REPLAT OF ALL OF LOTS 17 AND 18 OF CAPITAL HILLS SUBDIVISION
0.64 ACRES
RESIDENTIAL

PROPERTY DESCRIPTION

All of Lot 17 and Lot 18 of CAPITAL HILLS SUBDIVISION, as per plat of record in Plat Book 11, Page 163, Cole County Recorder's Office, being part of the Northwest Quarter of Section 23, Township 44 North, Range 12 West, Cole County, Missouri; more particularly described as follows: Beginning at the northeast corner of said Lot 18, thence S78°54'07"W, along the northerly boundary of said Lot 18, 147.26 feet to the northwesterly corner thereof, thence S07°56'55"E, along the easterly boundary of said Lot 17 and Lot 18, 204.40 feet to the southeasterly corner of said Lot 17, thence N62°34'41"E, along the southerly boundary of said Lot 17, 174.81 feet to the southeasterly corner thereof, thence northerly, along the easterly boundary of said Lot 17 on a curve to the right having a radius of 230.00 feet, an arc length of 65.52 feet, the chord being N0°54'40"W, 65.29 feet, thence N11°00'53"W, along the easterly boundary of said Lot 17 and Lot 18, 90.32 feet to the point of beginning. Containing 0.64 acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Dan Baumgartner, a survey was made under my personal direction regarding the above described property and the results of said survey are represented correctly on this plat and was performed in accordance with the requirements of the standards for a suburban 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 10th day of November, 2004.

Alan W. Ward, P.L.S. #2328

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, being the owners of the tract of land as described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into a lot, and on this plat the number of said lot and the size thereof is fully and truly set forth. This subdivision shall be known as REPLAT OF ALL OF LOTS 17 AND 18 OF CAPITAL HILLS SUBDIVISION. All taxes due and payable against said property have been paid in full.

In testimony whereof, FRB DEVELOPMENT, L.L.C., a Missouri Limited Liability Company, has caused these presents to be signed by its members this ___ day of __________, 2004.

John Ferrar
Mike Reichard
Danny Baumgartner

State of Missouri (County of Cole)

On this ___ day of November, 2004, before me personally did appear the above named signers, and acknowledged the same to be their true act and deed. In Witness whereof, I have hereunto set my hand and affixed my seal this ___ day of November, 2004.

Notary Public
My Commission Expires: __________

State of Missouri (County of Cole)

Filed for record ___ day of December, 2004 at ___ o'clock and ___ minutes ___ m., recorded in Book ___ Page ___.

Larry D. Rademan, Recorder

Deed Recorder

MID MISSOURI SURVEYING CO. LLC
2610 BALD HILL ROAD
JEFFERSON CITY MO. 65101

DATE: 1/2004
BOOK NO.: 35
SCALE: 1" = 30'
DIR. BY: NW
REV. BY: AW
SHEET OF: 103-24

COPY