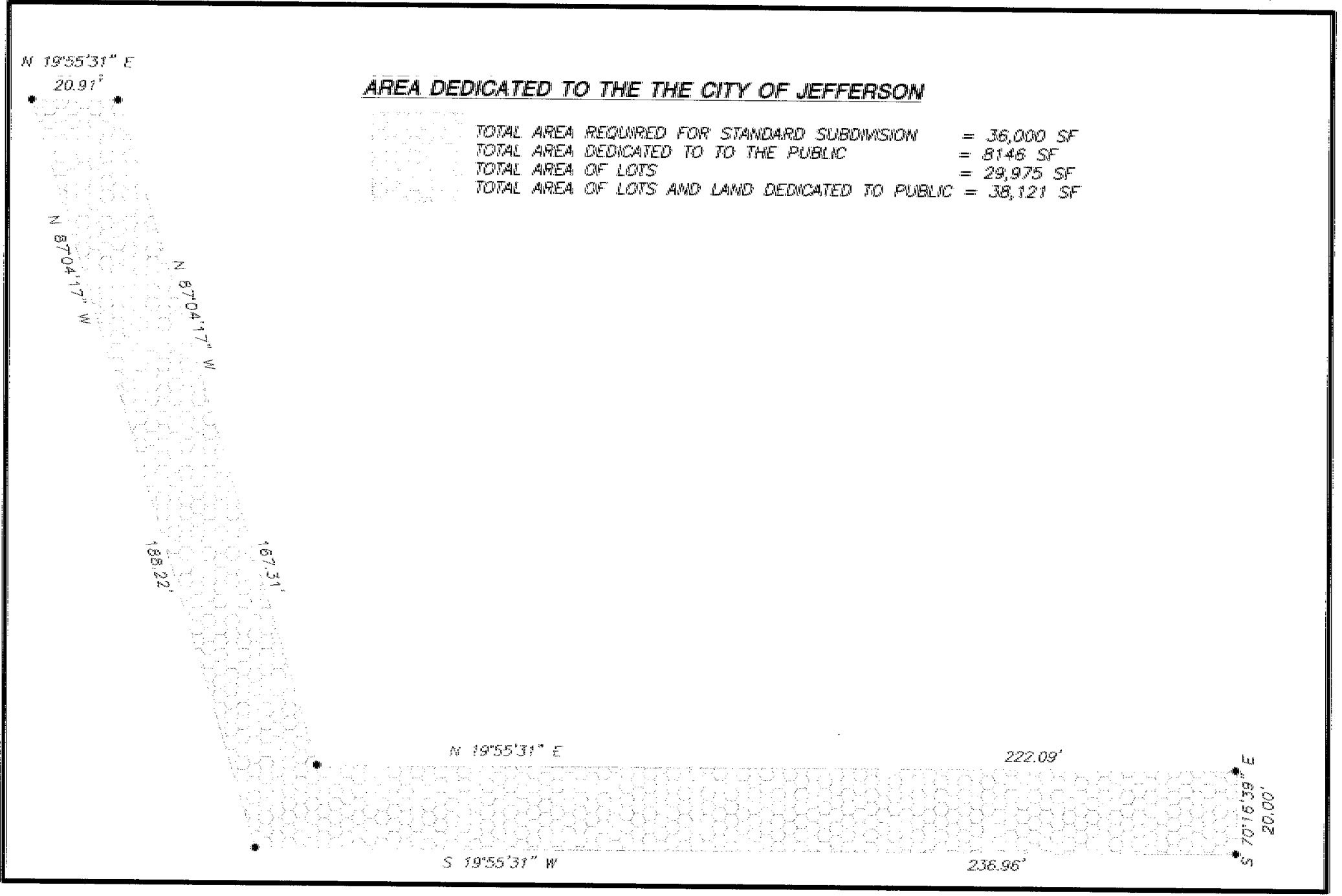
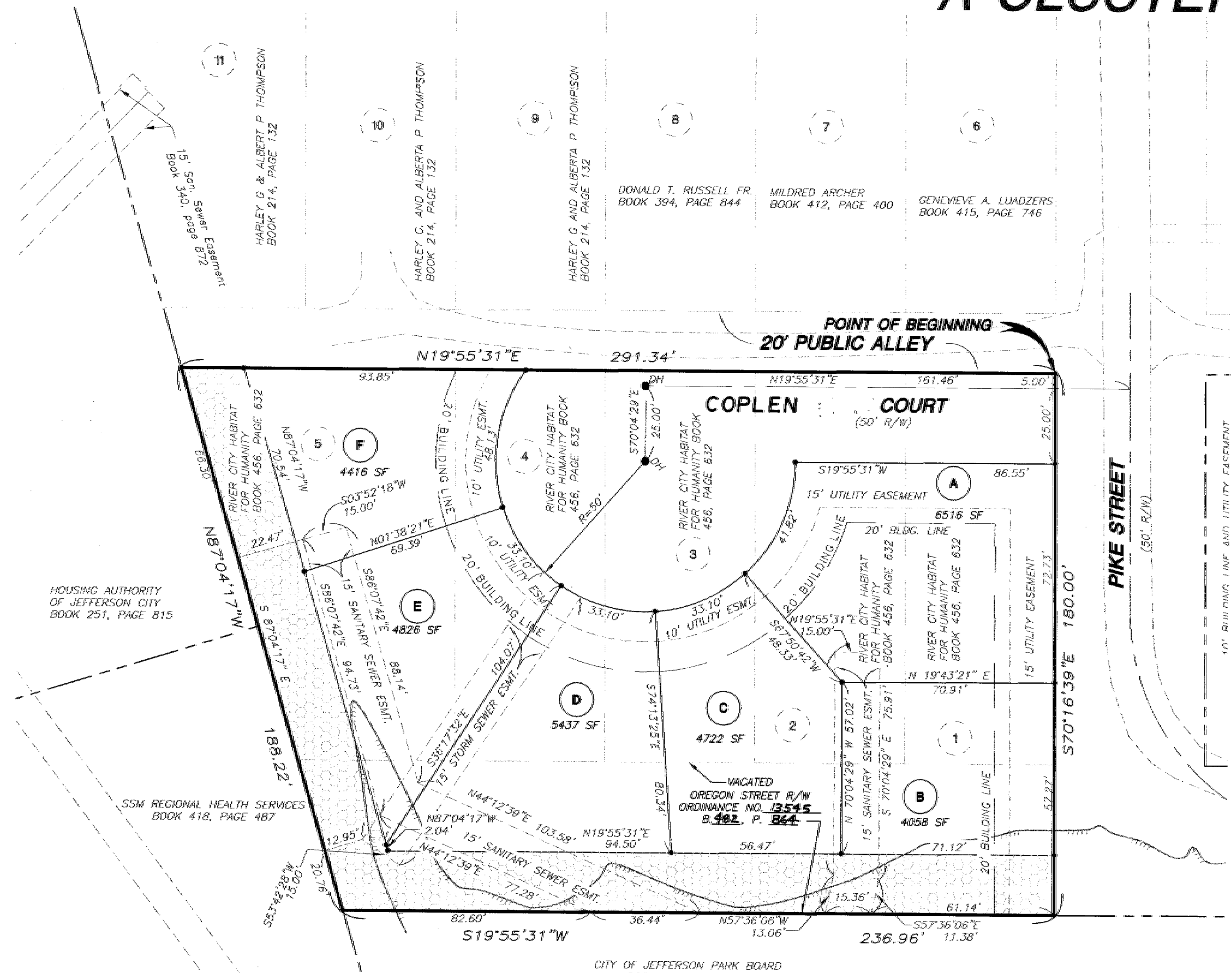
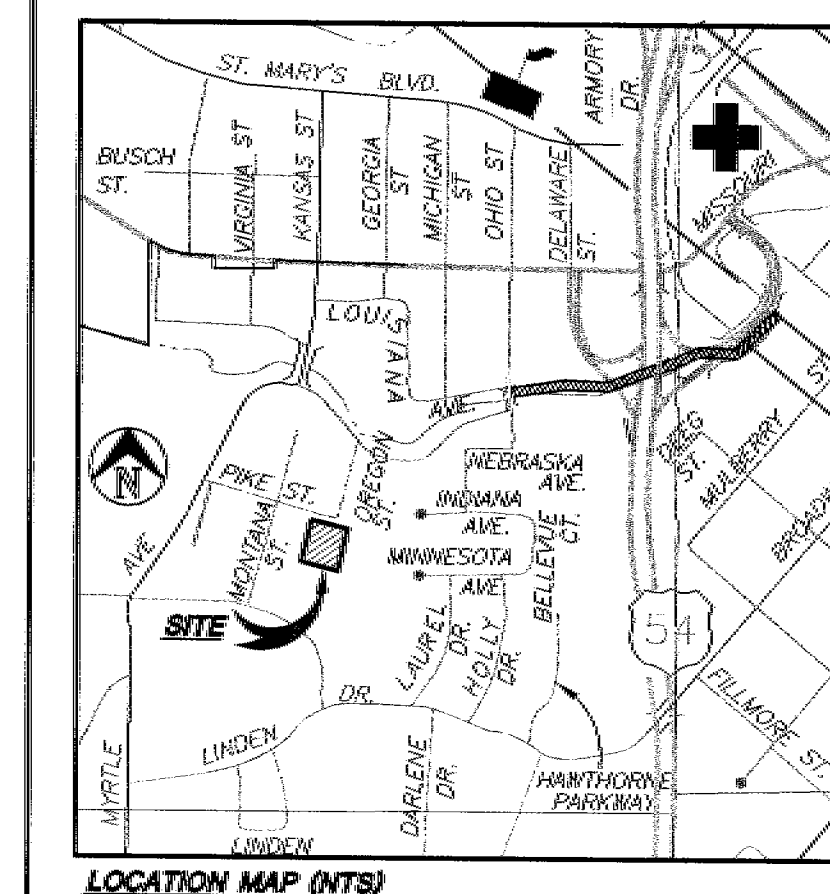
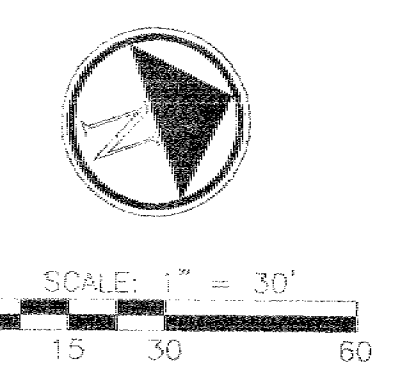


**REPLAT OF LOTS 1, 2, 3, 4, AND 5,
OF WASHINGTON PARK ADDITION - BLOCK 24,
AND PART OF VACATED OREGON STREET RIGHT-OF-WAY
ORDINANCE NO. 13545, B. 482 P. 864
EAST 1/2, SE 1/4, SEC. 12, T44N, R12W
COLE COUNTY, MO
TOTAL AREA: 1.09 ACRES
ZONED - RS-4
A CLUSTER SUBDIVISION**



UTILITIES

- WATER**
MISSOURI AMERICAN WATER COMPANY
906 W. HIGH STREET
JEFFERSON CITY, MISSOURI 65101
CONTACT: (573)635-6111
- NATURAL GAS**
AMEREN UE
P.O. BOX 1158
JEFFERSON CITY, MISSOURI 65102
CONTACT: 1-800-552-7583
- TELEPHONE**
SPRINT
325 E. STATE STREET
JEFFERSON CITY, MISSOURI 65101
CONTACT: 1-800-788-3500
- ELECTRICITY**
AMEREN UE
P.O. BOX 1158
JEFFERSON CITY, MISSOURI 65102
CONTACT: 1-800-552-7583
- CABLE TV**
MEDIACOM
1922 SOUTHBRIDGE DRIVE
JEFFERSON CITY, MISSOURI 65109
CONTACT: (573)635-0245
- SANITARY SEWER**
CITY OF JEFFERSON
320 E. McCARTY STREET
COMMUNITY DEVELOPMENT
JEFFERSON CITY, MISSOURI 65101
CONTACT: (573)634-6410



BASIS OF BEARINGS:
BASIS OF BEARING: Field Survey location of Jefferson City and Cole County Area, G.P.S. Monumentation, (NAD 1983, Data), Missouri State Plane Grid System Central Zone.

FLOOD PLAIN STATEMENT
THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF JEFFERSON, MISSOURI FLOOD PLAIN MAPS, COMMUNITY PANEL NO. 290108 0004C, DATED OCTOBER 6, 1981 REVISION, ELEVATION = 582

NOTES:

- RECORD SOURCE: RIVER CITY HABITAT FOR HUMANITY, BOOK 456, PAGE 632, COLE COUNTY RECORDERS OFFICE.
- VERTICAL DATUM SOURCE: NAVD 88 (G.P.S. Monumentation)
- The lots in this subdivision conform to the requirements for CLUSTER SUBDIVISION DEVELOPMENTS as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.
- Building Setbacks from the property line are as follows:
Front - 20'
Side - 10'
Rear - 20'

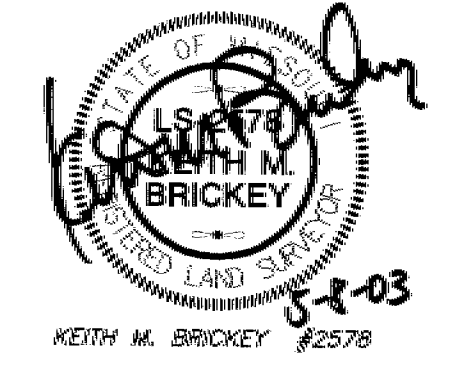
LEGEND

- EXISTING
- SET IRON ROD
- PERMANENT MONUMENT
- DRILL HOLE
- 100 YEAR FLOOD PLAIN

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF RIVER CITY HABITAT FOR HUMANITY, A MISSOURI-NOT-FOR-PROFIT-CORPORATION, A SURVEY AND SUBDIVISION 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 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 25 DAY OF May, 2003.



OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND ON THIS RE-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 STREETS AND EASEMENTS, (NOT PRESENTLY ON RECORD) AS SHOWN ON THIS RE-PLAT, WHICH IS KNOWN AS "WASHINGTON PARK ADDITION BLOCK 24".

ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN TESTIMONY WHEREOF, RIVER CITY HABITAT FOR HUMANITY, A MISSOURI-NOT-FOR-PROFIT-CORPORATION, WITH FULL POWER AND AUTHORITY TO EXECUTE THIS SUBDIVISION PLAT ON BEHALF OF THE CORPORATION.

BY: RIVER CITY HABITAT FOR HUMANITY, A MISSOURI-NOT-FOR-PROFIT-CORPORATION.
By: Ronald D. Hansen
RONALD D. HANSEN
PRESIDENT OF RIVER CITY HABITAT FOR HUMANITY, CORP.

STATE OF MISSOURI }
COUNTY OF COLE } ss

ON THIS 9 DAY OF May, 2003, BEFORE ME PERSONALLY APPEARED RONALD D. HANSEN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF RIVER CITY HABITAT FOR HUMANITY, CORP., AND THAT THE SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS

AND THE SAID RONALD D. HANSEN ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 9 DAY OF May, 2003.

MY COMMISSION EXPIRES: 12-30-03
By: Cance Cardwell
CANCE CARDWELL
NOTARY PUBLIC, COLE COUNTY



PROPERTY DESCRIPTION

ALL OF LOT NO'S. 1, 2, 3, 4, AND 5 OF WASHINGTON PARK ADDITION, BLOCK 24, AS PER PLAT OF RECORD IN PLAT BOOK 2, PAGE 3 COLE COUNTY RECORDERS OFFICE AND PART OF VACATED OREGON STREET RIGHT-OF-WAY, AS PER ORDINANCE NO. 13545, B. 482, P. 864, SAID PROPERTY DESCRIPTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT NO. 1, THENCE S70°16'39"E ALONG THE NORTHERLY LINE OF SAID LOT NO. 1 AND THE EASTERLY EXTENSION THEREOF, 180.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID VACATED OREGON STREET; THENCE S19°55'31"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID VACATED OREGON STREET 236.96 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID WASHINGTON PARK ADDITION; THENCE N87°04'17"W ALONG THE SOUTHERLY BOUNDARY LINE OF SAID WASHINGTON PARK ADDITION, 188.22 FEET TO THE SOUTHWESTERLY CORNER OF LOT NO. 5 OF SAID BLOCK 24; THENCE N19°55'31"E ALONG THE WESTERLY LINE OF SAID LOT NO'S. 5, 4, 3, 2, AND 1 OF SAID BLOCK 24, 291.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.09 ACRES.

SITE TRIANGLE

NO DRIVEWAYS OR OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT ABOVE THE ESTABLISHED STREET GRADE SHALL BE ERRECTED, PLANTED OR MAINTAINED WITHIN THE AREA OF A CORNER LOT THAT IS INCLUDED BETWEEN THE LINES OF THE INTERSECTING STREETS AND A STRAIGHT LINE CONNECTING THEM AT POINTS THIRTY (30) FEET DISTANT FROM THE INTERSECTION OF THE STREET CURB LINES.

STATE OF MISSOURI } ss
COUNTY OF COLE }
FILED FOR RECORD ON THE 15 DAY OF August, 2003, AT 2 O'CLOCK MINUTES 23:47 P.M., RECORDED IN BOOK 12, PAGE 362.
LARRY D. RADEMAN, RECORDER
By: Danni S. Stracklen
DEPUTY

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

TITLE: **REPLAT OF LOTS 1, 2, 3, 4, AND 5
WASHINGTON PARK ADDITION**

FOR: **RIVER CITY HABITAT FOR HUMANITY**

DATE: 20 APR '03 DRN. BY: LSW SCALE: 1"=30' BOOK:
REV. 5 MAY '03 OKD. BY: RMB SHEET: 1 OF 1 JOB NO: 01-124

Subd.# 60.02 Copy Copy

Drawing name: U:\Warren\AP\01-124\01-124.dwg May 08, 2003 1:03pm LSW