

SOUTH WIND PLAT 4

A MAJOR PLAT LOCATED IN SECTION 22, T46N, R12W
ASHLAND, BOONE COUNTY, MISSOURI

SUBMITTAL DATE: JUNE 11, 2018

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI BEING A PART OF THE SURVEY RECORDED IN BOOK 1289, PAGE 905 AND ALSO DESCRIBED IN THE WARRANTY DEEDS RECORDED IN BOOK 4381 AT PAGE 180 AND BOOK 4693 AT PAGE 111 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PLAT 1 OF SOUTH WIND AS RECORDED IN PLAT BOOK 48 AT PAGE 55 OF SAID RECORDS; THENCE ALONG THE LINES OF THE TRACT DESCRIBED BY SURVEY RECORDED IN BOOK 1289, PAGE 905 OF SAID RECORDS S01°50'00"W, 521.61 FEET; THENCE S07°59'30"E, 439.32 FEET; THENCE S01°50'10"W, 512.36 FEET; THENCE S12°39'40"W, 31.19 FEET; THENCE N88°57'40"W, 164.45 FEET; THENCE LEAVING THE LINES OF SAID SURVEY N39°44'20"W, 395.58 FEET; THENCE N00°17'20"E, 135.25 FEET; THENCE N57°09'30"E, 169.73 FEET; THENCE N16°34'00"W, 149.67 FEET; THENCE ALONG A **BACKSIGHT** CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET FOR AN ARC DISTANCE OF 22.66 FEET, THE LONG CHORD BEARS N74°04'50"E, 22.66 FEET; THENCE N15°16'10"W, 195.06 FEET; THENCE N00°35'10"W, 81.56 FEET; THENCE S88°04'30"W, 217.77 FEET; THENCE N02°01'30"W, 318.74 FEET; THENCE S85°37'00"E, 103.33 FEET; THENCE N16°12'50"E, 300.03 FEET TO THE SOUTH LINE OF PLAT 2 OF SOUTH WIND AS RECORDED IN PLAT BOOK 50 AT PAGE 40 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE AND ITS EXTENSION S73°47'10"E, 93.10 FEET; THENCE ALONG THE SOUTH LINES OF SAID PLAT 1 FOR THE REMAINING CALLS, S88°11'20"E, 84.80 FEET; THENCE S01°48'40"W, 13.33 FEET; THENCE S88°11'20"E, 185.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.47 ACRES.

KNOW ALL MEN BY THESE PRESENTS
WINSOTT CONSTRUCTION AND EXCAVATING, INC., BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT,
HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO PUBLIC USE,
FOREVER.

PUBLIC RIGHT-OF-WAY FOR TALLADEGA DRIVE, KINGFISHER DRIVE, HAMSTEAD HEATH COURT AND CHATTANOOGA
LANE ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

KEITH WINSOTT, PRESIDENT
ON THIS _____ DAY OF _____ IN THE YEAR 2018, BEFORE ME PERSONALLY
APPEARED KEITH WINSOTT, PRESIDENT OF WINSOTT CONSTRUCTION AND EXCAVATING, TO
ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY
THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE
DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

ERIC SCOTT PETERSON &
RYAN KEITH PETERSON
WARRANTY DEED BK 2932 PG 107

SEWER & DRAINAGE
EASEMENT DESCRIBED
BY SEPARATE DOCUMENT

WINSOTT CONSTRUCTION &
EXCAVATING, INC. WARRANTY
DEED BK 4693 PG 111

WINSOTT CONSTRUCTION &
EXCAVATING, INC. WARRANTY
DEED BK 4693 PG 111

WINSOTT CONSTRUCTION &
EXCAVATING, INC. WARRANTY
DEED BK 4381 PG 180

SOUTH WIND PLAT 2
PLAT BK 50 PG 40

EXISTING
EASEMENT
BK 4626 PG 177

LOT 215

LOT 108

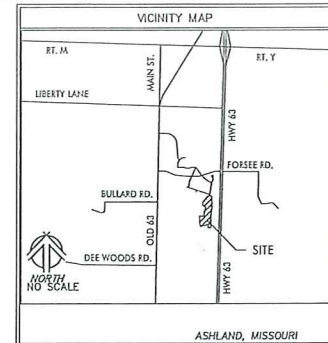
SOUTH WIND
PLAT 1
PB 48, PG 55

LOT 109

POB

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.04(2)(A)
- THIS TRACT DOES NOT FALL IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 29019C0370D DATED MARCH 17, 2011. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED BY THE OWNER.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- BUILDING SIDE YARD SETBACKS ARE 7' AND REAR SETBACKS ARE 30' UNLESS OTHERWISE NOTED.
- LOT C433 IS A COMMON LOT FOR UTILITY AND NEIGHBOR OPEN SPACE. THE ENTIRE LOT SHALL BE DEDICATED AS UTILITY EASEMENT.



CERTIFICATION:
I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

McCLURE
ENGINEERING CO.
building strong communities.
1501 PENNSYLVANIA DRIVE
COLUMBIA, MISSOURI 65202
573.914.1518
MO CERT OF AUTHORITY: 20120093195
SOUTH WIND PLAT 4
ASHLAND, MISSOURI
JULY 5TH, 2018
CHRISTOPHER M. SANDER, PLS
NO. 7003013178

STATE OF MISSOURI }
COUNTY OF BOONE } SS
SUBSCRIBED AND AFFIRMED BEFORE ME THIS
____ DAY OF _____, 2018.
TIMOTHY J DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES: JULY 18, 2021.

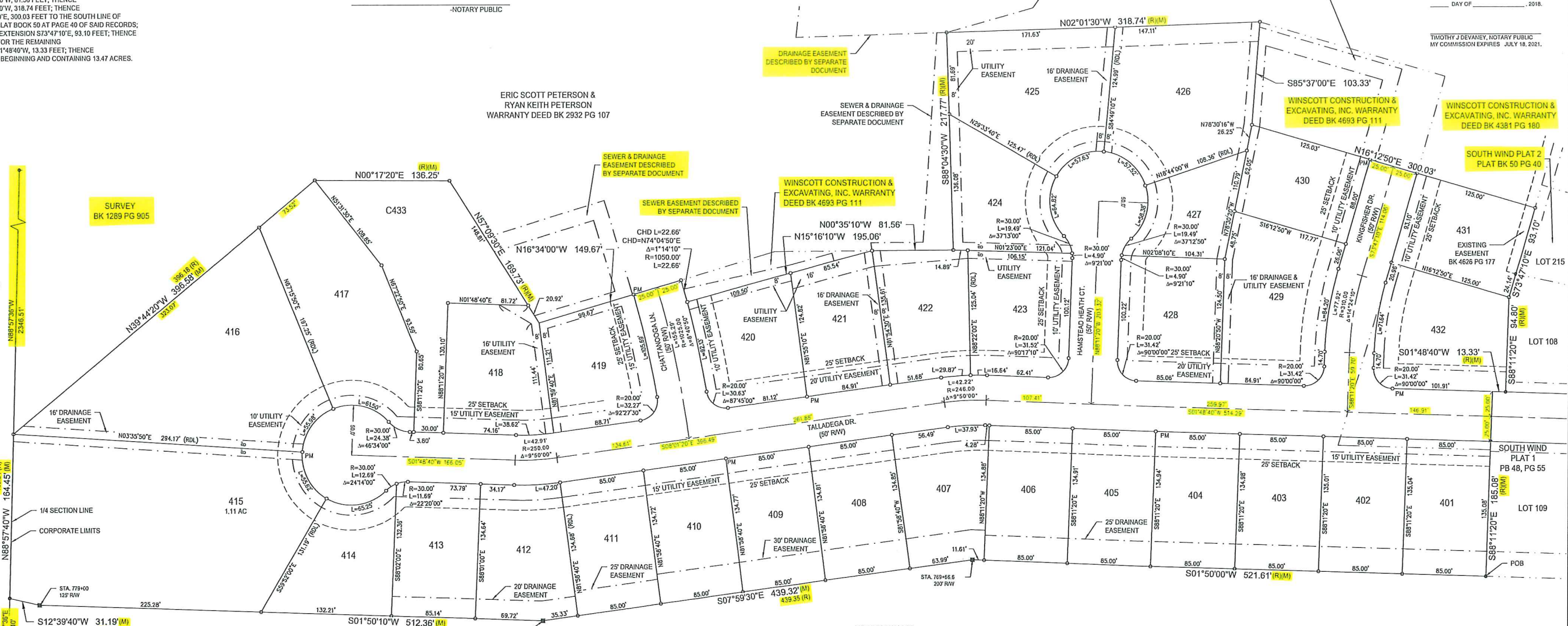
CARLA S & RODGER SCHLINK
WARRANTY DEED BK 3586 PG 28



BEARINGS ARE REFERENCED TO GRID
NORTH OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE - EXISTING
- ROAD CENTERLINE
- SETBACK
- R.O.W. MARKER
- - FOUND IRON PIPE (1/2")
- ⊗ - FOUND DRILL HOLE
- - SET 1/2" REBAR
- - SET PERMANENT MONUMENT
- ABBREVIATIONS:
R/W - RIGHT-OF-WAY
BK, PG - BOOK AND PAGE
(M) - MEASURED DISTANCE/ANGLE
(R) - RECORD DISTANCE/ANGLE
P.U.E. - PUBLIC UTILITY EASEMENT
POB - POINT OF BEGINNING
(RCL) - RADIAL



RECEIVED AND ACCEPTED BY ORDINANCE OF THE
CITY OF ASHLAND AND ITS BOARD OF ALDERMAN
THIS _____ DAY OF _____, 2018.
APPROVAL BY THE CITY OF ASHLAND
PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 2018.
FRED WILPPEL, CHAIRMAN
DARLA SAPP, CITY CLERK