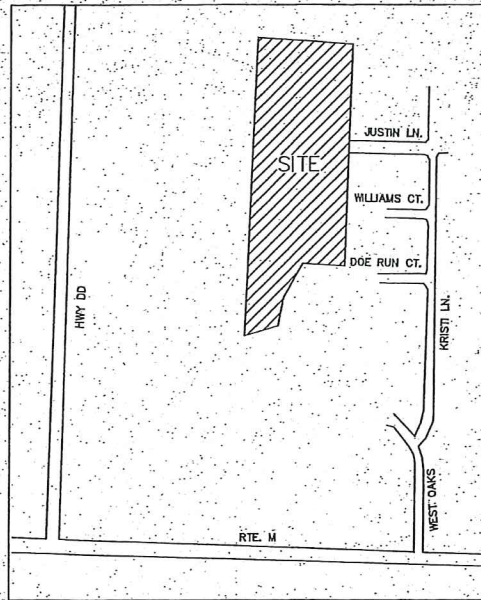


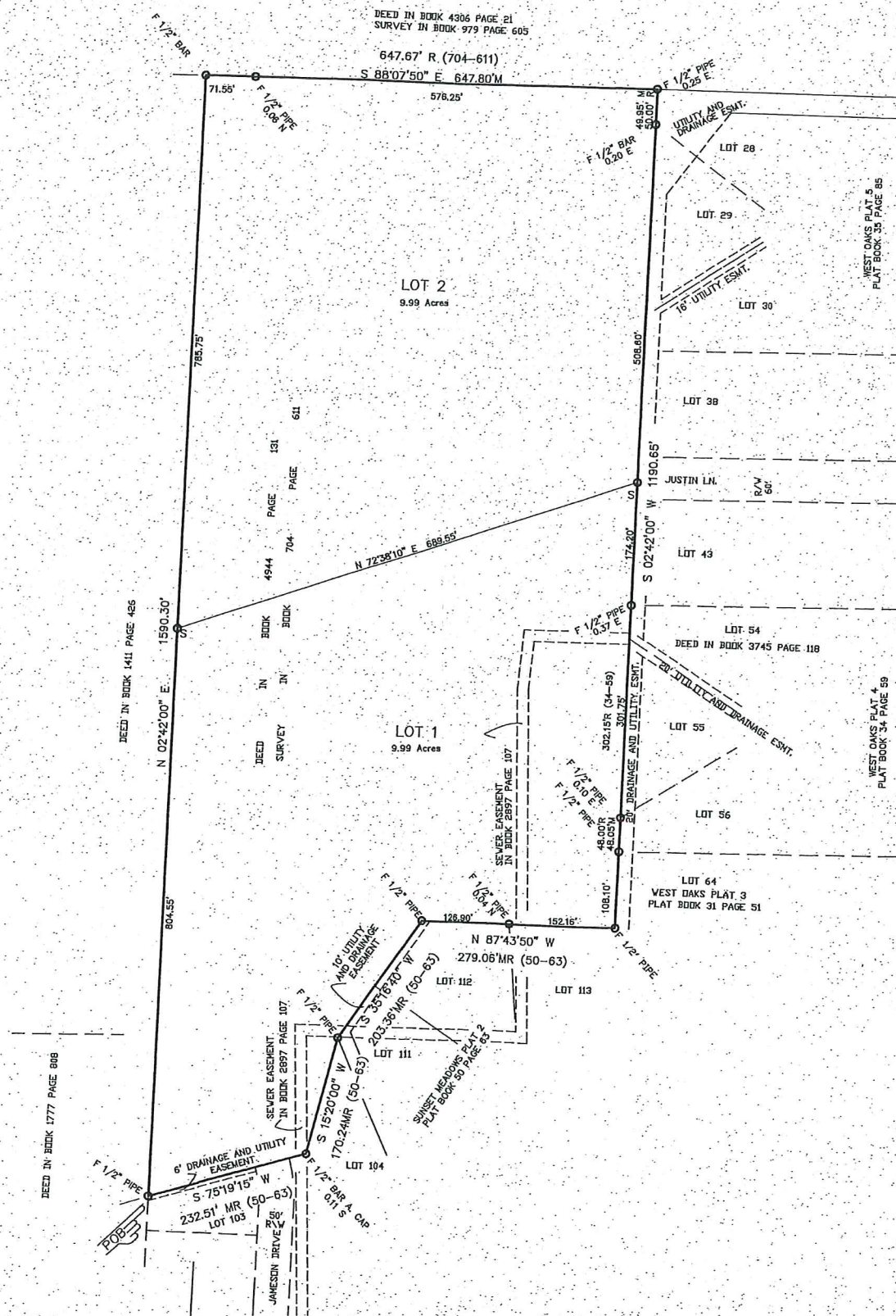
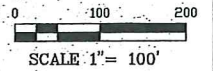
# WEST OAKS ESTATES

MINOR SUBDIVISION PLAT  
 SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 12 WEST,  
 CITY OF ASHLAND, BOONE COUNTY, MISSOURI  
 SUBMITTAL DATE: NOVEMBER 12, 2018

SITE LOCATION MAP  
 NOT TO SCALE



- LEGEND:
- F FOUND
  - S SET 5/8" BAR WITH CAP
  - BRUSH AND ASSOC. LC 321
  - IP IRON PIPE
  - FENCE
  - R RECORD
  - M MEASURED
  - POB POINT OF BEGINNING



DESCRIPTION:  
 A TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI, AND BEING PART OF THE SURVEY RECORDED IN BOOK 704 PAGE 611 AND BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 4944 PAGE 131 BOTH OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF LOT 103 OF SUNSET MEADOWS PLAT 2 AS SHOWN IN PLAT BOOK 50 PAGE 63 OF THE BOONE COUNTY RECORDS; THENCE WITH THE LINES OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 704 PAGE 611 N 02°42'00" E, 1590.30 FEET; THENCE S 88°07'50" E, 647.80 FEET; THENCE S 02°42'00" W, 1190.65 FEET TO A POINT ON THE NORTH LINE OF SAID SUNSET MEADOWS PLAT 2 AS SHOWN IN PLAT BOOK 50 PAGE 63; THENCE WITH THE NORTH LINE OF SAID SUNSET MEADOWS PLAT 2 N 87°43'50" W, 279.06 FEET; THENCE S 35°16'40" W, 203.36 FEET; THENCE S 15°20'00" W, 170.24 FEET; THENCE S 75°18'15" W, 232.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.98 ACRES.

DATE: NOVEMBER 12, 2018  
 SURVEY FOR: P&M PROPERTIES  
 THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 20 (CSR 2030-16.040)  
 REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MDOOT NETWORK.  
 NOTES:  
 1) THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER THE BOONE COUNTY FIRM MAP 29019C0370D  
 DATED: MARCH 17, 2011  
 2) CURRENT TITLE INSURANCE POLICY WAS NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.

KNOW ALL MEN BY THESE PRESENTS THAT P&M PROPERTIES CORPORATION OF THE ABOVE DESCRIBED TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT.

LARKIN FRANKLIN POWERS MEMBER  
 ROBERT COREY MYERS MEMBER

STATE OF MISSOURI )  
 COUNTY OF BOONE ) SS  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 BEFORE ME APPEARED, LARKIN FRANKLIN POWERS MEMBER AND ROBERT COREY MYERS, MEMBER, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN DID SAY THAT THEY ARE THE OFFICERS AS STATED ABOVE AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID MEMBERS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC. IN TESTIMONY WHEREOF, A NOTARY PUBLIC HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMAN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

GENE RHORER MAYOR  
 DARLA SAPP CITY CLERK

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 ERNIE WREN CHAIRMAN

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUPERVISION AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC  
 506 NICHOLS STREET SUITE A  
 COLUMBIA, MO, 65201  
 573-442-3110  
 LC 321  
 KEVIN M. SCHWEIKERT LS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 NOTARY PUBLIC

BRITTANY FESTOG  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 County of Cole  
 My Commission Expires 2/04/2019  
 Commission # 15533173

WEST OAKS ESTATES

A SURVEY OF A TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI

BRUSH AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 506 NICHOLS STREET, SUITE A  
 COLUMBIA, MISSOURI 65201  
 PHONE: (573) 442-3110  
 FAX: (573) 442-4851  
 WWW.BRUSHINGSURV.COM  
 PLSC 321 ENC 001450

KEVIN M. SCHWEIKERT  
 PLS 2013020068  
 DATE: 11-16-18