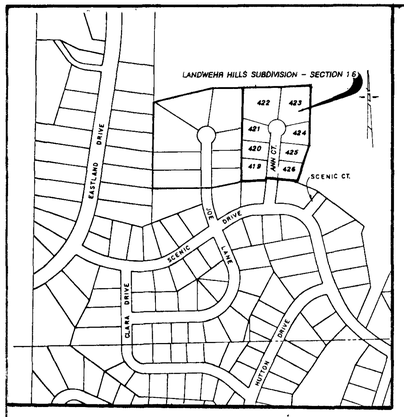
"LANDWEHR HILLS SUBDIVISION – SECTION 16"

TOTAL AREA: 4.32 ACRES
ZONED RS-2



LOCATION SKETCH
1" = 400'

Frank and Mildred Landwehr
FRANK LANDWEHR TRUST

N84°32'35"E 211.99'

N79°47'32"E 163.57'

EXISTING 10' SAN. SEW. EASEMENT BOOK 287, PAGE 678

STORM WATER DRAINAGE EASEMENT

180.00'

S00°19'37"W

10' 10'

202.18'

174.59'

337.18'

S04°17'54"E

EXISTING SAN. SEWER EASEMENT BOOK 309, PAGE 142

402 401 403 400 399 404 405 360 359 358

422 423 421 424 420 425 419 426

S79°46'59"E 150.99'

L=69.91' R=50.00' L=69.82'

136.49'

S72°04'59"W

524.59'

N03°54'53"W

120.79'

135.00'

L=55.00'

L=40.29'

45.93'

S89°40'23"E 159.07'

35.18'

158.00'

N89°40'23"W

100.27'

N00°19'37"E 276.18'

100.00'

10' GENERAL UTILITY EASEMENT

25' BUILDING SETBACK LINE

100.00'

S89°40'23"E 151.65'

134.15'

N89°40'23"W

102.80'

205.61'

S13°44'25"W

128.96'

EXISTING 10' SAN. SEW. EASEMENT BOOK 287, PAGE 678

60.00'

110.30'

N89°40'23"W 170.30'

S00°19'37"W 9.76'

S78°57'14"W 144.96'

N73°29'33"E 160.69'

N84°51'58"E 334.49'

N04°28'54"W 193.24'

N23°59'08"W 258.30'

R=426.01' L=80.92'

N13°06'10"W 118.07'

N06°33'57"W 169.76'

N89°26'03"E 18.92'

N06°33'57"W 115.00'

650.86'

N89°26'03"E

STONE
SW Corner
SE 1/4, SEC. 16
T44N, R11W

SECTION LINE

LANDWEHR HILLS SUBDIVISION – SECTION 14
Plat Book 11, Page 323

LANDWEHR HILLS SUBDIVISION – SECTION 11
Plat Book 11, Page 62

LANDWEHR HILLS SUBDIVISION – SECTION 12
Plat Book 11, Page 174

LANDWEHR HILLS SUBDIVISION – SECTION 13
Plat Book 11, Page 176

JOE LANE

ANN COURT

SCENIC DRIVE

SCENIC COURT

Frank and Mildred Landwehr
FRANK LANDWEHR TRUST

BEARINGS ARE BASED ON PREVIOUS SECTION OF LANDWEHR HILLS SUBDIVISION.

SE 1/4, SEC. 16
T 44 N, R 11 W

********** PROPERTY DESCRIPTION **********

Part of the Southeast Quarter of Section 16, Township 44 North, Range 11 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the Southeast Quarter of said Section 16; thence N83°26'03"E, along the Section Line, 650.86 feet to the southeasterly corner of Landwehr Hills Subdivision, Section 11, as per plat of record in Plat Book 11, Page 62, Cole County Recorder's Office; thence along the eastern boundary of said Landwehr Hills Subdivision, Section 11, the following courses: N06°33'57"W, 115.00 feet; thence N83°26'03"E, 18.92 feet; thence N06°33'57"W, 169.76 feet; thence N13°06'10"W, 118.07 feet; thence Easterly, on a curve to the left, having a radius of 426.01 feet, a distance of 80.92 feet; thence N23°59'08"W, 258.30 feet; thence N04°28'54"W, 193.24 feet to the southwest corner of Landwehr Hills Subdivision, Section 14, as per plat of record in Plat Book 11, Page 323, Cole County Recorder's Office; thence leaving the easterly line of Landwehr Hills Subdivision, Section 11, along the boundary of Landwehr Hills Subdivision, Section 14, the following courses: N84°51'58"E 334.49 feet; thence N73°29'33"E, 160.69 feet to the POINT OF BEGINNING for this description; thence N03°54'53"W, 524.59 feet; thence leaving the boundary of Landwehr Hills Subdivision Section 14, N84°32'35"E, 211.99 feet; thence N79°47'32"E, 163.57 feet; thence S04°17'54"E, 337.18 feet; thence S13°44'25"W, 205.61 feet to a point on the northern boundary of Landwehr Hills Subdivision, Section 13, as per plat of record in Plat Book 11, Page 176, Cole County Recorder's Office; thence along the northern boundary of said Landwehr Hills Subdivision, Section 13, the following courses: N89°40'23"W, 170.30 feet; thence S00°19'37"W, 9.76 feet; thence S78°57'14"W, 144.96 feet to the POINT OF BEGINNING.
Containing 4.32 acres.

********** SURVEYOR'S CERTIFICATE **********

This is to certify that at the request of Frank J. and Mildred A. Landwehr, a survey and subdivision was made, under my personal direction, regarding the above described property and that the results of said survey are represented correctly on this plat and that said survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys 10 CSR 30-20.010.

In Witness whereof I have hereunto set my seal and signature this 11 day of January, 1988.

LOUIS H. VETTER, Mo. R.L.S. #1166

********** OWNER'S CERTIFICATE **********

Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing Property Description have caused said tract to be surveyed and subdivided into lots and on the accompanying 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 of record, as shown on this plat, which shall be known as "LANDWEHR HILLS SUBDIVISION – SECTION 16".

All taxes due and payable against said property have been paid in full.

In witness whereof, the undersigned owners of said tract have hereunto set their hands and seals on this ____ day of _____, 19__.

Frank J. Landwehr, Trustee
FRANK LANDWEHR TRUST

Mildred A. Landwehr, Trustee

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

On this 11 day of January, 1988, 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 11 day of January, 1988.

My Commission Expires: 12/20/91

Notary Public, Cole County
Conce 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, Missouri, by Ordinance No. _____.

Approved this ____ day of _____, 19__.

Louise Gardner, Mayor

Brenda M. Cirtin, City Clerk

Robert H. Bates
Director of Public Works

Thomas H. Benton
Director of Planning

Subject to restrictions of record in Book ____, Page ____, Cole County Recorder's Office.

Document No. 1

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

Filed for record 11th day of January, 1988, at 1 O'clock and 15 Minutes P.M., recorded in Book 11, Page 41.

DAVID R. NEWSAM, Recorder

CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.
ENGINEERING AND SURVEYING
TEST DRILLING
2500 EAST MC CARTY
JEFFERSON CITY, MISSOURI 65101

TITLE: LANDWEHR HILLS SUBDIVISION – SECTION 16			
FOR: Frank and Mildred Landwehr			
DATE Dec., 1987	BOOK NO.	SCALE 1"=50'	DRN. BY DGS
REVISION DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 73-36J

SUB 181 XVI SUB 181.16