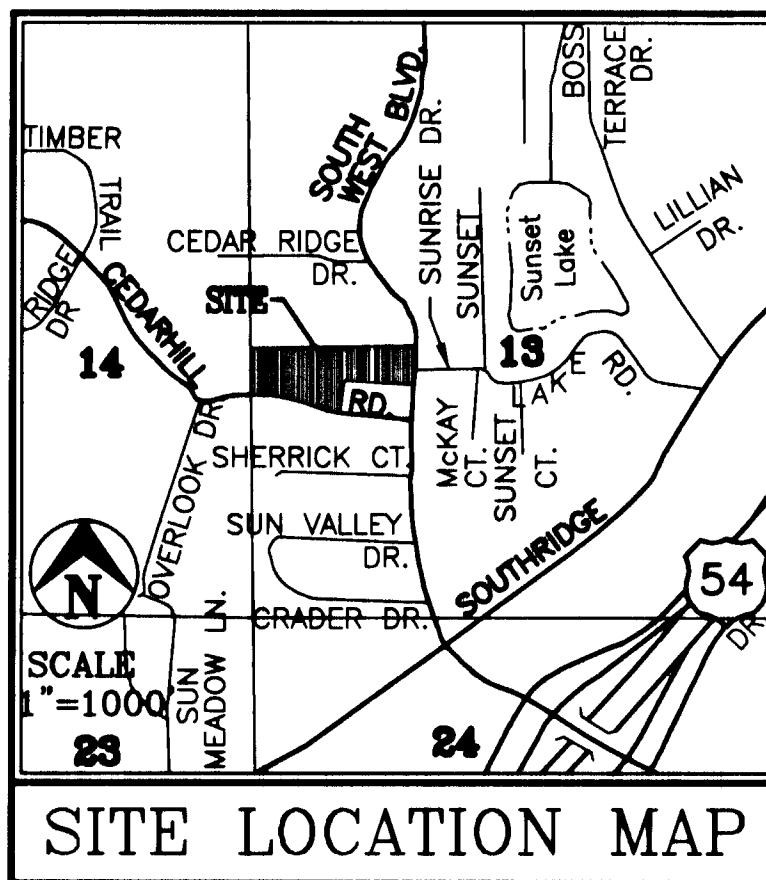


FINAL PLAT CEDAR HILL SUBDIVISION

PART W 1/2, SW 1/4, SEC. 13, T44N, R12W
JEFFERSON CITY, COLE COUNTY, MISSOURI
ZONED RD & RS-2
TOTAL AREA: 2.64 ACRES



PROPERTY BOUNDARY DESCRIPTION
Part of the West Half of the Southwest Quarter of Section 13, Township 44 North, Range 12 West, Cole County, Missouri more particularly described as follows:

BEGINNING at the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 13; thence N07°27'35"E, along the Section Line, 99.37 feet to the northwesterly corner of the tract described in Book 521, page 161, Cole County Recorder's Office; thence N89°40'28"E, along the northerly line of said tract described in Book 521, page 161, 999.48 feet to the northeasterly corner thereof, also being a point on the westerly right-of-way line of SOUTHWEST BOULEVARD; thence S4°45'00"W, along the westerly right-of-way line of SOUTHWEST BOULEVARD, 99.91 feet to the southeasterly corner of the tract described in Book 521, page 290, Cole County Recorder's Office, also being the northeasterly corner of STANFORD SUBDIVISION, as recorded in Plat Book 5, page 63, Cole County Recorder's Office; thence S89°41'00"W, along the southerly line of said tract described in Book 521, page 290 and the northerly line of said STANFORD SUBDIVISION, 466.70 feet to the northwesterly corner of said STANFORD SUBDIVISION, also being the northeasterly corner of the tract described in Book 522, page 642, Cole County Recorder's Office; thence S1°21'09"E, along the westerly line of said STANFORD SUBDIVISION, also being the easterly line of said tract described in Book 522, page 642, 80.59 feet to the northerly right-of-way line of CEDAR HILL ROAD; thence along the northerly right-of-way line of said CEDAR HILL ROAD the following courses: northwesterly, on a curve to the right, having a radius of 249.68 feet, an arc distance of 4.38 feet (Ch=N66°51'43"W, 4.38 feet); thence N66°20'58"W, 120.17 feet; thence westerly, on a curve to the left, having a radius of 247.70 feet, an arc distance of 133.23 feet (Ch=N81°45'28"W, 131.63 feet); thence S82°50'02"W, 285.37 feet to the Section Line; thence leaving the northerly right-of-way line of said CEDAR HILL ROAD, N07°27'35"E, along the Section Line, 44.45 feet to the POINT OF BEGINNING. Containing 2.64 acres.

OWNER'S CERTIFICATE
Know all men by these presents that We, the undersigned owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the Public, for Public use forever, all Right-of-ways and Easements (not presently of record), as shown on this plat and said plat shall be known as "CEDAR HILL SUBDIVISION".

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 14th day of December, 2005.

Steven B. Young
STEVEN B. YOUNG

Kathy A. Young
KATHY A. YOUNG

STATE OF MISSOURI } ss
COUNTY OF COLE }
On this 14th day of December, 2005, before me personally did appear the above signed owners, 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 14th day of December, 2005.

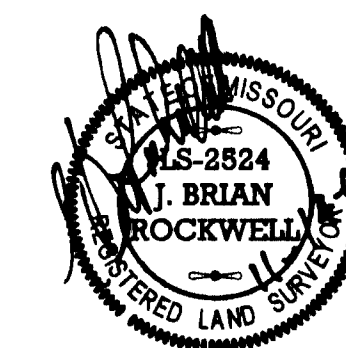
My Commission Expires: 12/28/2007

Louise Krcmar
Louise Krcmar
Notary Public, Cole County

Louise Krcmar
Notary Public, Cole County
My Commission Expires 12/28/2007

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Steve & Kathy Young, a Property Boundary Survey was made under my personal direction regarding the property shown on this plat and that the results are represented correctly. This 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 14th day of November, 2005.



11-14-2005
J. Brian Rockwell, MO R.L.S. #2524

Document No. 200515035

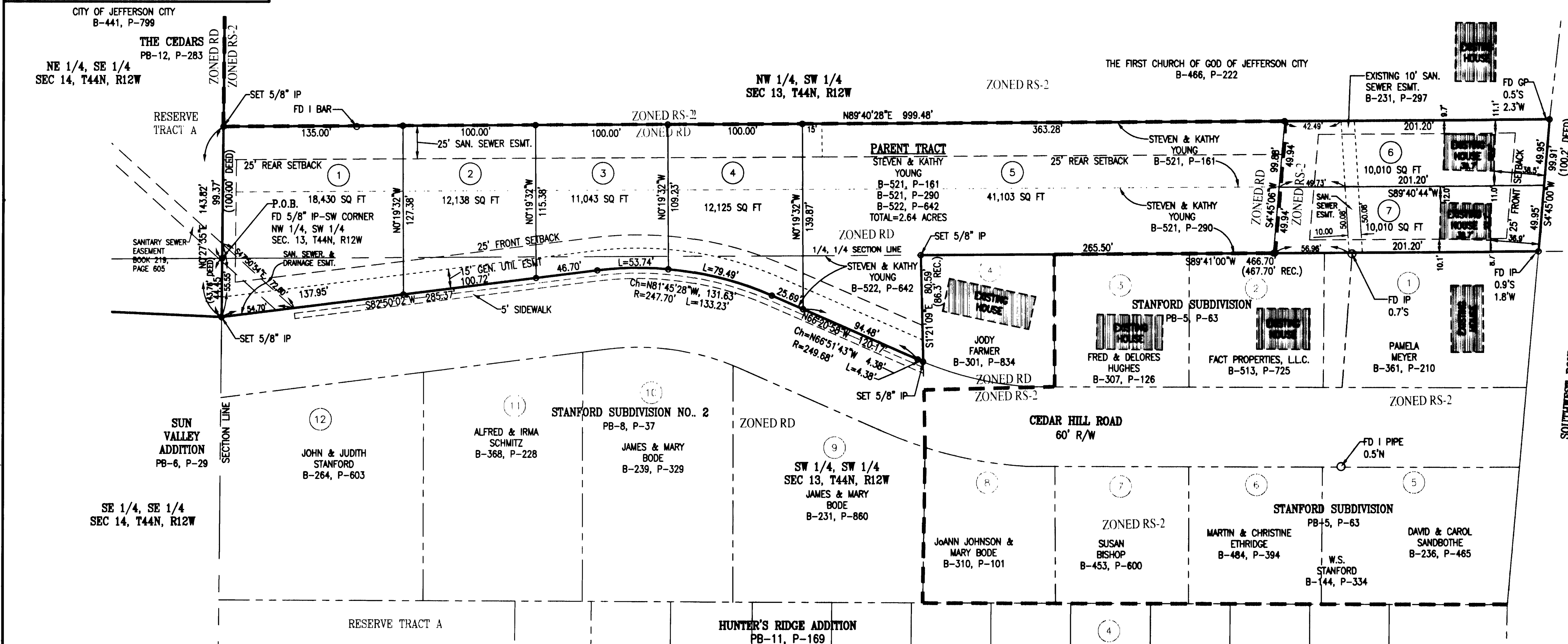
STATE OF MISSOURI } ss
COUNTY OF COLE }
Filed for record 5 day of December, 2005.
at 8 O'clock and 30:15 Minutes A.M.,
recorded in Book 12, Page 525.

Larry D. Rademan, Recorder

D. Hase
Deputy

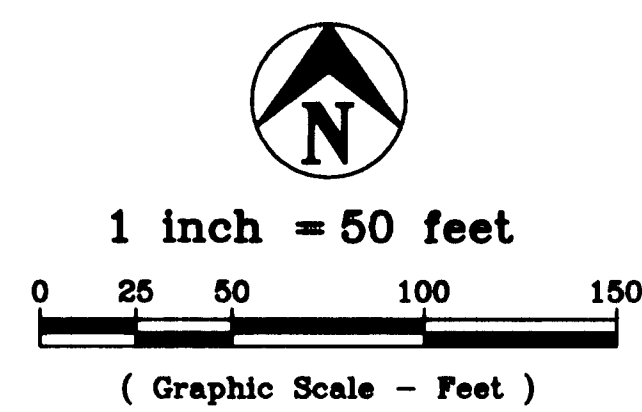
Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY Phone (573) 634-3455 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898			
TITLE FINAL PLAT-CEDAR HILL SUBDIVISION			
FOR Steve and Kathy Young			
DATE 08-2005	DRN. BY J.B.R.	SCALE 1" = 50'	BOOK
REV. 11/14/2005	CRD. BY C.F.B.	SHEET 1 OF 1	JOB NO. 05-055

SUBD 463.00



NOTES:

- The Building Setback lines will conform with the Zoning Regulations for the City of Jefferson.
- Set 1/2" Rerod w/cap at all lot corners except where otherwise shown.
- UTILITIES:
WATER SUPPLY - P.W.S.D.#2
SANITARY SEWER - CITY OF JEFFERSON
GAS SUPPLY - AMEREN UE
ELECTRICAL POWER - AMEREN UE
TELEPHONE - SPRINT
- This property is located in Zone "C" (area of minimal flooding) as shown by FLOOD INSURANCE RATE MAP, CITY OF JEFFERSON CITY, MISSOURI, COLE AND CALLAWAY COUNTIES, COMMUNITY PANEL NUMBER 2990108 0009 C, MAP REVISED OCTOBER 6, 1981.
- Each lot will be served by a single driveway within the right-of-way of CEDAR HILL ROAD.



BEARING BASE: THE SOUTHERLY LINE OF THE TRACT DESCRIBED IN BOOK 521, PAGE 290, COLE COUNTY RECORDER'S OFFICE.

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 by Ordinance No. 13917A.

Approved this 29 day of November, 2005.
John D. Landwehr, Mayor
Phyllis Powell, City Clerk

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

