOUTH 00 DEGREES 13 MINUTES 32 SECONDS WEST, A DISTANCE OF 628.57 FEET TO A POINT ON THE SOUTHERN LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE ALONG THE SAID SOUTHERN LINE OF FRACTIONAL SECTION 23 NORTH 89 DEGREES 40 MINUTES 35 SECONDS WEST, A DISTANCE OF 117.96 FEET A POINT BEING THE NORTHEAST CORNER OF LOT 1 OF STEPHEN FOSTER SUBDIVISION PER PLAT RECORDED IN BOOK 38 PAGE 4 OF THE JEFFERSON COUNTY MISSOURI RECORDS; THENCE LEAVING SAID SOUTHERN LINE OF FRACTIONAL SECTION AND ALONG THE EASTERN LINE OF SAID LOT 1, SOUTH 31 DEGREES 30 MINUTES 01 SECONDS WEST, A DISTANCE OF 176.74 FEET TO A POINT ON THE NORTHERN LINE OF MEYER (30' W) ROAD; THENCE ALONG SAID NORTHERN LINE OF MEYER ROAD NORTH 60 DEGREES 47 MINUTES 05 SECONDS WEST, A DISTANCE OF 85.21 TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID NORTHERN LINE OF MEYER ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 356.23 FEET, AND A LENGTH OF 185.31 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 357.16 FEET TO A POINT ON THE EASTERN LINE OF U.S. HIGHWAY 67; THENCE ALONG SAID EASTERN LINE OF U.S. HIGHWAY 67 NORTH 11 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 72.05 FEET TO THE POINT OF BEGINNING.

TOTAL AREA
8,819,753 SQ. FT.
OR
202.47 ACRES

OWNER CERTIFICATE

I/WE, THE UNDERSIGNED, OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "BLUM SUBDIVISION"

ALL EASEMENTS HAVE BEEN LOCATED AND IDENTIFIED ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES. IN TESTIMONY WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND THIS 25th DAY OF June 2002.

KARL E. BLUM ALBERT E. BLUM

STATE OF MISSOURI)
)SS
COUNTY OF MISSOURI)

ON THIS 25th DAY OF June 2002, BEFORE ME PERSONALLY APPEARED Karl E. Blum & Albert E. Blum WHO BEING TO ME DULY SWORN AND TO BE KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME AS HIS/HER/THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE, AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

January 10, 2006 Dianna L. Crady
MY TERM EXPIRES NOTARY PUBLIC

DIANNA L. CRADY
Notary Public - State of Missouri
County of Jefferson
My Commission Expires Jan. 10, 2006

CURRENT TAX STATUS

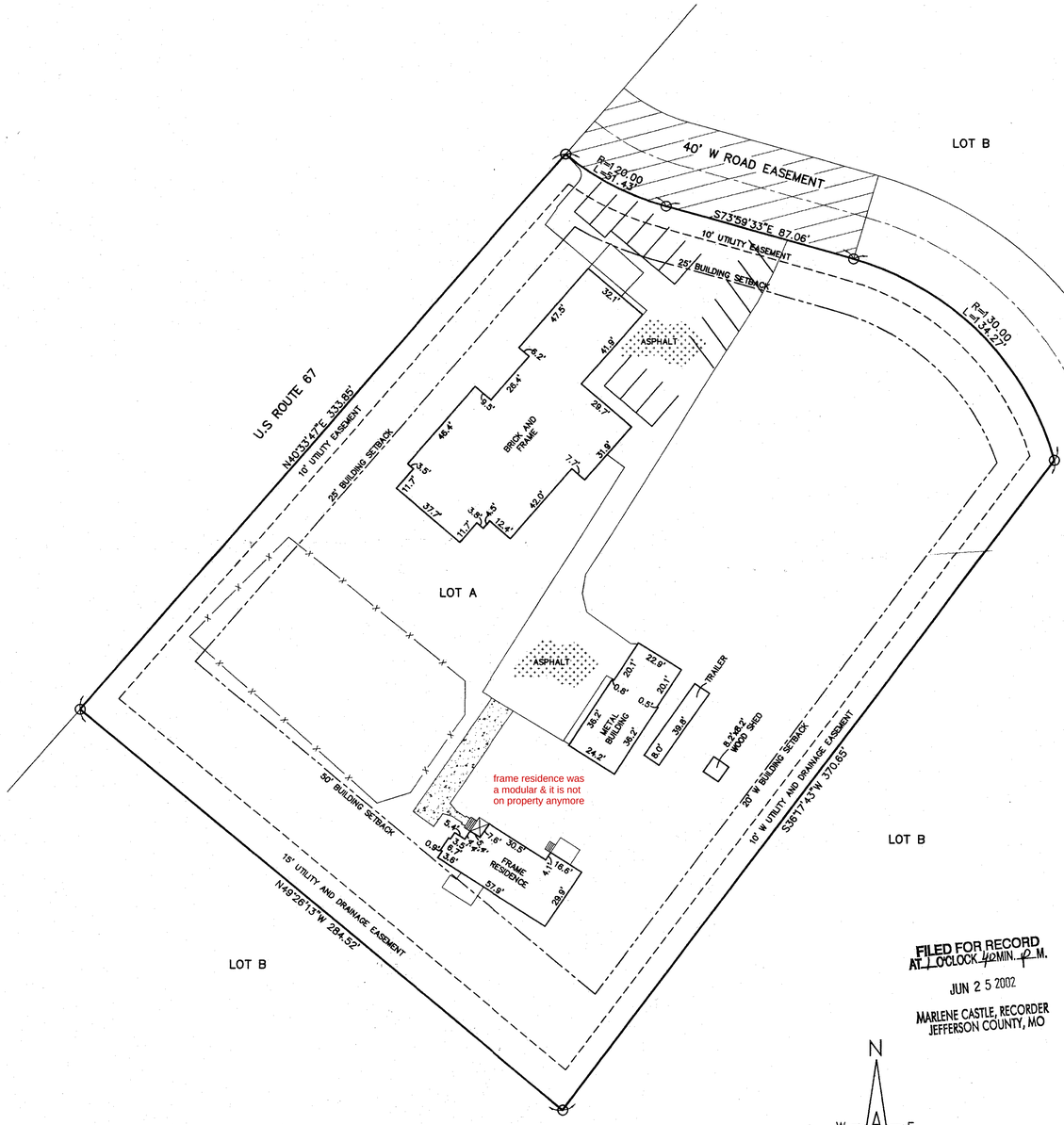
WE FIND FROM THE COLLECTOR OF REVENUES RECORDS THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES ON TAX I.D. NUMBER 186,023.0 013 LAST ASSESSED IN THE NAME(S) OF Blum

Shannon Jackman
PLANNING TECHNICIAN
DATE: 6-25-02
M1503-40

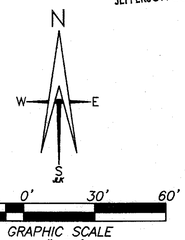
PLANNING AND ZONING CERTIFICATE

THIS IS TO CERTIFY THAT "BLUM SUBDIVISION", AS SHOWN HEREON, HAS BEEN APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT THIS 25 DAY OF June 2002.

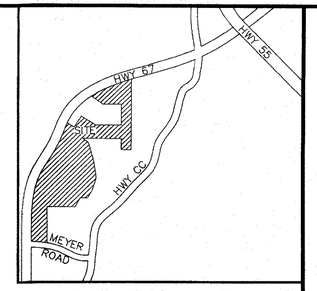
Shannon Jackman for
MANAGER, PLANNING DIVISION



FILED FOR RECORD
AT 1 O'CLOCK 4 MIN. P.M.
JUN 25 2002
MARLENE CASTLE, RECORDER
JEFFERSON COUNTY, MO



GRAPHIC SCALE
1"=30'



LOCATION MAP
(NOT TO SCALE)

PROPERTY DESCRIPTION
LOT A

A TRACT OF LAND BEING BLUM ANIMAL HOSPITAL PARCEL – 2 AS RECORDED IN BOOK 647 PAGE 2043 OF THE JEFFERSON COUNTY, MISSOURI RECORDS, BLUM ANIMAL HOSPITAL – PARCEL 3 AS RECORDED IN BOOK 647, PAGE 2044 OF THE JEFFERSON COUNTY, MISSOURI RECORDS AND BLUM ANIMAL HOSPITAL – PARCEL 4 AS RECORDED IN BOOK 647, PAGE 2045 OF THE JEFFERSON COUNTY, MISSOURI RECORDS AND BEING PART OF LOTS 1, 2, 3, 4, AND 5 OF U.S. SURVEY NO. 1996, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, AND PART OF FRACTIONAL SECTION 23, TOWNSHIP 40 NORTH, RANGE 5 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING THE INTERSECTION OF THE EASTERN LINE OF U.S. HIGHWAY 67 AND THE SOUTH LINE OF SAID SECTION 22 THENCE NORTHERLY ALONG THE SAID EASTERN LINE OF U.S. HIGHWAY 67 THE FOLLOWING COURSES AND DISTANCES: NORTH 10 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 1350.39 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2739.93 FEET, A CHORD WHICH BEARS NORTH 25 DEGREES 27 MINUTES 24 SECONDS EAST, A CHORD DISTANCE OF 1428.13 FEET, A LENGTH OF 1444.82 FEET TO A POINT; THENCE NORTH 40 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF 943.83 FEET TO A POINT; THENCE NORTH 49 DEGREES 26 MINUTES 13 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 40 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF 276.67 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID EASTERN LINE OF U.S. HIGHWAY 67, NORTH 40 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF 333.85 FEET TO A POINT; THENCE LEAVING SAID EASTERN LINE OF U.S. HIGHWAY 67, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, A DISTANCE OF 51.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 73 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 87.06 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET, A DISTANCE OF 134.27 FEET TO A POINT; THENCE SOUTH 34 DEGREES 17 MINUTES 43 SECONDS WEST, A DISTANCE OF 370.65 FEET TO A POINT; THENCE NORTH 49 DEGREES 26 MINUTES 13 SECONDS WEST; A DISTANCE OF 284.53 FEET TO THE POINT OF BEGINNING.

LOT A
TOTAL AREA
100,112 SQUARE FEET
OR
2.30 ACRES

BASIS OF BEARING

BEARINGS ARE BASED UPON AN ASSUMED BEARING BETWEEN THE MONUMENTATION FOUND ALONG THE NORTHERN LINE OF LOT 3 OF U.S. SURVEY 1996 SAID BEARING BEING NORTH 89 DEGREES 24 MINUTES 12 SECONDS EAST.

THIS IS TO CERTIFY THAT THE UNDERSIGNED HAS DURING THE MONTH OF JUNE, 2002, BY ORDER OF KARL BLUM, MADE A SURVEY AND SUBDIVISION PLAT, IN TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY MISSOURI, AND THAT THE RESULTS OF SAID SURVEY AND SUBDIVISION PLAT ARE CORRECTLY REPRESENTED ON THIS PLAT. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY AND SUBDIVISION SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEYS. BOUNDARY MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET PRIOR TO RECORDING OF PLAT, AND ALL LOT CORNERS SHALL BE SET WITHIN TWELVE MONTHS OF THE RECORDING OF THE PLAT.

STATE OF MISSOURI
DAVID J. SHERRILL
NUMBER LS-2051
DAVID J. SHERRILL P.L.S. 2051

BOOK 195 PAGE 27

Title: BLUM SUBDIVISION
JEFFERSON COUNTY, MISSOURI

Client: KARL BLUM
HIGHWAY 61-67 SOUTH
FESTUS, MISSOURI

SHERRILL ASSOCIATES
Consulting Engineers and Land Surveyors
#20 Edwardsville Professional Park Suite C
Edwardsville IL 62025
Ph: (618) 656-9251
Fax: (618) 656-9496
2727 Telegraph Road
St. Louis, MO 63125
Ph: (314) 487-5900
Fax: (314) 487-3365

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or Instruments relating to or intended to be used for any part or parts of the engineering project or survey.

NO.	DATE	REVISION

PROJECT NO. 25132
DRAWN JLK CHECKED DJS
DATE 6/1/2002

SHEET 1 OF 1