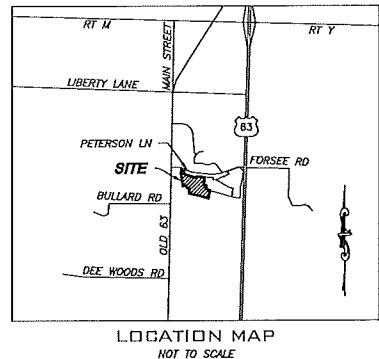


COUNCIL BILL NO. 2017-036

FINAL PLAT SOUTH WIND PLAT 3

A PLAT OF A PORTION OF THE SURVEY RECORDED IN BOOK 1289, PAGE 905 JULY, 2017

CURVE TABLE with columns for #, RADIUS, LENGTH, and CHORD. Lists curve data for C1 through C104.



KNOW ALL MEN BY THESE PRESENTS

WINSOTT CONSTRUCTION AND EXCAVATING, INC., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED.

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

THE STREET RIGHT-OF-WAY AT THE LOCATIONS AND WIDTHS SHOWN ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE FOREVER.

KEITH WINSOTT, PRESIDENT [NO CORPORATE SEAL]

STATE OF MISSOURI } COUNTY OF BOONE } SS

ON THIS DAY OF IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KEITH WINSOTT, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF THE SAID WINSOTT CONSTRUCTION AND EXCAVATING, INC., AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATION

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 TRACT DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 4381, PAGE 180 AND BOOK 4683, PAGE 111, ALSO BEING PART OF THE SURVEY RECORDED IN BOOK 1289, PAGE 905 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 223 OF SOUTH WIND PLAT 2 AS RECORDED IN PLAT BOOK 50, PAGE 40; THENCE S16°12'45"W, 125.00 FEET; THENCE S73°47'15"E, 12.03 FEET TO A POINT ON SAID DEED RECORDED IN BOOK 4693, PAGE 111; THENCE ALONG SAID DEED LINE, S16°11'45"W, 125.00 FEET; THENCE LEAVING SAID DEED LINE, N73°47'15"W, 488.58 FEET; THENCE S13°37'30"W, 18.01 FEET TO A POINT ON SAID DEED LINE; THENCE ALONG SAID DEED LINE, N73°47'15"W, 263.32 FEET; THENCE LEAVING SAID DEED LINE, N16°12'45"E, 135.00 FEET; THENCE N73°47'15"W, 45.37 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, 139.62 FEET, SAID CURVE HAVING A CHORD WHICH BEARS H41°47'20"W, 132.48 FEET; THENCE N09°47'20"W, 27.46 FEET; THENCE S80°12'40"W, 120.00 FEET TO A POINT ON THE EAST LINE OF GREEN PASTURES UNIOR PLAT AS RECORDED IN PLAT BOOK 51, PAGE 46; THENCE ALONG THE EAST LINE OF SAID PLAT AND ALONG THE EAST LINE OF EAGLE LAKES PLAT 4 AS RECORDED IN PLAT BOOK 50, PAGE 39, N09°47'20"W, 488.27 FEET; THENCE CONTINUING ALONG SAID EAGLE LAKES PLAT 4, N15°07'20"E, 140.79 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PETERSON LANE; THENCE FOLLOWING SAID RIGHT-OF-WAY ALONG A NON-TANGENT 430.00-FOOT RADIUS CURVE TO THE RIGHT, 115.01 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S67°15'50"E, 114.66 FEET TO THE NORTHWEST CORNER OF LOT 313 OF EAGLE LAKES PLAT 3 AS RECORDED IN PLAT BOOK 38, PAGE 98; THENCE ALONG SAID PLAT FOR THE FOLLOWING SEVEN (7) CALLS: S30°23'50"W, 110.00 FEET; THENCE S84°15'15"E, 142.32 FEET; THENCE S70°57'50"E, 50.00 FEET; THENCE S27°45'00"E, 310.04 FEET; THENCE N35°00'15"E, 58.95 FEET; THENCE S82°42'30"E, 286.96 FEET; THENCE S05°53'45"W, 5.20 FEET TO THE NORTHWEST CORNER OF SAID SOUTH WIND PLAT 2; THENCE ALONG THE LINES OF SAID PLAT FOR THE FOLLOWING FIVE (5) CALLS: S10°04'45"W, 92.29 FEET; THENCE S78°40'05"E, 36.45 FEET; THENCE S16°12'45"W, 181.39 FEET; THENCE S23°47'15"E, 34.75 FEET; THENCE S16°12'45"W, 125.00 FEET; THENCE S73°47'15"E, 281.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.09 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY A CIVIL GROUP CORPORATE NUMBER 2001006115

CHRISTOPHER M. SANDER L.S. 2003013178

STATE OF MISSOURI } COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS DAY OF 2017.

SPENCER HASKAMP NOTARY PUBLIC MY COMMISSION EXPIRES JULY 11, 2019.

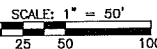
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



CHRISTOPHER M. SANDER 2003013178 AUGUST 16, 2017

LEGEND

- IRON PIPE CAP #2001006115
EXISTING
OFFSET
RECORD
DRILL HOLE
IRON PIPE
REBAR
MONUMENT
STONE
RIGHT-OF-WAY MARKER
PERMANENT MONUMENT
RADIAL LINE
CENTERLINE
SQUARE FEET
ACRES
CURVE NUMBER
EXISTING FENCE
POINT OF BEGINNING



FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C03700 DATED: MARCH 17, 2011

NOTES

- 1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. NO TITLE WORK HAS BEEN PROVIDED FOR THIS PLAT
3. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
4. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
5. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
6. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
7. THE WATER EASEMENT RECORDED IN BOOK 2633 PAGE 98 DOES NOT HAVE A DEFINED WIDTH. THE CENTERLINE AS DESCRIBED IS SHOWN.

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMEN THIS DAY OF 2017.

GENE RHORER, MAYOR

DARLA SAPP, CITY CLERK

A CIVIL GROUP CIVIL ENGINEERING - PLANNING - SURVEYING 3401 BROADWAY BUSINESS PARK COURT SUITE 105 COLUMBIA, MO 65203 PH: (573) 817-5750, FAX: (573) 817-1677 MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

ERIC S. PETERSON & RYAN K. PETERSON WARRANTY DEED 107 BOOK 2932, PAGE 30 (UNPLATTED WITHIN CORPORATE LIMITS OF CITY OF ASHLAND)

OWNER: WINSOTT CONSTRUCTION AND EXCAVATING, INC. WARRANTY DEED #2932, PAGE 30 RECORDED IN BOOK 4381, PAGE 180 (UNPLATTED WITHIN CORPORATE LIMITS OF CITY OF ASHLAND)

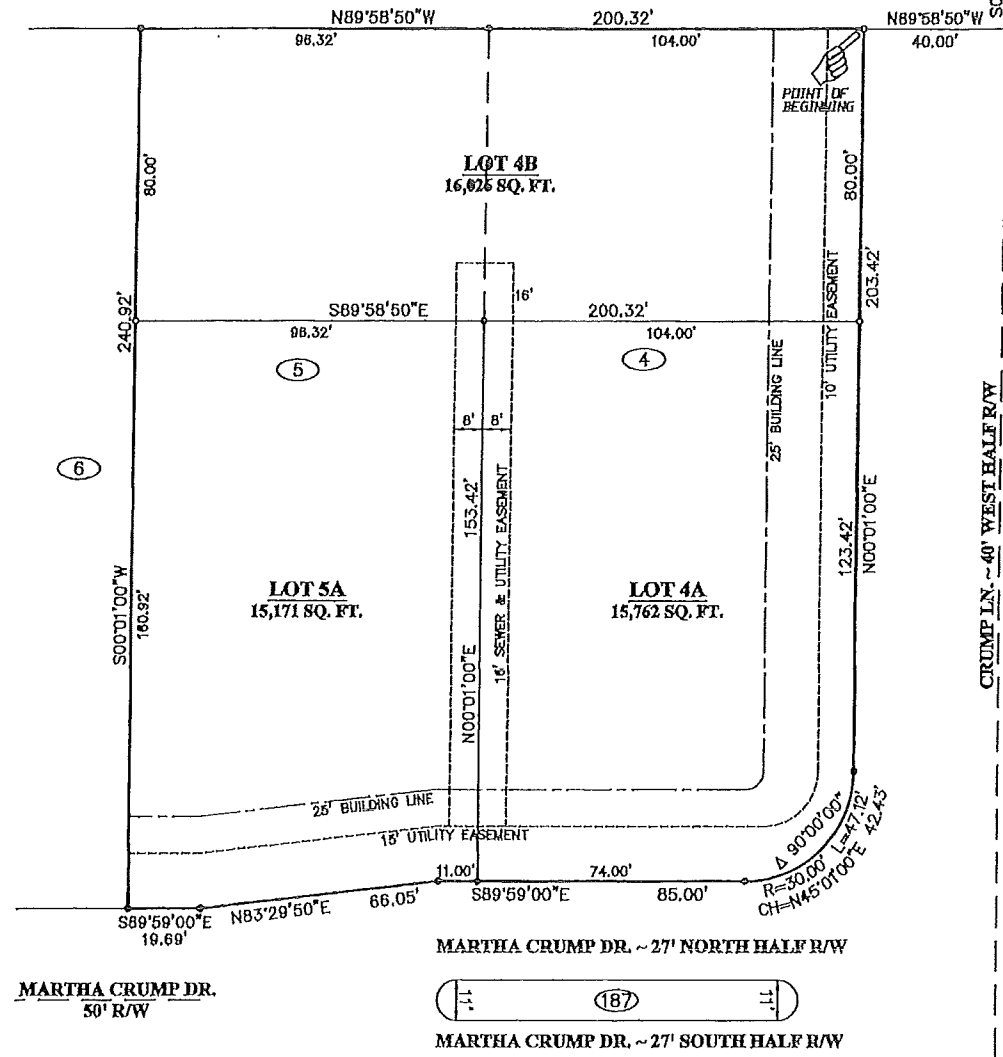
# COUNCIL BILL NO. 2017-038

FILED FOR RECORD IN BOONE COUNTY, MISSOURI.  
NORA DIETZEL, RECORDER OF DEEDS.

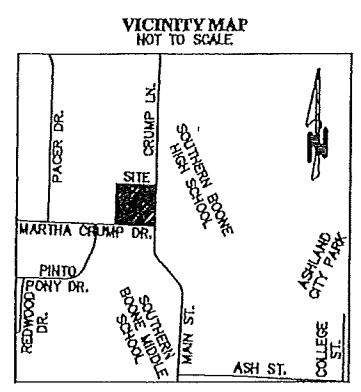
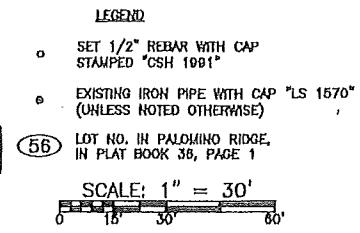
**NOTES**  
BASIS OF BEARINGS: SURVEY RECORDED IN BOOK 1120, PAGE 356; AND PALOMINO RIDGE SUBDIVISION, RECORDED IN PLAT BOOK 36, PAGE 1  
FLOOD STATEMENT: THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AS PER FEMA FIRM NO. 26019C0370D, EFFECTIVE MARCH 17, 2011.  
SURVEY CLASSIFICATION: URBAN TYPE

- 1) SUBJECT TO EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
- 2) THE TOTAL AREA OF THE SUBDIVISION AS SHOWN ON THIS DRAWING AND DESCRIBED HEREON IS 46,959 SQUARE FEET, OR 1.08 ACRES.
- 3) THE 15' UTILITY EASEMENT ALONG THE SOUTH LINE OF LOTS 4A AND 5A REFLECTS THE EASEMENT SHOWN ON PALOMINO RIDGE SUBDIVISION, RECORDED IN PLAT BOOK 36, PAGE 1.

TRACT 2 OF SURVEY IN BOOK 1120, PAGE 356  
WARRANTY DEED IN BOOK 1128, PAGE 501



STONE & IRON PIPE AT CENTER OF SECTION 10-46-12, AS PER SURVEYS IN BOOK 1120, PAGE 356; & PLAT BOOK 36, PAGE 1



**SURVEYOR'S DESCRIPTION**  
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ASHLAND, BOONE COUNTY, MISSOURI, BEING LOTS 4 AND 5 OF PALOMINO RIDGE SUBDIVISION, RECORDED IN PLAT BOOK 36, PAGE 1 OF THE RECORDS OF BOONE COUNTY, MISSOURI AS PER MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 4778 AT PAGE 55 OF SAID COUNTY RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, N 88°-24'-30\"/>

THENCE, CONTINUING N 89°-58'-30\"/>

I HAVE RE-DIVIDED THIS PARCEL INTO THREE LOTS, AS SHOWN ON THIS DRAWING.

I, C. STEPHEN HEYING, HEREBY STATE THAT THE DRAWING, ABOVE DESCRIPTION, AND SUBDIVISION CORRECTLY PORTRAY THE SURVEY AND PLAT MADE UNDER MY DIRECTION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS PERFORMED IN CONFORMANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

*C. Stephen Heying*  
C. STEPHEN HEYING, M.B.L.S. # 1991



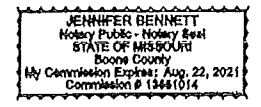
STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI

THIS 30 DAY OF August, 2017.

*Jennifer Bennett*  
Jennifer Bennett, NOTARY PUBLIC

BOONE COUNTY, STATE OF MISSOURI  
MY COMMISSION EXPIRES: Aug. 22, 2021



APPROVED ON THIS \_\_\_ DAY OF \_\_\_, 2017 BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION.

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMEN THIS \_\_\_ DAY OF \_\_\_, 2017.

ERNEST WREN - CHAIRPERSON

GENE RHORER - MAYOR

DARLA SAPP - CITY CLERK

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS \_\_\_ DAY OF \_\_\_, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI, PERSONALLY APPEARED ROBERT COREY MYERS, MEMBER OF COREY MYERS CONSTRUCTION, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN SURVEY AND SUBDIVISION IN BEHALF OF SAID PRINCIPAL, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

KNOW ALL MEN BY THESE PRESENTS: THAT COREY MYERS CONSTRUCTION, LLC IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ATTACHED DRAWING.

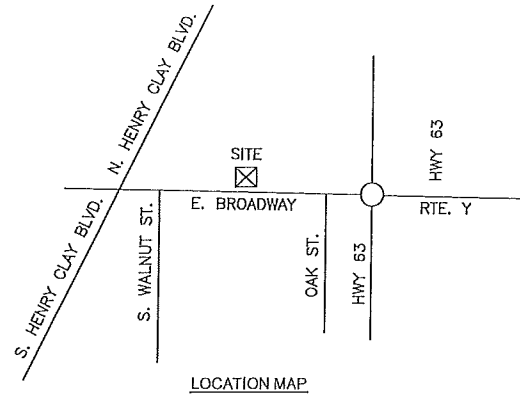
EASEMENTS OF THE TYPES AND WIDTHS SHOWN ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE FOREVER IN THE PLACES SHOWN.

ROBERT COREY MYERS - MEMBER

A FINAL REPLAT <b>PALOMINO RIDGE - PLAT 2</b> OF LOTS 4 & 5 OF PALOMINO RIDGE, AS RECORDED IN PLAT BOOK 36, PAGE 1 - LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 12 WEST CRUMP LN. & MARTHA CRUMP DR., ASHLAND MO 65010 BOONE COUNTY, MISSOURI				C. STEPHEN HEYING M.B.L.S. # 1991
PREPARED BY <b>C. STEPHEN HEYING SURVEYING</b> 1202 MADISON STREET COLUMBIA, MISSOURI 65203 PHONE & FAX (673)442-3455				
JOB # 17-0731-01	SURVEY DATE AUGUST 4, 2017	DRAWN BY KOM	DATE: 30 AUG 2017	

STATE OF MISSOURI } SCT  
COUNTY OF BOONE

# AGENDA ITEM #15



**LEGEND**

---	G	---	GAS LINE
---	W	---	WATER LINE
---	OE	---	OVERHEAD ELECTRIC
---	UOP	---	CABLE/FIBER OPTIC
---	S	---	SANITARY SEWER
---	UT	---	TELEPHONE
---	R/W	---	RIGHT-OF-WAY
---		---	UTILITY EASEMENT
---		---	PROPERTY LINE
---	S	---	PROPOSED SANITARY SEWER
---	G	---	PROPOSED GAS LINE
---	UE	---	PROPOSED UNDERGROUND ELECTRIC
---	W	---	PROPOSED WATER LINE
○			POWER POLE
⊙			WATER METER
▨			PROPOSED CONCRETE PAVEMENT

- GENERAL NOTES:**
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE BUILDING PLANS FOR EXACT DIMENSIONS.
  - TRACT IS ZONED C-6.
  - LOT IS 0.31 ACRES.
  - ROOF DOWNSPOUTS TO BE DIRECTED SO THAT THEY DRAIN TOWARDS THE SOUTH AND WEST OF PROPERTY.

**OWNER**  
 MARK & TERESA PAUL  
 4501 DEEWOODS ROAD  
 ASHLAND, MO 65010

**FLOOD PLAIN STATEMENT**  
 THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM PANEL: 29019C0370D EFFECTIVE 3/17/2011

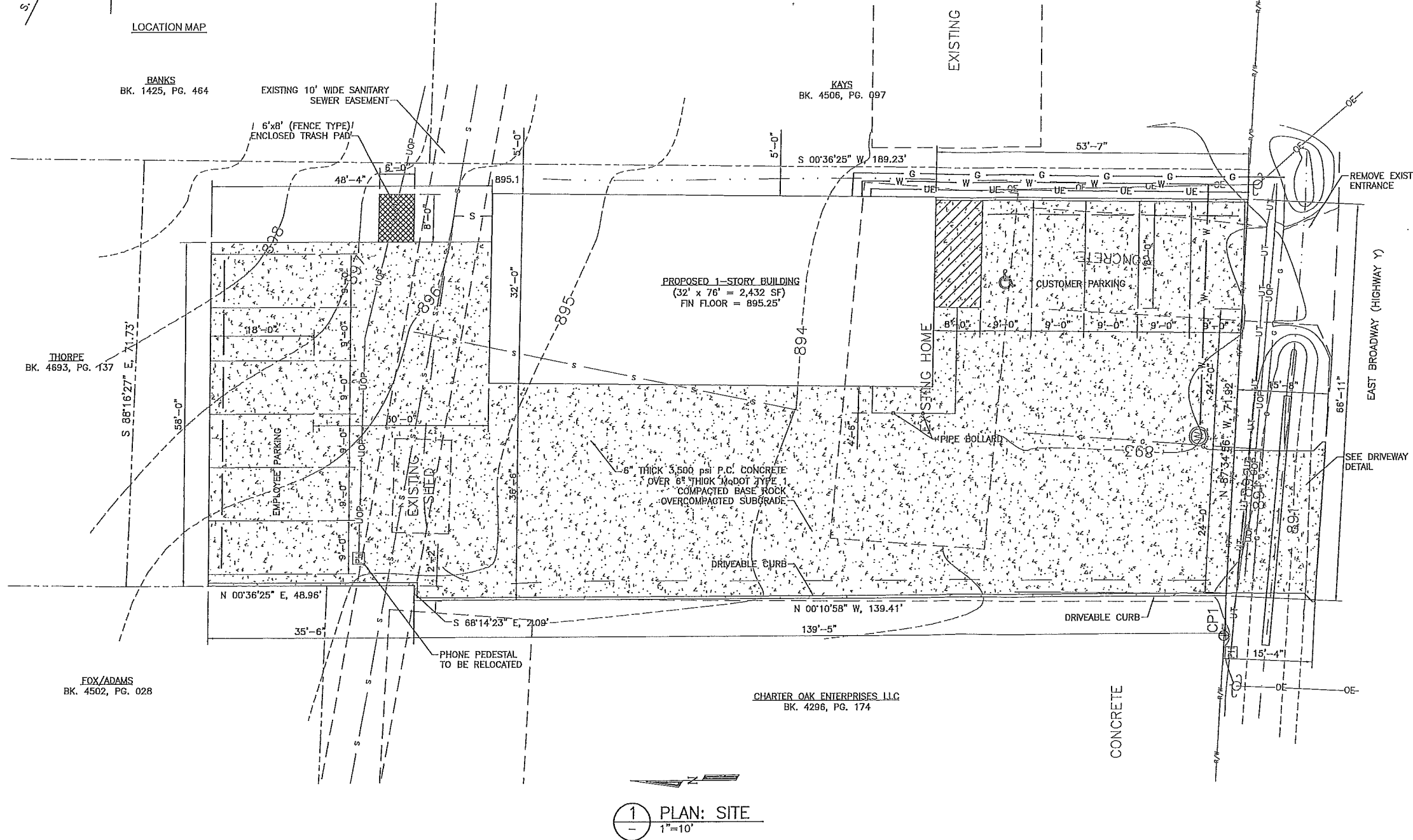
**STORMWATER DETENTION EXCEPTION**  
 PER THE CITY OF ASHLAND, ADEQUATE STORMWATER DETENTION IS PROVIDED IN THE EXISTING CITY STORMWATER SYSTEM. THEREFORE THE OWNER REQUESTS AN EXCEPTION FROM THE CITY REQUIREMENT TO PROVIDE STORMWATER DETENTION AND THE ALLOWANCE OF STORMWATER RUNOFF TO DRAIN TO THE EXISTING STORMWATER SYSTEM.

**PARKING INFORMATION**  
**REQUIRED:**  
 UNDEFINED IN CITY ORDINANCES

**PROVIDED:**  
 CUSTOMERS: 5 (INCLUDING 1 H.C. SPACE)  
 EMPLOYEES: 6 (4 FULL TIME EMPLOYEES)

**PROPERTY DESCRIPTION**  
 EASTERN PART OF LOT 2 OF ASHLAND OT BLK 11 CITY OF ASHLAND, BOONE COUNTY, MISSOURI BOOK 66, PAGE 10B, CONTAINING 0.31 ACRES

**SITE BENCHMARK**  
 CONTROL POINT NO. 1  
 1/2" ROD  
 ELEVATION = 891.2



1 PLAN: SITE  
 1"=10'

**NOTICE TO CONTRACTORS:**  
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE EXISTENCE OF ANY OTHER FACILITIES, STRUCTURES AND UTILITIES ARE UNKNOWN TO THE ENGINEER AT THIS TIME. THE CONTRACTOR SHALL ASCERTAIN AND ASSUME RESPONSIBILITY FOR THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES PRIOR TO EXCAVATION.

NO.	DATE	REVISION DESCRIPTION	BY
A	8/7/17	REVISE PARKING STALLS & ENTRANCE	SDJ
B	7/27/17	REVISE PARKING STALLS	SDJ
C	7/11/17	REVISE PARKING STALLS	SDJ

PROJECT NO.	SHEET NO.
507 E. BROADWAY ASHLAND, MISSOURI	1C

DATE	SCALE	AS SHOWN
4/28/2017	AS SHOWN	

DESIGNED	DRAWN	CHECKED	APPROVED
SDJ	SDJ	C.J.L.	SDJ

**SITE PLAN WITHOUT DETENTION**

Stephen D. LePage  
 Professional Engineer  
 E-029319

**CENTRAL MISSOURI ENGINEERING LLC**  
 Engineering Limited Liability Company  
 Certificate License No. 2005007924  
 6903 Route M  
 Jefferson City, Missouri 65101  
 Telephone: (573) 338-3808  
 Facsimile: (573) 338-3301