

CAPITAL HILLS SUBDIVISION - SECTION 3  
 \*\*\* REPLAT \*\*\*

ALL OF LOTS 80, 81 AND 82 AND PART OF LEXINGTON DRIVE OF  
 NEUTZLER'S EARLY AMERICAN SUBDIVISION, SECTION 1

TOTAL AREA: 1.84 AC. ZONED: RS-2

PROPERTY BOUNDARY DESCRIPTION

All of Lots 80, 81 and 82 and part of a 60 foot wide street right-of-way known as Lexington Drive of Neutzler's Early American Subdivision, Section 1 as per plat of record in Plat Book 10, page 40, Cole County Recorder's Office and being a subdivision of part of the Northwest Quarter of Section 23, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the southeasterly corner of Lot No. 80 of said Neutzler's Early American Subdivision, Section 1, thence S61°27'19"W, along the southerly line of Lot Nos. 80 and 81, 244.57 feet to the southwesterly corner of said Lot No. 81; thence N34°58'48"W, along the westerly line of said Lot No. 81, 95.53 feet to the southeasterly corner of Lot No. 82; thence S62°49'49"W, along the southerly line of said Lot No. 82, 147.85 feet to the southwesterly corner thereof and being a point on the easterly line of a 60 foot wide street right-of-way known as Rolling Hills Drive; thence N38°34'09"W, along the easterly line of said Rolling Hills Drive right-of-way, 111.67 feet; thence Northerly, along the easterly line of said Rolling Hills Drive right-of-way, on a curve to the right, having a radius of 270.00 feet, an arc distance of 18.82 feet, (the chord of said curve being N36°34'20"W, 18.82 feet) to a point intersecting the centerline of a 60 foot wide street right-of-way known as Lexington Drive; thence N62°49'49"E, along said centerline, 107.23 feet; thence N27°10'11"W, 30.00 feet to the southeast corner of Lot No. 2 of Rolling Hills Subdivision, Section 1, as per plat of record in Plat Book 8, page 7, Cole County Recorder's Office and being a point on the northerly line of said Lexington Drive right-of-way; thence Easterly, along the northerly line of said Lexington Drive right-of-way, the following courses N62°49'49"E, 23.15 feet; thence Easterly, on a curve to the left, having a radius of 152.67 feet, an arc distance of 95.39 feet, (the chord of said curve being N44°55'49"E, 93.85 feet); thence N27°01'47"E, 52.86 feet to a point intersecting the northwesterly extension of the northeasterly line of the aforesaid Lot No. 80, thence leaving the northerly line of said Lexington Drive right-of-way, S62°58'13"E, along said extended line and along the northeasterly line of said Lot No. 80, 318.26 feet to the northeasterly corner thereof; thence S6°30'48"E, along the easterly line of said Lot No. 80, 51.77 feet to the POINT OF BEGINNING. Containing 1.84 acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of the Capital Savings Bank, a survey 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 20th day of March, 1997

LARRY V. BRICKEY, Mo. R.L.S. #1188

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 Boundary Description have caused said tract to be surveyed and re-subdivided into lots, streets, and easements and on this plat the designation of the lots and the sizes thereof are fully and truly set forth and the undersigned does hereby dedicate to the public, for public use forever, all right-of-ways and easement, (not presently of record) as shown within the described boundary of this plat which shall be known as CAPITAL HILLS SUBDIVISION - SECTION 3 - REPLAT.

All taxes due and payable against said property have been paid in full

In Witness whereof, Capital Savings Bank, of Jefferson City, Missouri, a Missouri Corporation, has caused these presents to be signed by its president and its seal to be affixed this 20th day of March, 1997

CAPITAL SAVINGS BANK

ATTEST: Marilyn Curtit, Secretary

BY: Larry V. Schepers, President

STATE OF MISSOURI }  
 COUNTY OF COLE } ss

On this 20th day of March, 1997 before me personally did appear, Larry V. Schepers, to me personally known, who being duly sworn, did say that he is president of Capital Savings Bank, a corporation organized and existing under the laws of the State of Missouri, that the seal affixed to this instrument is the corporate seal of said corporation, and the instrument was signed and sealed on behalf of said corporation by authority of its board of directors, and the said Larry V. Schepers, acknowledged said instrument to be the free act and deed of said corporation

In testimony whereof, I have hereunto set my hand and affixed my official seal, at my office in \_\_\_\_\_, the day and year written above

My Commission Expires: 12-12-12

Notary Public, Cole County, Mo.

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

TITLE CAPITAL HILLS SUBDIVISION - SECTION 3 - REPLAT Lots 80, 81 and 82 and part of Lexington Drive of Neutzler's Early American Subd., Sec. 1			
FOR CAPITAL SAVINGS AND LOAN ASSOCIATION			
DATE Sept., 1996	DRN. BY DGS	SCALE 1"=50'	BOOK 222
REV. DATE 3/11/97	CKD. BY CCC	SHEET 1 OF 1	JOB NO. 77-71

**COMPLETED**

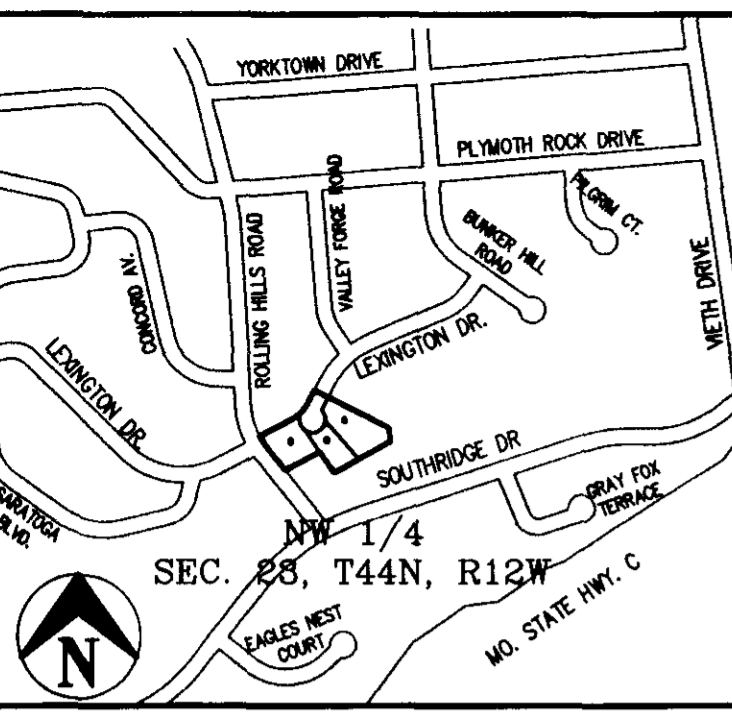
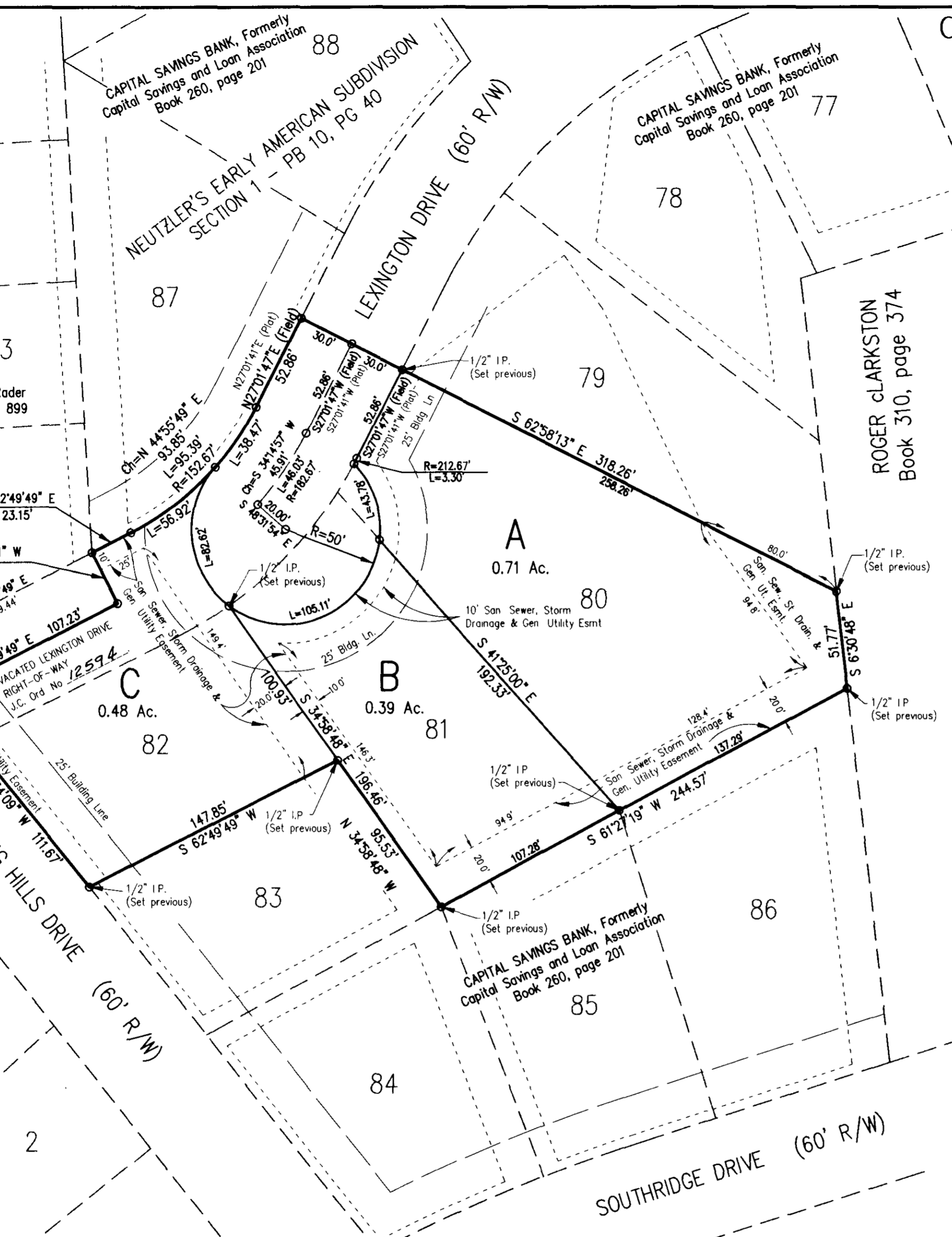
SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 280, PAGE 152  
 COLE COUNTY RECORDER'S OFFICE.

STATE OF MISSOURI }  
 COUNTY OF COLE } ss

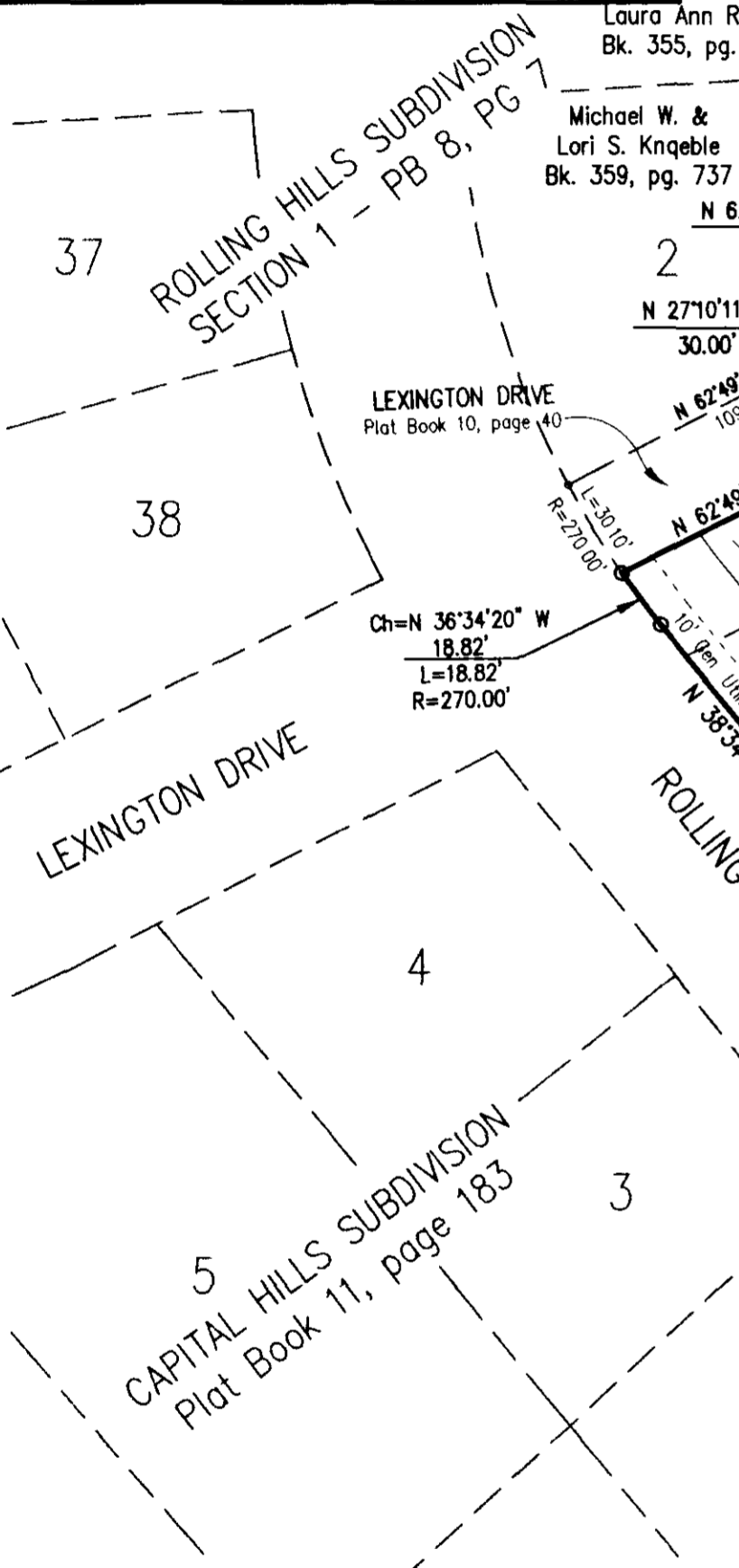
Filed for record 18 day of February, 1998  
 at 3 O'clock and 32 Minutes P.M.,  
 recorded in Book 12, Page 18

LARRY D. RADEMAN, Recorder

Dolbe Fischbacher, Deputy



LOCATION MAP



○ SET 5/8" REROD AT LOT CORNERS EXCEPT WHERE OTHERWISE SHOWN

**1 inch = 50 feet**

0 25 50 100 150

(Graphic Scale - Feet)

BEARING BASE: Neutzler's Early American Subdivision, Section 1  
 Plat Book 10, page 40, Cole County Recorder's Office

NOTE: ALL PREVIOUSLY DEDICATED RIGHT-OF-WAYS WITHIN THE BOUNDARY OF THIS REPLAT HAVE BEEN VACATED BY JEFFERSON CITY ORDINANCE NO. 12594

I, the City Clerk of the City of Jefferson, County of Cole, Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. 12706

Approved this 21st day of JANUARY, 1998

Duane Schreimann, Mayor  
 Phyllis Powell, City Clerk  
 Martin A. Brose, Director of Public Works  
 Keith A. DeVault, Director of Planning and Code Enforcement