

BUILDING RESTRICTIONS

- No building shall be constructed of concrete block on any lot within this subdivision and concrete blocks shall not be used for foundation or retaining walls. No basement alone shall be built or basement used for living quarters.
- Mobile homes or house trailers shall not be placed or maintained within the limits of this subdivision.
- All exterior building construction (other than foundation below ground level) must be not less than Fifty percent brick or stone, or brick or stone veneer.
- Asbestos shingles shall not be used for siding on any building.
- All buildings constructed adjoining Scenic Drive must have not less than 1200 square feet of floor space and a construction cost of not less than \$17,000. Construction cost of buildings adjoining other streets shall be not less than \$15,000 and shall have not less than 1100 square feet of floor space.
- Buildings within this subdivision shall be used as single family residences only and shall not be used in any commercial venture.
- Grantees agree to begin construction of residences on lots purchased within one year from the date of purchase and agree to complete construction within one year from the date it was started.
- Not less than one steel i beam must be used as a major structural support of all buildings.
- Grantee agrees to construct a 500 gallon septic tank with adequate drains fields for sewage treatment as recommended by the Missouri Water Pollution Board.
- Frank Landwehr and Mildred Landwehr, (his wife), their heirs and assigns reserve the right to inspect and approve or reject all construction in this subdivision.
- The above shall be binding upon not only immediate grantees or present owners, but also on their heirs successors and assigns.

SURVEYORS CERTIFICATE

I, P.S. Thomas, do hereby certify that during the month of March, 1968, I did make a Re-Subdivision of Landwehr Hills Subdivision, Section 3, said Subdivision being a part of Private Survey No. 2701, Township 44, Range 11, Cole County Missouri, and that Re-Subdivision is correctly shown on this plat.

Subject to a building restriction agreement of record in book 207, page 211, Cole County Recorders Office.

P.S. Thomas
Surveyor No. 847

OWNERS CERTIFICATE

We the undersigned, being the owners of the tract of land described in the foregoing Surveyors Certificate, have caused said tract to be surveyed and Re-Subdivided into lots, streets and drives as shown on this plat, that on said plat the lot numbers and sizes thereof are truly set forth and that all streets and drives shown on said plat are hereby dedicated to the public for public use forever. All taxes due and payable against said property are paid in full. In witness whereof, the undersigned owners of said tract have hereunto set their hands and seals on this 15th day of March, 1968.

Frank Landwehr
Mildred Landwehr
James B. Smith
Robert L. Smith
Edward J. Smith
Ray G. Smith

STATE OF MISSOURI)
COUNTY OF COLE) S.S.

On this 15th day of March, 1968, before me personally did appear the above signed property owners who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In witness whereof I have hereunto set my hand and affixed my seal this 15th day of March, 1968.

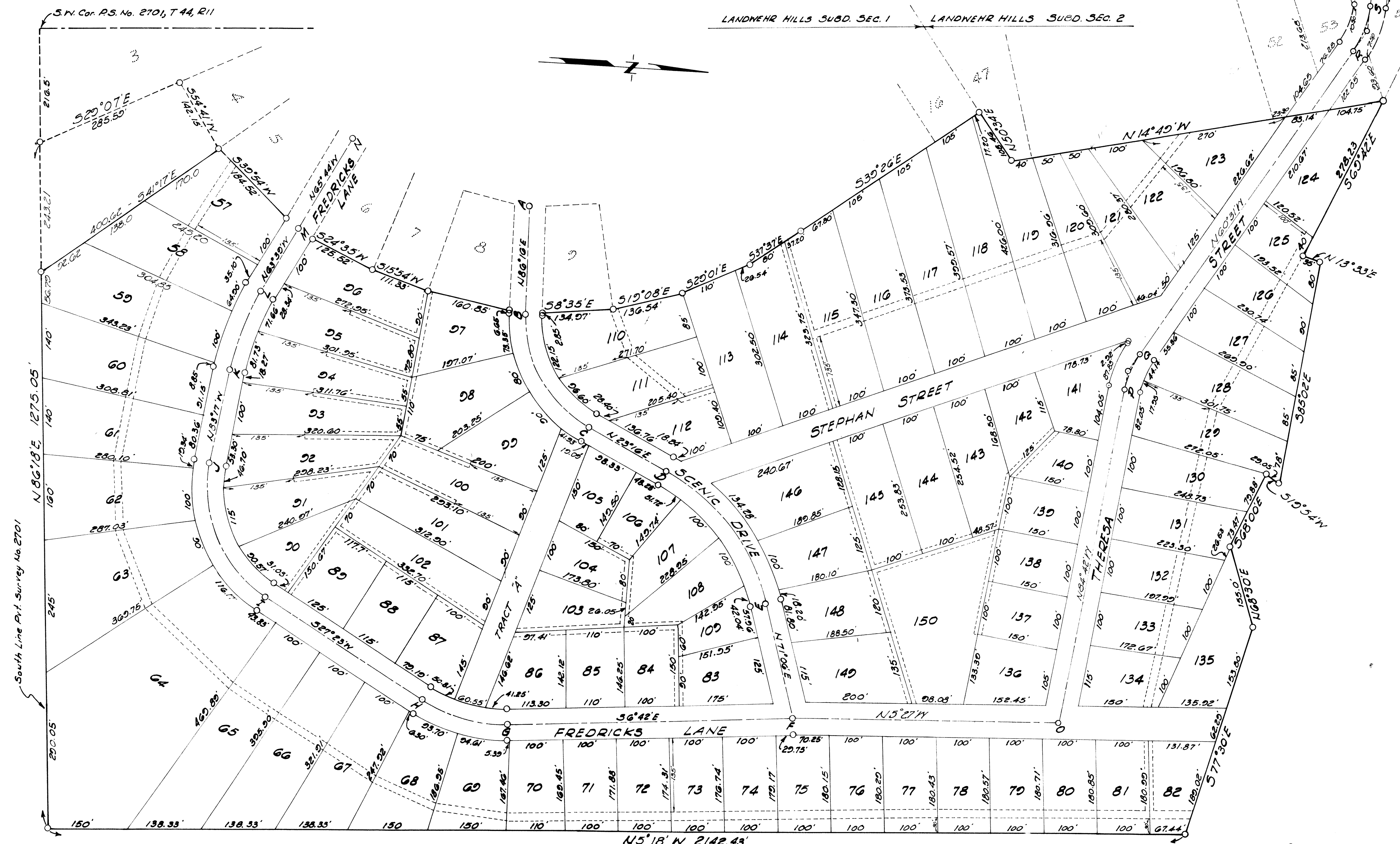
James Carlwell
Notary Public

My Commission Expires: December 30 1971

STATE OF MISSOURI)
COUNTY OF COLE)
I, *James Carlwell*
Recorder of Deeds of said County, do hereby certify that the within instrument was recorded on this day of March, 1968 at *10* o'clock and *22* minutes P.M. duly filed for record in this office and is recorded in the records of this office in book *207* page *211*.

Witness my hand and seal of said office in Jefferson City, Missouri this *15* day of *March*, 1968.

James Carlwell
Recorder



A REPLAT OF LANDWEHR HILLS SUBDIVISION SECTION - 3 -

Scale: 1" = 100'

P.I. 1171.25 P = PC 1173.72 Q = PT 12107.71 Δ = 24° 11' RT R = 180.00'	P.I. 19139.86 R = PC 18104.15 S = PT 19182.52 Δ = 28° 30' LT R = 180.00'	T = EOS 2120.36	F. P.I. 1140.01 = O'LOO A.H. Δ = 102° K. RT Δ = 76° 33' LT	P.I. 17183.96 P.C. 16105.70 P.T. 18164.11 Δ = 34° 05' RT R = 287.94'	P.I. 23183.38 P.C. 22177.06 P.T. 25105.95 Δ = 63° 20' RT R = 242.49'	P.I. 27180.26 K = PC 26177.40 L = PT 28141.10 Δ = 10° 38' RT R = 478.34'	M = P.I. 29172.14 Δ = 2° 05' LT	N = E.O.S 3172.14	O = P.I. 4109.20 Δ = 79° 15' LT
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CENTERLINE ROAD ALIGNMENT

South Line Plat Survey No. 2701

S.W. Cor. P.S. No. 2701, T. 44, R. 11

LANDWEHR HILLS SUBD. SEC. 1 LANDWEHR HILLS SUBD. SEC. 2

No 706

SUBD 181.02

Returns to Eubank