

"REPLAT OF PART OF BLOCK #19 OF WASHINGTON PARK ADDITION" WITH ADJOINING PARCELS INCLUDED

SUBDIVISION DESCRIPTION: PART OF LOT 10, PART OF COLORADO STREET, AND ALL OF LOTS 11, 12, 16, 17 AND 18, BLOCK #19 OF "WASHINGTON PARK ADDITION" TO THE CITY OF JEFFERSON PER PLAT BOOK 2, PAGE 3 OF THE COLE COUNTY RECORDS, TOGETHER WITH ADJOINING PARCELS AS SHOWN AND DESCRIBED, ALL LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 12 WEST, CITY OF JEFFERSON, COLE COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

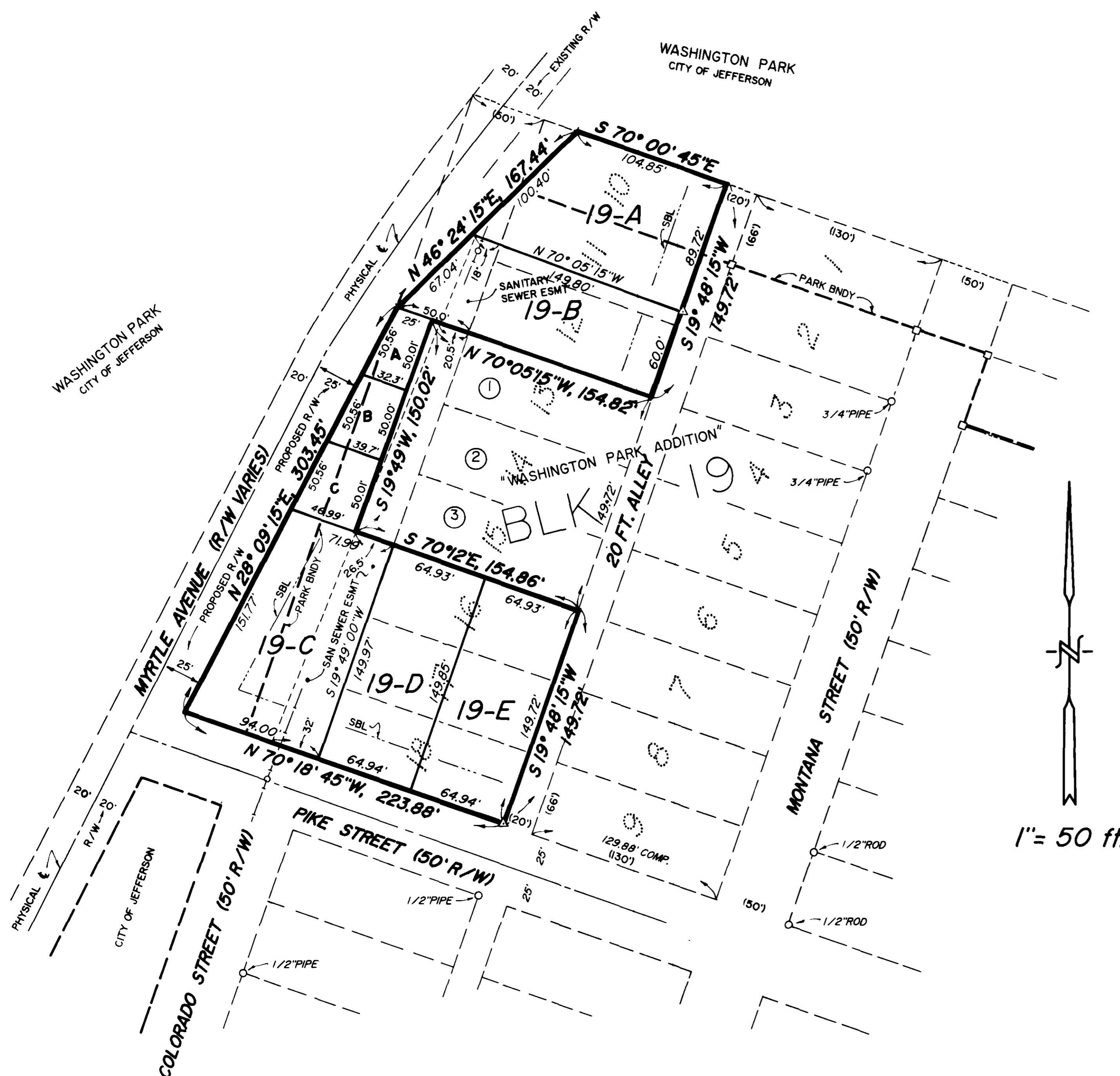
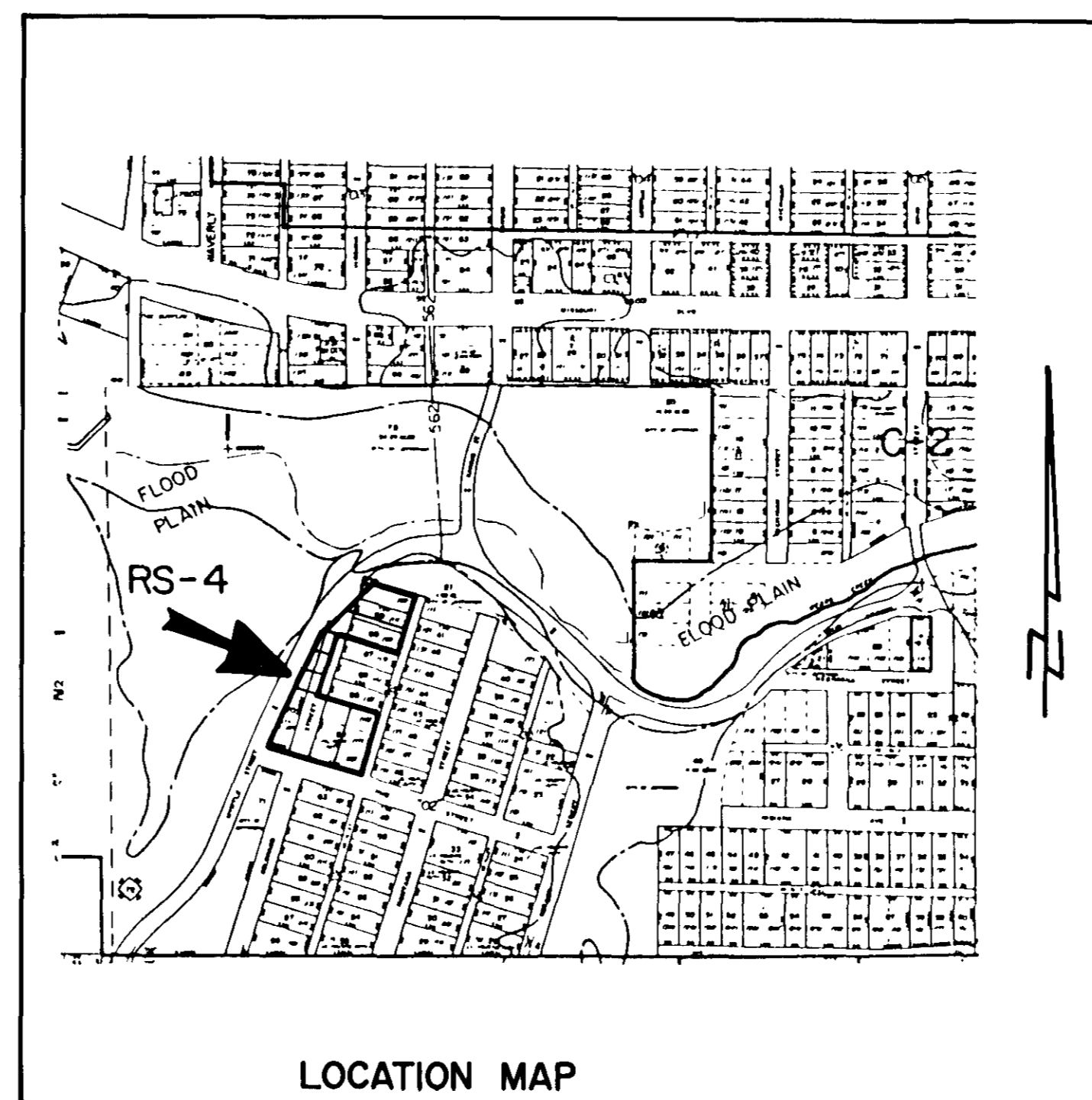
"BEGINNING" AT THE SOUTHEAST CORNER OF LOT #18, BLOCK 19 OF SAID "WASHINGTON PARK ADDITION"; THENCE N 70° 18' 45" W, ALONG THE SOUTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION, 223.88 FEET; THENCE N 28° 09' 15" E, PARALLEL WITH AND 25 FEET EAST OF THE CENTERLINE OF MYRTLE STREET, 303.45 FEET; THENCE N 46° 24' 15" E, 167.44 FEET TO THE NORTHERLY LINE OF LOT #10 OF SAID BLOCK 19; THENCE S 70° 00' 45" E, ALONG SAID NORTH LINE 104.85 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 19° 48' 15" W, ALONG THE EASTERLY LINE OF SAID LOT #10, #11 AND #12, 149.72 FEET TO THE NORTHEAST CORNER OF LOT #13; THENCE N 70° 05' 15" W, ALONG THE NORTHERN LINE OF SAID LOT AND ITS EXTENSION, 154.82 FEET TO THE CENTERLINE OF COLORADO STREET; THENCE S 19° 49' 00" W, ALONG SAID CENTERLINE, 150.02 FEET; THENCE LEAVING SAID CENTERLINE S 70° 12' 00" E, ALONG THE SOUTHERN LINE OF LOT 15 AND ITS EXTENSION, 154.86 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT; THENCE S 19° 48' 15" W, ALONG THE EASTERN LINE OF LOTS #16, #17 AND #18, 149.72 FEET TO THE POINT OF "BEGINNING", CONTAINING 1.35 ACRES, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

SURVEYOR'S CERTIFICATE: THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS HEREON, I DID CONDUCT A RESURVEY AND SUBDIVISION OF THE TRACT AS DESCRIBED AND SHOWN HEREON, THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED, AND THAT SAID SURVEY CONFORMS WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" 04 CSR 30-8.020

Ronald E. Kliethermes

RONALD E. KLIEATHERMES, PLS
COLE COUNTY SURVEYOR / MRLS #2109

DATE: 04 APRIL 1994



GENERAL NOTES:

- 1) CURRENT ZONING = RS-4
- 2) BUILDING SETBACK LINES "SBL" 25 FEET AT FRONT LINE, AND PER ORDINANCES AT SIDE AND REAR LOT LINES
- 3) UTILITY EASEMENTS 10 FEET AT FRONT LOT LINES, AND ADDITIONALLY WHERE SHOWN
- 4) REFERENCE BEARING PREV SURVEYS BY LS #1670 (JUNE 1981) APPROX NORTH
- 5) MONUMENTATION \square = FOUND CONCRETE PARK BOUNDARY MARKER
 \circ = FOUND IRON MARKER BY OTHERS AS NOTED
 \triangle = SET 5/8" X 3/4" FEROD WITH ALUM. CAP FOR BLOCK MARKER
 (SET 5/8" X 24" FEROD WITH PLASTIC CAP AT ALL OTHER CORNERS)
- 6) PROPERTY SURVEY CLASSIFICATION CLASS "B"
- 7) RESERVE TRACTS "A", "B" AND "C", (WESTERN R/W OF VAC. STREET), ARE NOT FOR CONSTRUCTION, BUT SHALL BE DEEDED TO AND ADJOINING LOT OWNER.

ADJOINING OWNERSHIPS:

- ① = ROSA CRUSENBERRY
- ② = LLOYD STEINBURGER & GEORGE H. HOUCHIN
- ③ = FLOYD S. WIGGINS

OWNERS' CERTIFICATE: KNOW YE ALL MEN BY THESE PRESENTS THAT THE CITY OF JEFFERSON, BEING THE OWNER OF THE TRACT ABOVE DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID TRACT TO BE SURVEYED AND RESUBDIVIDED INTO LOTS AND EASEMENTS AS TRULY SET FORTH HEREON, AND DO HEREBY DEDICATE SAID EASEMENTS TO THE PUBLIC FOR PUBLIC USE FOREVER.

THAT PORTION OF MYRTLE AVENUE AND THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED LOT 10 LYING ADJACENT TO AND NORTHWEST OF THE BOUNDARIES OF THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC USE FOREVER.

IN WITNESS WHEREOF, THESE PRESENTS HAVE BEEN SIGNED AND SEALED ON THIS 11th DAY OF April, 1994.

THE CITY OF JEFFERSON, MISSOURI

Louise Gardner *Phyllis Powell*
 LOUISE GARDNER, MAYOR PHYLLIS POWELL, CITY CLERK

CITY OF JEFFERSON: I, THE CITY CLERK OF THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR OF THE CITY OF JEFFERSON, MISSOURI, BY ORDINANCE No. 18056

APPROVED THIS 11th DAY OF April, 1994

Louise Gardner *Phyllis Powell*
 LOUISE GARDNER, MAYOR PHYLLIS POWELL, CITY CLERK

Keith A. DeVault *Martin A. Brose*
 KEITH A. DEVAULT, DIRECTOR MARTIN A. BROSE, P.E., DIRECTOR
 PLANNING & CODE ENFORCEMENT PUBLIC WORKS

COMPLETED

RECORDER OF DEEDS:		ALLIED CONSULTANTS, INC.	
MISSOURI	03910	ENGINEERS & LAND SURVEYORS	
12th day of APRIL	1994	2717 INDUSTRIAL DR., P.O. BOX 424	
11	55	JEFFERSON CITY, MISSOURI 65102	
672		DATE:	SCALE:
		03 MAR '94	1" = 50 ft
		DRAWN BY:	PROJECT NO.:
		R.E.K.	94-03
CLIENT: HABITAT FOR HUMANITY - RIVER CITY AFFILIATE		OWNER - HOUSING AUTHORITY	
CITY OF JEFFERSON		TITLE:	
REPLAT PT OF BLK 19, WASH. PK. ADDN			