

WEBER HILL TERRACE / WARREN WOOD SANITARY IMPROVEMENT AREA

BOUNDARY DECIPTION

A BOUNDARY DESCRIPTION to establish a Sanitary Improvement Area over and upon several tracts of land located in the Northwest Quarter of Section 26, Township 43 North, Range 3 East in Jefferson County, Missouri, BEGINNING AT A POINT located 239.93 feet West of the Center of said Section 26, Said point being on the Westerly Right of Way of Carol Park Road (Old Gravois Road), said point also being the Southeast corner of Weber Hill Terrace Subdivision One as recorded int Plat Book 016 Page 0027 of the Jefferson County Land Records; Thence along the South line of said Northwest Quarter on an assumed bearing of South 89 degrees 12 Seconds West, for a distance of 1143.86 feet, to the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 26, Said line also the South line of Lots 24 through 34 of said Subdivision; Thence South 89 degrees 30 minutes 10 seconds along the South line of the Northwest quarter for a distance of 20.00 feet to a point, said line also the South line of the New Bear Creek View Subdivision as recorded in Plant Book 2010P Page 00094 of the Jefferson County Land Records; Thence, departing from said South line along said New Bear Creek View Subdivision North 00 degrees 00 minutes 00 seconds East for a Distance of 20.00 feet; Thence, South 89 degrees 30 minutes 10 seconds West along the South line of said New Bear Creek View Subdivision for a distance of 1341.03 feet to the West line of the Northwest Quarter Section; Thence, North 00 degrees 01 minutes 33 seconds East Along the West line of Said Northwest Quarter Section for a distance of 48.92 feet, said line also the West line of Lot 2 of said New Bear Creek View Subdivision, said line also the Easterly Right of way line of Gravois Road; Thence, departing from the West line of said Northwest Quarter Section North 26 degrees 59 minutes 38 seconds East along the Westerly line of said subdivision for a distance of 106.67 feet to a point of curvature; Thence, on a curve to the lefts with a Chord Bearing North 14 degrees 52 minutes 33 seconds East with a chord distance of 493.87 feet, having radius of 1176.47 feet, a deflection angle of 24 degrees 13 minutes 57 seconds, and a curve length of 497.57 feet to the Northwest corner of said New Bear Creek Subdivision, said corner also the Southwest corner of the Warren Woods Subdivision as recorded in Plat Book 021 Page 0030B of the Jefferson County land Records, said curve also the Easterly Right of Way Line of the Gravois Road (Mo State Hwy No. 30); Thence, along the East line of said Gravois Road (Mo State Hwy No. 30) Right of Way North 01 degree 56 minutes East for a distance of 690.29 feet to the Northwest corner of said Warren Wood Subdivision, said point also the Southwest Corner of the Weber Hill Terrace Subdivision One as recorded in Plat Book 016 Page 0027 of the Jefferson County Land Records; Thence along the East line of said Gravois Road (Mo State Hwy No. 30) Right of Way North 01 degree 50 minutes South to the Northwest corner of said Weber Hill Subdivision One, said corner also the Southwest corner of the Weber Hill Terrace Subdivision Four as recorded in Plat Book 023 Page 0005 of the Jefferson County Land Records, said point also on the Southerly Right of Way line of Clearview Drive; Thence, along the Southerly Right of Way line of said Clearview drive to a point perpendicular to the Southwest corner of Lot 5 of said Weber Hill Terrace Subdivision Four; Thence, Northerly across Clearview Dr. to said Southwest Corner of Lot 5; Thence, along the Westerly line of said Lot 5 to the Northwest Corner of Lot 5, said Corner also being the Easterly Right of Way line of Missouri State Route 30; Thence, Northeasterly along the Northwesterly line of Said Lot 5 and part of Lot 6, to a point, said line also the Easterly Right of Way line of Missouri Route 30, said point the Northwesterly Corner of Lot 6 Weber Hill Terrace Subdivision Four and the Southwesterly Corner of a Tract of land located in the Northwest Quarter of the Northwest Quarter of said Section 26 as described in Deed Document 2015R-034218;

Thence, along the Northwesterly line of said Tract to the Northeasterly corner of said tract, said line also the Easterly Right of Way line of Missouri Route 30, said corner the Northwesterly corner of a Tract of land located in the Northwest Quarter of the Northwest Quarter of Said Section 26 as Described in Deed Book 1081 Page 00967 of the Jefferson County Land Records; Thence, along the Northwesterly line of said Tract to the Northeasterly corner of said Tract, said line also the Easterly Right of Way line of Missouri Route 30, said corner the Northwesterly corner of a Tract of land located in the Northwest Quarter of Said Section 26 as Described in Deed Book 0714 Page 00571 of the Jefferson County Land Records; Thence, departing from the Easterly Right of Way line of Missouri Route 30, East along the Northerly line of said tract to a point, said line also the Northerly line of said Section 26, said point also the Northwest corner of Lot 18 of Weber Hill Terrace Subdivision Three as recorded in Plat Book 020 Page 0015A of the Jefferson County Land Records; Thence, along said North Section line North 89 degrees 25 minutes East for a distance of 638.06 feet to the Northeast corner of Lot 17 of said Weber Hill Terrace Subdivision Three, said point also the Northwesterly corner of a tract of land described as Part of Lot 10 Weber Hill Terrace Three and Part of the Northeast Quarter of the Norwest Quarter as described in Deed Book 05025 Page 01722 of the Jefferson County Land Records; Thence, continuing along said North Section Line, to the Northeast Corner of said tract; Thence, departing from Said North Section line along the East line of said tract to a point on the Northerly line of Lot 8 of Said Weber Hill Terrace Subdivision Three; Thence, North 87 degrees 14 minutes East along the Northerly line of lots 8, 7, and 6 to the Northeast corner of Lot 6 of said Weber Hill Terrace Subdivision Three; Thence South 33 degrees 09 minutes East Along the Easterly line of said Weber Hill Terrace Subdivision Three for a distance of 371.65 feet to a point; Thence, South 86 degrees 39 minutes East along the Northerly line of Said Weber Hill Terrace Subdivision Three for a distance of 125.75 feet to the Northeast corner of Lot One of Said subdivision, said corner also the Westerly Right of Way line of Carol Park Road (Old Gravois Road); Thence, South 04 degrees 12 minutes West along the Easterly line of Lot 1 of said Weber Hill Terrace Subdivision Three, for a distance of 170.00 feet to the Center of Woodland Drive, said Easterly line also the Westerly Right of Way Line Right of Way line of Carol Park Road (Old Gravois Road); Thence, South 04 degrees 12 minutes West along the Easterly line of Weber Hill Terrace Subdivision Two said for a distance of 540.00 feet to the Center of Lakeview Drive, said Easterly line also the Westerly Right of Way line of Carol Park Road (Old Gravois Road); Thence, South 04 degrees 12 minutes West along the Easterly line of Weber Hill Terrace Subdivision Two for a distance of 362.00 feet to a point, said line also the Westerly Right of Way Line of Carol Park Road (Old Gravois Road); Thence, South 14 degrees 20 minutes West along the Easterly line of Weber Hill Terrace Subdivision Two for a distance of 292.85 feet, to the Center of Valley Drive, said line also the Westerly Right of Way line of Carol Park Road (Old Gravois Road); Thence, South 14 degrees 20 minutes West along the Easterly line of Weber Hill Terrace Subdivision Two for a distance of 247.39 feet to the Center of Terrace Drive, Said line also the Westerly Right of Way line of Carol Park Road (Old Gravois Road); Thence, South 14 degrees 20 minutes West along the Easterly line of Weber Hill Terrace Subdivision One for a distance of 204.95 feet to the South East Corner of Weber Hill Terrace Subdivision One, said line also the Westerly Right of Way line of Carol Park Road (Old Gravois Road), Said Corner also the POINT OF BEGINNING. It is the intention of all the properties in the above described description to be included in the Sanitary Improvement Area for the purpose of provide sanitary sewers to this community.