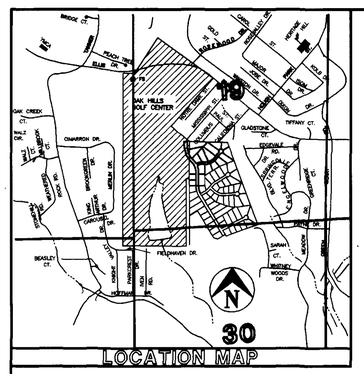
WHITNEY WOODS SUBDIVISION SECTION SIX

TOTAL AREA: 17.08 Ac. ZONED: RS-1



1 inch = 50 feet

0 25 50 100 150

(Graphic Scale - Feet)

BEARINGS ARE ASSUMED: Based on the west line of Whitney Woods Subdivision Section One, as per plat of record in Plat Book 11, page 438, Cole County Recorder's Office.

o NOTE: Set 1/2" Rerod w\plastic cap excepted where otherwise shown.

OAK HILLS GOLF CENTER (CITY OF JEFFERSON) Bk. 159, pg. 47 Bk. 182, pg. 98

10' Wide Guy Wire Easement to Union Electric Company Bk. 375, pg. 138

N 73°26'18" W 44.00'

Set 5/8" Rerod w/Metal Cap

Set 5/8" Rerod w/Metal Cap

Set 5/8" Rerod w/Metal Cap

Set 5/8" Rerod w/Metal Cap

Set 5/8" Rerod w/Metal Cap (Northeasterly Corner Book 116, page 25)

Found Stone SW Corner S 1/4, Sec. 19 T44N, R11W

S 1/2, SW Frac. 1/4 Sec. 19, T44N, R11W

N 1/2, SW Frac. 1/4 Sec. 19, T44N, R11W

SE 1/4, SEC. 19 T44N, R11W

1/4 Section Line

1/4, 1/4 Section Line

MISSISSIPPI STREET

COLUMBUS STREET

CALIFORNIA STREET

JANICE COURT

LISA DRIVE

OUTLOT 101

OUTLOT 110

CITY OF JEFFERSON Bk. 182, pg. 449

WULFERT'S RE-SUBDIVISION OF OUTLOT 101 PLAT BOOK 2, PAGE 8

Gas Line Easement to Phillips Pipeline Co. (Re: Bk. 76, Page 212)

65' Building Restriction Line (As per Phillips Pipeline Company)

Union Electric Company (Formerly M.P.R.R. Co.) Bk. 179, pg. 446 Bk. 206, pg. 33

50' Electric Line Easement to Union Elec. Co. (Re: Bk. 205, pg.672) & Gen. Utility Esmt.

15' Sanitary Sewer Easement

10' General Utility Easement

30' Building Line

Storm Water, General Utility, & Sanitary Sewer Easement

Storm Drainage & Gen. Utility easement

50' Electric Line Easement to Union Elec. Co. (Re: Bk. 205, pg. 672) & Gen. Utility Esmt.

10' Gen. Utility Esmt. to Union Elec. Co.

15' San. Sewer & Gen. Utility Esmt.

15' San. Sewer Esmt.

STORM WATER, GENERAL UTILITY AND SANITARY SEWER EASEMENT DEDICATED IN PLAT BOOK 11, PAGE 724

WHITNEY WOODS SUBDIVISION - SECTION FIVE PLAT BOOK 11, PAGE 724

WHITNEY WOODS SUBDIVISION - SECTION FOUR PLAT BOOK 11, PAGE 609

Bobby & Shirley Love Bk. 289, pg. 357

Caroly A. Plank Bk. 337, pg. 892

Gary R. & Judith E. Bangert Bk. 253, pg. 336 Bk. 332, pg. 352

Charles D. & Anne L. Butler Bk. 292, pg. 374

ENGLEWOOD SUBDIVISION PLAT BOOK 6, PAGE 101

Michael E. & Mary L. Taylor Bk. 280, pg. 653

Larry A. & Patricia E. Vincent Bk. 337, pg. 14

Eastern Line of Book 116, page 25

Storm Water, General Utility, & Sanitary Sewer Easement

Storm Water, General Utility & Sanitary Sewer Easement

Storm Water, General Utility & Sanitary Sewer Easement

Storm Water, General Utility & Sanitary Sewer Easement

Storm Water, General Utility, & Sanitary Sewer Easement

Storm Water, General Utility & Sanitary Sewer Easement

Storm Water, General Utility & Sanitary Sewer Easement

STORM WATER, GENERAL UTILITY AND SANITARY SEWER EASEMENT

104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 107 106 105 108

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, Streets and Easements, and 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 street right-of-ways, and easements, (not presently of record), as shown on this plat which shall be known as "WHITNEY WOODS SUBDIVISION", Section Six.

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

In Witness whereof, WHITNEY WOODS II PARTNERSHIP, the undersigned owners of said tract, have hereunto set their hands and seals on this 11 day of Jan, 1996.

WHITNEY WOODS II PARTNERSHIP, a Missouri Partnership

Kenneth P. Otke

Bernie G. Otke

STATE OF MISSOURI } ss
COUNTY OF COLE }

On this 11 day of Jan, 1996, 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 set my hand and affixed my seal this 11 day of Jan, 1996.

My Commission Expires: 12-30-99

Connie Cardwell
Connie Cardwell
Notary Public, Cole Co.

PROPERTY BOUNDARY DESCRIPTION

Part of the Southeast Quarter and part of the North Half of the Southwest Quarter of Section 19, Township 44 North, Range 11 West, and a part of Lot No. 143 of Wulfert's Re-Subdivision of Outlot No. 101 of the City of Jefferson, as per Plat of Record on Plat Book 2, page 8, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the Southeast Quarter of said Section 19; thence N5°07'37"W, along the Quarter Section Line, 1316.59 feet to the southeast corner of the North Half of the Southwest Fractional Quarter of said Section 19; thence N84°32'21"E, along the Quarter, Quarter Section Line, 29.04 feet to the POINT OF BEGINNING for this description; thence N05°07'37"W, parallel with the west line of the Southeast Quarter of said Section 19, 592.44 feet; thence Northwesterly, on a curve to the right, having a radius of 518.46 feet, an arc distance of 368.92 feet, (the chord of said curve being N24°24'19"W, 361.19 feet); thence N04°01'14"W, 73.98 feet to a point on the south line of Wulfert's Re-Subdivision of Outlot No. 101 of the City of Jefferson as per plat of record in Plat Book 2, Page 8, Cole County Recorder's Office; thence N85°58'46"E, along the south line of said Re-Subdivision, 34.42 feet to the easterly line Mississippi Street; thence N35°41'38"E, along the easterly line of Mississippi Street, 51.78 feet; thence S04°01'14"E, 39.83 feet to a point on the south line of the aforesaid Wulfert's Re-Subdivision of Outlot No. 101 of the City of Jefferson; thence N85°58'46"E, along the south line of said Re-Subdivision, 903.72 feet to the northeasterly corner of the tract described by deed of record in Book 116, page 25, Cole County Recorder's Office; thence S25°23'02"E, along the easterly line of said tract in Book 116, page 25, 445.00 feet to the northeasterly corner of Whitney Woods Subdivision, Section Five as per plat of record in Plat Book 11, Page 724, Cole County Recorder's Office; thence Westerly and Southerly, along the boundary said Whitney Woods Subdivision, Section Five and along the boundary of Whitney Woods Subdivision, Section Four as per plat of record in Plat Book 11, page 609, Cole County Recorder's Office, the following courses: S64°36'58"W, 350.00 feet; thence S53°39'40"W, 384.61 feet; thence S5°07'37"E, 240.00 feet; thence S84°52'23"W, 200.00 feet; thence Southerly, on a curve to the left, having a radius of 443.45 feet, an arc distance of 120.99 feet, (the chord of said curve being S12°56'36"E, 120.62 feet); thence S69°14'26"W, 172.80 feet; thence leaving the boundary of Whitney Woods Subdivision, Section Four, N5°07'37"W, parallel with the west line of the Southeast Quarter of said Section 19, 155.44 feet to the POINT OF BEGINNING.
Containing 17.08 Acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Kenneth P. and Bernie G. Otke, 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 Urban 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 11 day of January, 1996.

LARRY D. BRICKEY, Mo. R.L.S. #1188

I, the City Clerk of the City of Jefferson, County of Cole, Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. 12407.

Approved this 23rd day of January, 1996

Duane Schreimann, Mayor

Martin A. Brose
Director of Public Works

Phyllis Powell, City Clerk

Keith A. DeVault
Director of Planning and Code Enforcement

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 317, PAGE 774, COLE COUNTY RECORDER'S OFFICE.

STATE OF MISSOURI } ss
COUNTY OF COLE }

Document No. 02129

Filed for record 4 day of March, 1996, at 10 O'clock and 15 Minutes A.M., recorded in Book 11, Page 916.

LARRY D. RADEMAN, Recorder

, Deputy

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (314) 634-3455
FAX (314) 634-8898

TITLE: WHITNEY WOODS SUBDIVISION - SECTION SIX (Final Plat)

FOR: WHITNEY WOODS II PARTNERSHIP (Ken Otke)

DATE	Aug., 1995	DRN. BY	DGS	SCALE	1"=50'	BOOK	539, 598
REV. DATE	11/06/95	CKD. BY	LVB	SHEET	1 OF 1	JOB NO.	77-202

C:\AF\WHITWPLA1-6 Fri Dec 29 10:14:16 1995 DGS

COMPLETED 354 VI

SUBD. 354.05