

"LANDWEHR HILLS SUBDIVISION - SECTION 17"

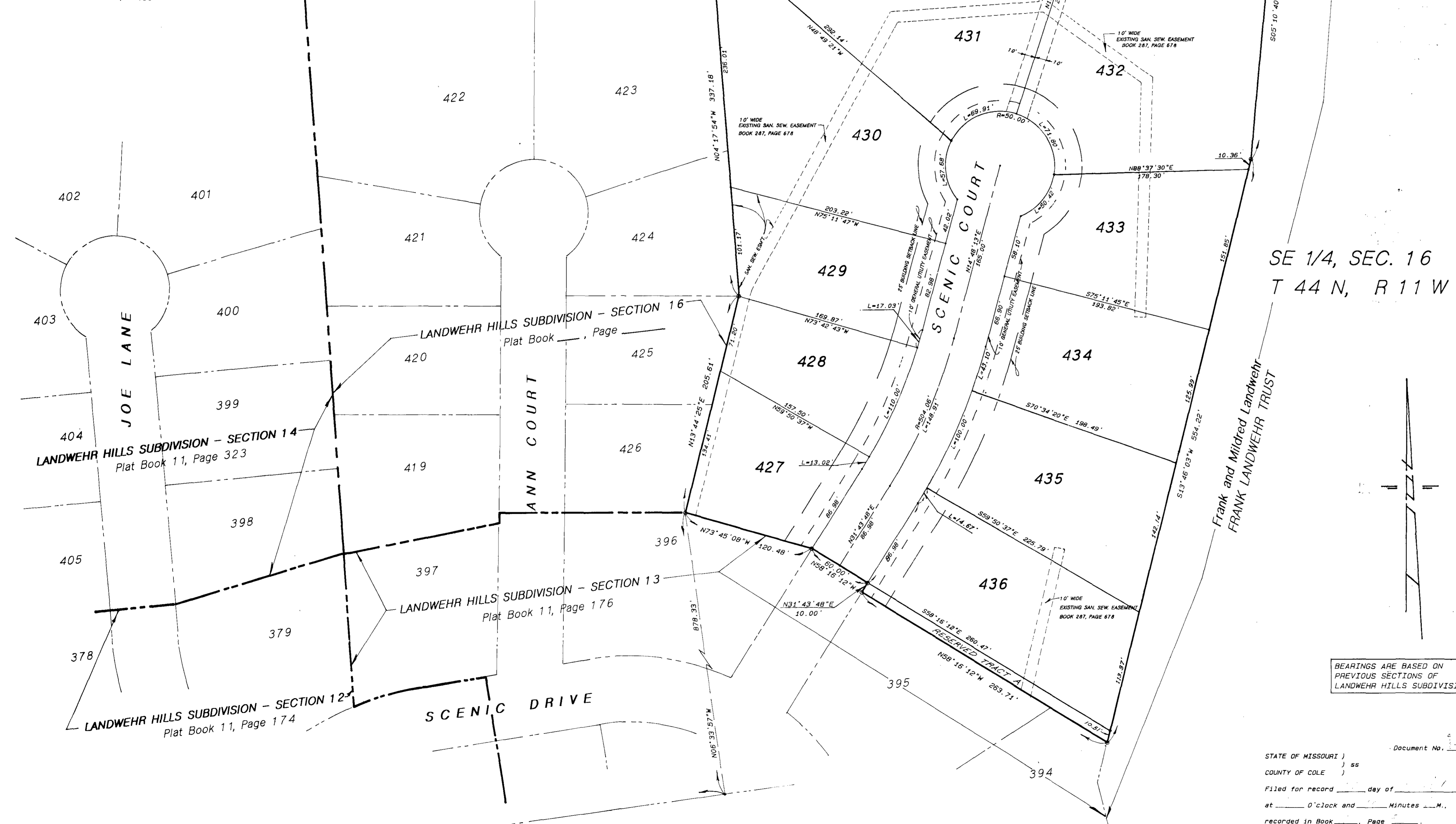
TOTAL AREA: 7.24 ACRES

ZONED RS-2

Curtis and Freda Coy
Book 266, Page 919



LOCATION SKETCH
1" = 400'



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, 1470.50 feet; thence N06°33'57"W, on a direct line, 878.33 feet to the southeast corner of Landwehr Hills Subdivision, Section 16, as per plat of record in Plat Book 11, Page 174, Cole County Recorder's Office, and the POINT OF BEGINNING for this description; thence Northerly, along the Eastern Boundary of Landwehr Hills Subdivision, Section 16 the following courses: N13°44'25"E, 205.61 feet; thence N04°17'54"W, 337.18 feet to the northeasterly corner of said Landwehr Hills Subdivision, Section 16; thence leaving the Eastern Boundary of said Subdivision, N79°47'38"E, 530.00 feet to the southwest corner of a tract described by deed of record in Book 266, Page 919, Cole County Recorder's Office; thence S05°10'10"W, 305.29 feet; thence S13°46'03"W, 554.22 feet to a northeasterly corner 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: N58°16'12"W, 263.71 feet; thence N31°43'48"E, 10.00 feet; thence N58°16'12"W, 60.00 feet; thence N73°45'08"W, 120.48 feet to the POINT OF BEGINNING.
Containing 7.24 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, 1989.

Louis H. Vetter, No. 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 17".

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 11 day of January, 1989.

Frank J. Landwehr, Trustee
Mildred A. Landwehr, Trustee

STATE OF MISSOURI)
COUNTY OF COLE) ss

On this 11 day of January, 1989, 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, 1989.

My Commission Expires: 12/30/91
Cecile Cardwell
Notary Public, Cole County

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. 175.

Approved this 11 day of January, 1989.
Louise Gopfer, Mayor
Brenda M. Curtin, City Clerk
Robert W. Bates, Director of Public Works
Thomas H. Benton, Director of Planning

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 312, PAGE 927, COLE COUNTY RECORDER'S OFFICE.

BEARINGS ARE BASED ON PREVIOUS SECTIONS OF LANDWEHR HILLS SUBDIVISION

STATE OF MISSOURI)
COUNTY OF COLE) ss
Filed for record _____ day of _____, 19____
at _____ o'clock and _____ Minutes _____ M.,
recorded in Book _____, Page _____
DAVID R. NEWSAM, Recorder

Document No. _____

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

TITLE: LANDWEHR HILLS SUBDIVISION - SECTION 17
FOR: Frank and Mildred Landwehr

DATE	Dec, 1987	BOOK NO.	SCALE	1"=50'	DRN. BY	DGS
REVISION		CKD. BY	SHEET	1 OF 1	JOB NO.	73-36J
DATE						

STONE SW Corner, SE 1/4 Sec. 16, T 44 N, R 11 W