



Current Zoning is RS-2

SURVEYOR'S CERTIFICATE

I, L.V. Brickey, do hereby certify that during the month of October, 1980, I did make a survey and redivide all of Lots 84 thru 89, all of Lots 100 thru 104, and part of Tract "A" of a replat of Landwehr Hills Subdivision - Section 3, as per Plat Book 7, Pages 74 and 75, Cole County, Missouri Recorder's Office, said plat being a subdivision of part of Private Survey No. 2701 in the City of Jefferson, County of Cole, Missouri, and being more particularly described as follows:

Beginning at the northeast corner of Lot 84 of said Landwehr Hills Subdivision, Section 3; thence S 83° 18' 00" W, along the north line of said Lot 84, 150.00 feet to the northwest corner thereof; thence S 08° 56' 20" E, along the west line thereof, 99.80 feet to the southwest corner of said Lot 84; thence S 88° 30' 23" W, along the north lines of Lots 103 and 104 of said Landwehr Hills Subdivision, Section 3, 123.25 feet to the northwest corner of said Lot 104; thence S 23° 41' 23" W, along the west line of said Lot 104, 150.00 feet to the southwest corner thereof; thence S 47° 10' 25" W, 69.75 feet to the northwest corner of Lot 100 of said Landwehr Hills Subdivision, Section 3; thence S 16° 20' 42" W, along the west line of said Lot 100, 274.68 feet to the southwest corner of said Lot 100; thence S 59° 08' 50" E, along the south line of Lots 100, 101, 102, and 89 of said Landwehr Hills Subdivision, Section 3, 350.30 feet to the southeast corner of said Lot 89; thence northerly along the east line of Lot 89, 88, and 87, Tract "A", Lots 86, 85 and 84 of said Landwehr Hills Subdivision, Section 3, the following courses: N 27° 23' 00" E, 319.19 feet; on a curve to the left having a radius of 256.55 feet, a distance of 152.61 feet; N 06° 42' 00" W, 323.30 feet to the northeast corner of said Lot 84, and the point of beginning of this description. Containing in all, 5.18 acres. Bearings are magnetic.

Larry V. Brickey
 Larry V. Brickey, Mo. R.L.S. #1178

OWNERS' CERTIFICATE

We, the undersigned, being the owners of the tract of land described in the foregoing Surveyor's Certificate, have caused said tract to be surveyed and redivided into lots and streets as shown on this plat; that on said plat the lot designation and sizes thereof are truly set forth; and that all streets and easements 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 17 day of November, 1980.

Robert J. Major
 Edith E. Major

STATE OF MISSOURI
 COUNTY OF COLE

On this 17 day of November, 1980, 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 17 day of November, 1980.

My Commission Expires:
 12-30-83
 Conne Cardwell
 Notary Public

" A REPLAT OF LOTS 84 THRU 89, LOTS 100 THRU 104, AND PART OF TRACT A OF A REPLAT OF LANDWEHR HILLS SUBDIVISION- SEC. 3 AS PER PLAT BOOK 7, PAGES 74 AND 75, COLE COUNTY, MISSOURI 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, Missouri, by Ordinance No. 9539. Approved this 17 day of December 1980.

George Hartsfield, Mayor
 Libby Liker, City Clerk
 Robert M. Bates, Director of Public Works
 Thomas H. Benton, Director of Planning

CENTRAL MISSOURI PROFESSIONAL SERVICES, INC. ENGINEERING AND SURVEYING TEST DRILLING 2500 EAST MC CARTY JEFFERSON CITY, MISSOURI 65101			
TITLE FINAL PLAT "REPLAT - LANDWEHR HILLS SEC 3"			
FOR ROBERT MAJOR 409 LADUE ROAD			
DATE 10/80	BOOK NO.	SCALE 1" = 50'	DRN. BY
REVISION DATE	CKD. BY	SHEET OF	JOB NO. 79-192