

REPLAT OF PART OF ROLAND L. WIGGINS SUBDIVISION

PART OF LOTS 17-19, 21-23, 26, & 29-35, ALL OF LOTS 20, 24 & 25, PART OF VACATED WIGGINS & MARSHALL STREETS, AS PER PLAT OF RECORD IN PLAT BOOK 4, PAGE 34, AND PART OF VACATED JUSTUS STREET OF JUSTUS SUBD., AS PER PLAT OF RECORD IN PLAT BOOK 3, PAGE 62, COLE COUNTY RECORDER'S OFFICE, IN THE CITY OF JEFFERSON, MO
 TOTAL AREA: 2.75 ACRES ZONED: RS-4

PROPERTY DESCRIPTION

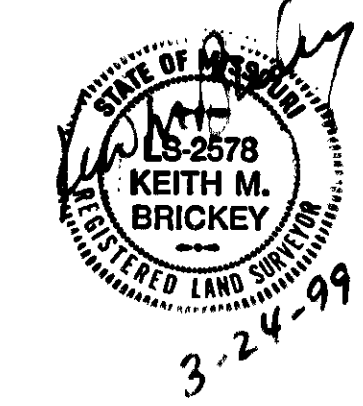
Part of Lots 17, 18, 19, 21, 22, 23, 26, 29, 30, 31, 32, 33, 34 and 35; all of Lots 20, 24 and 25, part of vacated WIGGINS STREET and part of vacated MARSHALL STREET of ROLAND L. WIGGINS SUBDIVISION in the City of Jefferson, Missouri, as per plat of record in Plat Book 4, page 34, Cole County Recorder's Office, and part of vacated JUSTUS STREET of JUSTUS SUBDIVISION in the City of Jefferson, Missouri, as per plat of record in Plat Book 3, page 62, Cole County Recorder's Office, more particularly described as follows:

Beginning at the southeasterly corner of Lot 35 of said ROLAND L. WIGGINS SUBDIVISION; thence N47°47'17"W, along the southerly line of said Lot 35, 119.00 feet to the easterly right-of-way line of MARSHALL STREET, as shown on the plat of CAMPUS VIEW SUBDIVISION in the City of Jefferson, Missouri, as per plat of record in Plat Book 7, page 25, Cole County Recorder's Office; thence along the boundary of said MARSHALL STREET right-of-way the following courses: N42°05'48"E, 16.86 feet; thence northeasterly, on a curve to the right, having a radius of 41.62 feet, an arc distance of 55.94 feet, (the chord of said curve being N80°35'48"E, 51.82 feet); thence S60°54'12"E, 76.20 feet; thence on a curve to the left, having a radius of 50.00 feet, an arc distance of 261.80 feet, (the chord of said curve being N29°05'48"E, 50.00 feet); thence N60°54'12"W, 76.20 feet; thence northwesterly, on a curve to the left, having a radius of 91.62 feet, an arc distance of 7.36 feet, (the chord of said curve being N63°12'10"W, 7.35 feet), to the southeasterly corner of a tract of land described in Book 192, page 119, Cole County Recorder's Office; thence leaving the boundary of said MARSHALL STREET right-of-way, N17°52'24"E, along the easterly line of said tract in Book 192, page 119, 111.03 feet to the southeasterly corner of Lot 6 of said CAMPUS VIEW SUBDIVISION, as recorded in Plat Book 7, page 25; thence S71°28'38"E, along the southerly line of said Lot 6, 48.40 feet to the southeasterly corner thereof; thence N08°36'00"E, along the easterly line of said Lot 6, 122.18 feet to the southerly right-of-way line of ROLAND STREET; thence easterly, along the southerly right-of-way line of ROLAND STREET, on a curve to the right, having a radius of 238.94 feet, an arc distance of 129.49 feet, (the chord of said curve being S62°22'18"E, 127.91 feet); thence S48°50'46"E, along the southerly right-of-way line of said ROLAND STREET, 223.34 feet to a point on the westerly line of Lot 8 of said ROLAND L. WIGGINS SUBDIVISION as per plat of record in said Plat Book 4, page 34; thence S41°54'08"W, along the westerly line of Lot Nos. 8 through 14 inclusive, 376.06 feet to the southeasterly corner of said Lot 14; thence S47°59'10"E, along the southerly line of said Lot 14, 10.54 feet to the northwesterly corner of Lot 15 of said ROLAND L. WIGGINS SUBDIVISION; thence S41°54'08"W, along the westerly line of Lots 15 and 16 of said ROLAND L. WIGGINS SUBDIVISION, 112.52 feet to a point on the northerly line of a strip of land 5 feet wide conveyed to the City of Jefferson in Book 182, page 289, Cole County Recorder's Office; thence N47°44'12"W, along the northerly line of said tract and along the northerly line of another tract conveyed to the City of Jefferson in Book 182, page 432, Cole County Recorder's Office, 185.66 feet to the westerly right-of-way line of WIGGINS STREET, now vacated, as shown on said plat in Plat Book 4, page 34; thence N42°05'48"E, along said westerly line, 133.25 feet to the POINT OF BEGINNING. Containing in all 2.75 acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Ruth Doby Wiggins, Trustee under the Ruth Doby Wiggins Trust Agreement dated the 3rd day of April, 1991, a survey was made, under my personal direction, regarding the property shown on this plat and that the results of said survey are performed in accordance with the current minimum 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 24th day of MARCH, 1999
 Keith M. Brickey, MO R.L.S. #2578

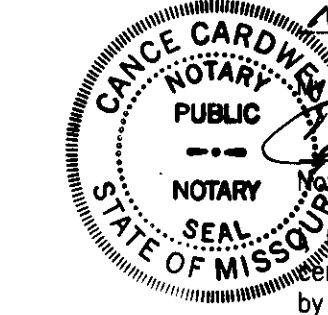


OWNER'S CERTIFICATE

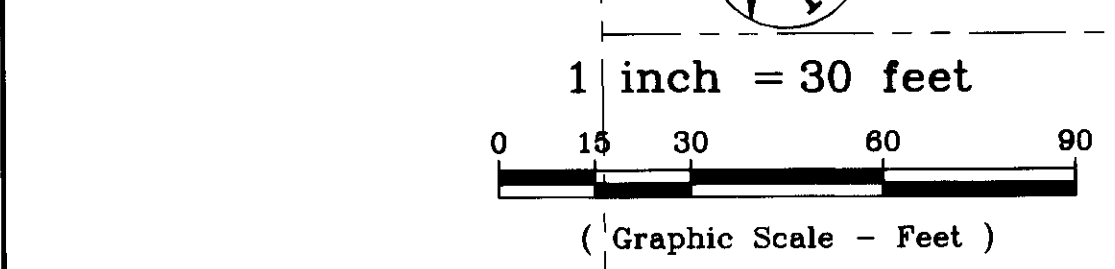
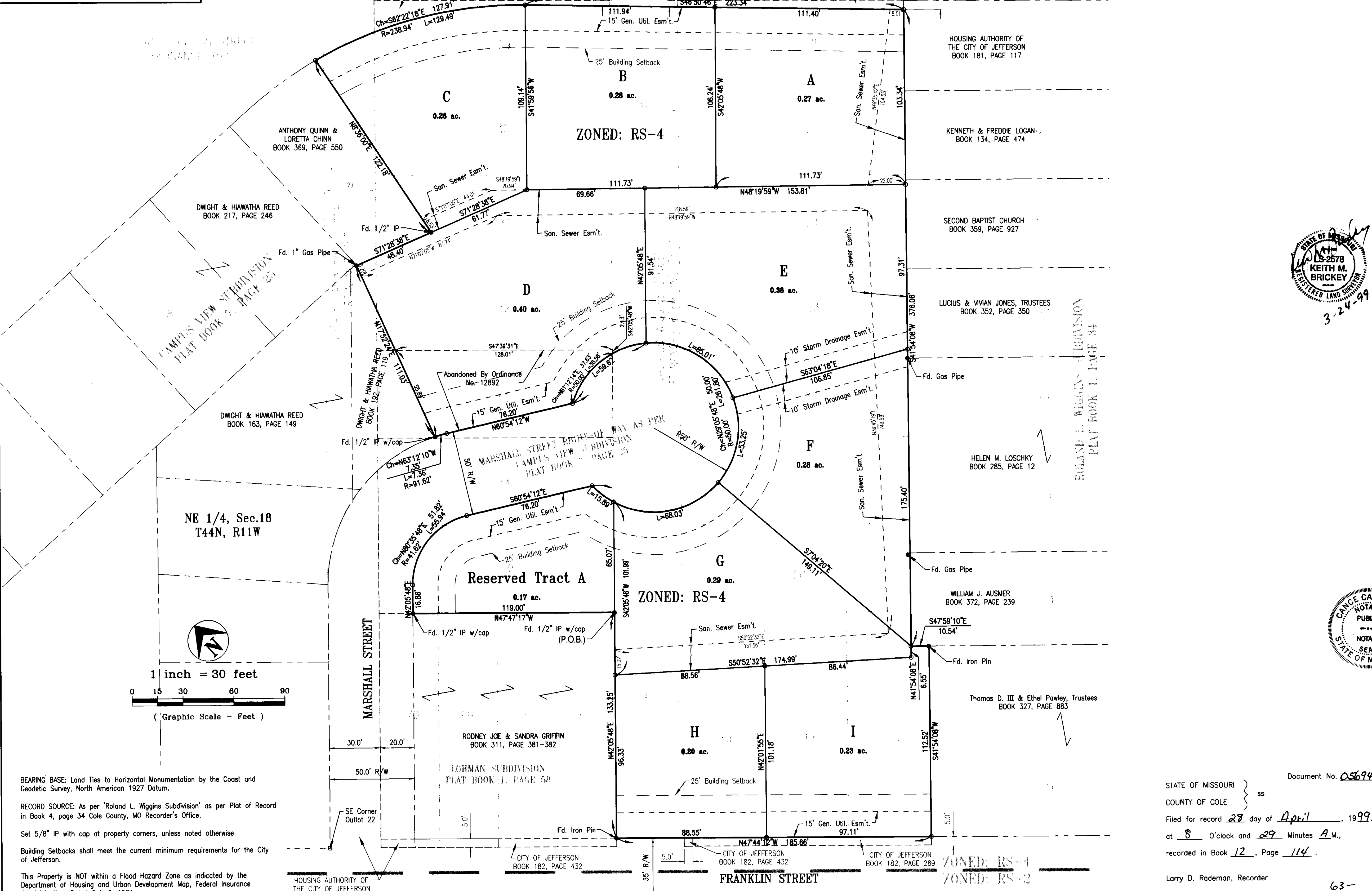
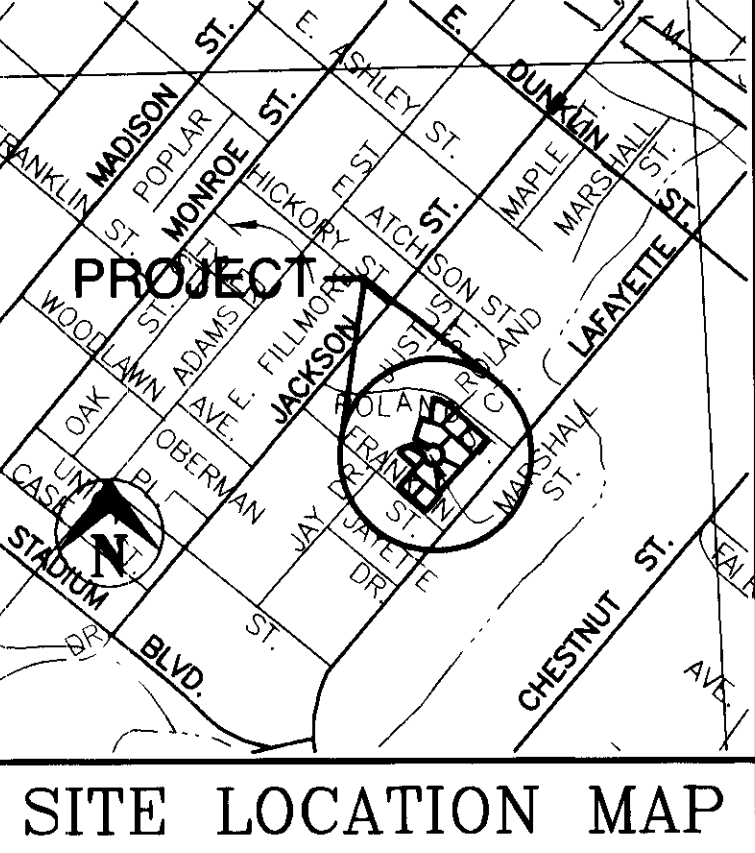
Know all men by these presents, that I, the undersigned, being the owner of the tract of land described in the foregoing Property Description, have caused said tract to be subdivided into lots, streets and easements and on this plat the letters of the lots and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record) as shown on this plat, which shall be known as "REPLAT OF PART OF ROLAND L. WIGGINS SUBDIVISION".

All taxes due and payable against property have been paid in full.
 In testimony whereof, the undersigned owner of said tract have hereunto set her hand and seal this 22nd day of MARCH, 1999.
 By: Ruth Doby Wiggins
 Ruth Doby Wiggins, Trustee under the Ruth Doby Wiggins Trust Agreement dated the 3rd day of April, 1991

STATE OF MISSOURI)
) ss
 COUNTY OF COLE)
 On this 22 day of MARCH, 1999, before me personally did appear the above signed owner, who executed the foregoing instrument and acknowledged the same to be her act and deed.
 In Witness whereof, I have set my hand and affixed my official seal this 22 day of MARCH, 1999.



My term expires 12-30-99
 Constance Cardwell
 Notary Public
 Constance Cardwell
 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. 12918.
 Approved this 19th day of APRIL, 1999.
 Duane E. Schreimann, Mayor
 Phyllis Powell, City Clerk.
 Martin A. Brose, P.E., Director of Public Works
 Keith A. DeVault, Director of Planning & Code Enforcement



BEARING BASE: Land Ties to Horizontal Monumentation by the Coast and Geodetic Survey, North American 1927 Datum.
 RECORD SOURCE: As per 'Roland L. Wiggins Subdivision' as per Plat of Record in Book 4, page 34 Cole County, MO Recorder's Office.
 Set 5/8" IP with cap at property corners, unless noted otherwise.
 Building Setbacks shall meet the current minimum requirements for the City of Jefferson.
 This Property is NOT within a Flood Hazard Zone as indicated by the Department of Housing and Urban Development Map, Federal Insurance Administration, Dated Oct. 6, 1981.

Document No. 05694
 STATE OF MISSOURI)
) ss
 COUNTY OF COLE)
 Filed for record 28 day of April, 1999.
 at 8 O'clock and 29 Minutes A.M.,
 recorded in Book 12, Page 114.
 Larry D. Rademan, Recorder

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: **Replat of Part of Roland L. Wiggins Subd.**
NE 1/4, Sec.18, T45N, R12W, Jefferson City, MO
 FOR: **Ruth Doby Wiggins**
 DATE 12-18-98 DRAWN BY C.F.B. SCALE 1"=30' BOOK 724
 REV. 02-27-99 CKD BY R.M.B. SHEET 1 OF 1 JOB NO. 97-133

SUBD. 49.02