

ORDINANCE NO. 2018-030

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

LIBERTY LANDING PLAT 5

A MAJOR PLAT LOCATED IN SECTION 15, T46N, R12W
ASHLAND, BOONE COUNTY, MISSOURI
SUBMITTAL DATE: APRIL 9TH, 2018

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI BEING A PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4885 AT PAGE 14 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PLAT 2 OF LIBERTY LANDING AS RECORDED IN PLAT BOOK 45 AT PAGE 26 OF SAID RECORDS; THENCE WITH THE SOUTH LINE OF SAID PLAT 2 N88°53'20"W, 580.73' FEET; THENCE LEAVING SAID LINE S01°06'40"W, 175.00' FEET; THENCE S88°53'20"E, 20.70' FEET; THENCE S01°06'40"W, 148.59' FEET; THENCE N70°42'00"W, 66.47' FEET; THENCE S30°10'20"W, 88.54' FEET; THENCE S14°27'10"W, 73.99'; THENCE N75°32'50"W, 55.94'; THENCE S14°27'10"W, 195.15' FEET; THENCE S67°22'40"E, 88.40' FEET; THENCE S86°28'30"E, 115.52' FEET; THENCE S88°16'10"E, 176.00' FEET; THENCE S82°03'10"E, 70.76' FEET; THENCE S85°42'20"E, 19.12' FEET; THENCE S82°37'20"E, 120.14' FEET; THENCE S88°58'10"E, 60.00' FEET; THENCE N01°43'50"E, 19.26' FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET FOR AN ARC DISTANCE OF 32.19 FEET, THE LONG CHORD BEARS N03°41'40"E, 32.18 FEET; THENCE N05°39'20"E, 10.30' FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 45.16 FEET, THE LONG CHORD BEARS N48°46'30"E, 41.01' FEET; THENCE S88°06'20"E, 85.23' FEET; THENCE N01°53'40"E, 170.26' FEET; THENCE S62°27'50"E, 26.74' FEET; THENCE ALONG THE WEST LINE OF THE TRACT DESCRIBED BY THE DEED RECORDED IN BOOK 4395, PAGE 73 OF SAID RECORDS N00°45'50"E, 450.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.82 ACRES.

MARTIN BUILDERS, INC.
WARRANTY DEED BK 4885, PG 14



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
- ▲ - FOUND SECTION CORNER (CHIR MONUMENT)
 - - FOUND IRON PIPE (1/2")
 - ⊗ - FOUND DRILL HOLE
 - - SET 1/2" REBAR
 - _{PM} - SET PERMANENT MONUMENT
- ABBREVIATIONS:
R.O.W. - RIGHT-OF-WAY
BK, PG - BOOK AND PAGE
(M) - MEASURED DISTANCE/ANGLE
(R) - RECORD DISTANCE/ANGLE
PUE - PUBLIC UTILITY EASEMENT
POB - POINT OF BEGINNING

APPROVAL BY THE CITY OF ASHLAND
PLANNING AND ZONING COMMISSION
THIS ___ DAY OF ___, 2018.

CHAIRMAN _____
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

NOTES

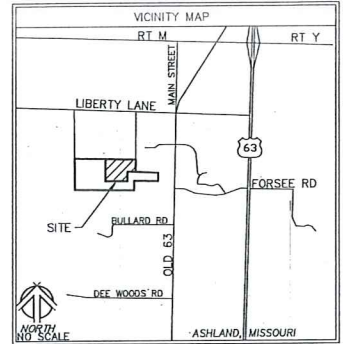
1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
2. THIS TRACT DOES NOT FALL IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 29010030700 DATED MARCH 17, 2011.
3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
4. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED BY THE OWNER. MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
5. 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.
6. BUILDING SIDE YARD SETBACKS ARE 7' AND REAR SETBACKS ARE 30' UNLESS OTHERWISE NOTED.

MARTIN BUILDERS, INC.
WARRANTY DEED BK 4885, PG 14



L. MICHAEL & P. MELINDA COLLINS TRUST
WARRANTY DEED BK 4395, PG 73

MARTIN BUILDER, INC.
WARRANTY DEED BK 4885, PG 14



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.
1901 PENNSYLVANIA DRIVE
COLUMBIA, MISSOURI 65202
573-874-1548
MO CERT OF AUTHORITY: 2012009395

LIBERTY LANDING PLAT 5
ASHLAND, MISSOURI
JUNE 11TH, 2018
Timothy J. Devaney
CHRISTOPHER M. SANDER, PLS
NO. 2003013178

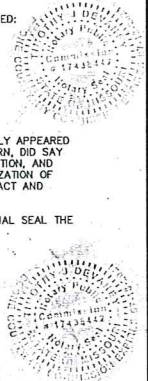
STATE OF MISSOURI } SS
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS
11th DAY OF JUNE, 2018.
Timothy J. Devaney
TIMOTHY J. DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 18, 2021.

KNOW ALL MEN BY THESE PRESENTS
MARTIN BUILDERS, INC., BEING THE SOLE OWNERS OF THE HEREOF DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBMITTED 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 ALLEGIANCE AVENUE, AMERICA DRIVE AND DEMOCRACY DRIVE ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:
Kimberly A. Martin
KIMBERLY A. MARTIN
VICE PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }
ON THIS 11th DAY OF JUNE, IN THE YEAR 2018, BEFORE ME PERSONALLY APPEARED
KIMBERLY A. MARTIN, VICE PRESIDENT, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE VICE PRESIDENT OF MARTIN BUILDERS, INC., A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORIZATION OF ITS BOARD OF DIRECTORS, AND SHE ACKNOWLEDGED SAID INSTRUMENT AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

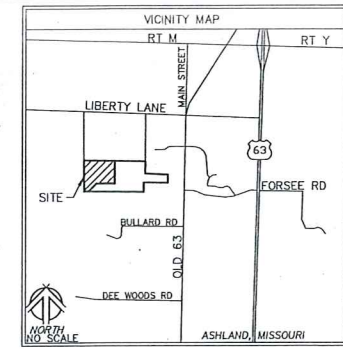
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.
Timothy J. Devaney
-NOTARY-PUBLIC



LIBERTY LANDING PLAT 6

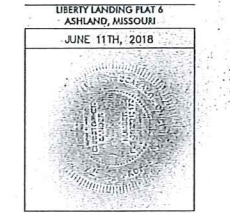
A MAJOR PLAT LOCATED IN SECTION 15, T46N, R12W
ASHLAND, BOONE COUNTY, MISSOURI
SUBMITTAL DATE: APRIL 9TH, 2018

JAMES FENCING
WARRANTY DEED BK 4004, PG 64



McCLURE
ENGINEERING CO.
building strong communities.

1901 PENNSYLVANIA DRIVE
COLUMBIA, MISSOURI 65202
573-814-1548
MO CERT OF AUTHORITY: 2012009395



CHRISTOPHER M. SANDER, PLS.
NO. 2003031378

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS
11th DAY OF JUNE, 2018.

Timothy J. Devaney
TIMOTHY J. DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 18, 2021.

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

KNOW ALL MEN BY THESE PRESENTS
MARTIN BUILDERS, INC. BEING THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT, HAVE 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 AMERICA DRIVE, BENNINGTON STREET, DEMOCRACY DRIVE, MUSKET
PLACE, AND REPUBLIC DRIVE ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE,
FOREVER.

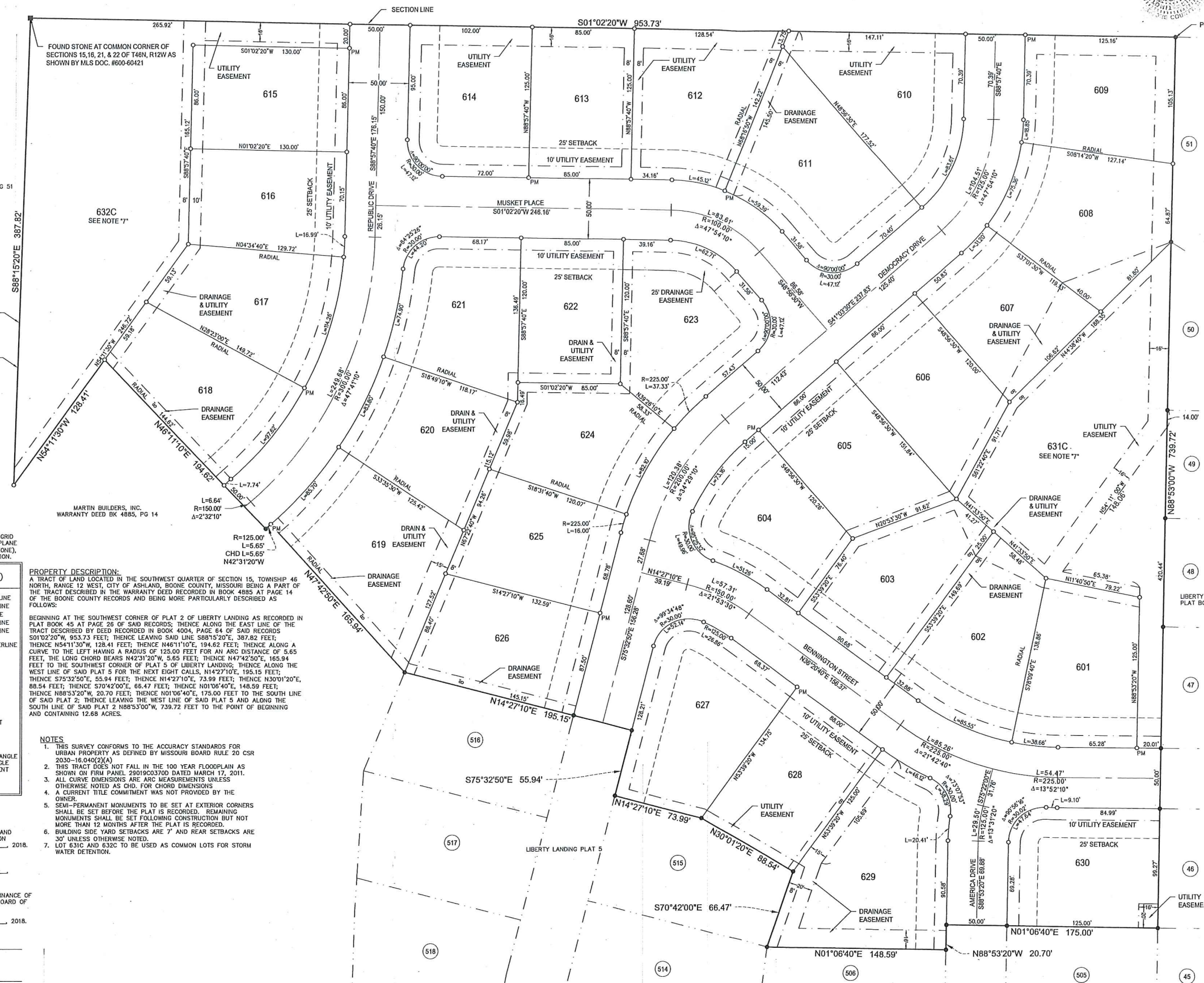
IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

Kimberly A. Martin
KIMBERLY A. MARTIN
VICE PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }
ON THIS 11th DAY OF JUNE, 2018, IN THE YEAR 2018, BEFORE ME PERSONALLY APPEARED
KIMBERLY A. MARTIN, VICE PRESIDENT, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY
THAT SHE IS THE VICE PRESIDENT OF MARTIN BUILDERS, INC., A MISSOURI CORPORATION, AND
THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORIZATION OF
ITS BOARD OF DIRECTORS, AND SHE ACKNOWLEDGED SAID INSTRUMENT 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.

Timothy J. Devaney
TIMOTHY J. DEVANEY, NOTARY PUBLIC



FOUND STONE AT COMMON CORNER OF
SECTIONS 15, 16, 21, & 22 OF T46N, R12W AS
SHOWN BY MLS DOC. #600-60421

632C
SEE NOTE 7

MARTIN BUILDERS, INC.
WARRANTY DEED BK 4885, PG 14

PROPERTY DESCRIPTION:
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 46
NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI BEING A PART OF
THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4885 AT PAGE 14
OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF PLAT 2 OF LIBERTY LANDING AS RECORDED IN
PLAT BOOK 45 AT PAGE 26 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF THE
TRACT DESCRIBED BY DEED RECORDED IN BOOK 4004, PAGE 64 OF SAID RECORDS
S01°02'20"W 953.73 FEET; THENCE LEAVING SAID LINE S88°15'20"E 387.82 FEET;
THENCE N54°11'30"W 128.44 FEET; THENCE N46°11'10"E 194.62 FEET; THENCE ALONG A
CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET FOR AN ARC DISTANCE OF 5.65
FEET, THE LONG CHORD BEARS N42°31'20"W 5.65 FEET; THENCE N47°42'50"E 165.94
FEET TO THE SOUTHWEST CORNER OF PLAT 5 OF LIBERTY LANDING; THENCE ALONG THE
WEST LINE OF SAID PLAT 5 FOR THE NEXT EIGHT CALLS, N14°27'10"E, 195.15 FEET;
THENCE S75°32'50"E, 55.94 FEET; THENCE N14°27'10"E, 73.99 FEET; THENCE N30°01'20"E,
88.54 FEET; THENCE S70°42'00"E, 66.47 FEET; THENCE N01°06'40"E, 148.59 FEET;
THENCE N88°53'20"W, 20.70 FEET; THENCE N01°06'40"E, 175.00 FEET TO THE SOUTH
LINE OF SAID PLAT 2; THENCE LEAVING THE WEST LINE OF SAID PLAT 5 AND ALONG THE
SOUTH LINE OF SAID PLAT 2 N88°53'00"W, 739.72 FEET TO THE POINT OF BEGINNING
AND CONTAINING 12.68 ACRES.

- NOTES**
1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 203.0-16.040(2)(A)
 2. THIS TRACT DOES NOT FALL IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 29019C03700 DATED MARCH 17, 2011.
 3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
 4. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED BY THE OWNER
 5. 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.
 6. BUILDING SIDE YARD SETBACKS ARE 7' AND REAR SETBACKS ARE 30' UNLESS OTHERWISE NOTED.
 7. LOT 630 AND 632C TO BE USED AS COMMON LOTS FOR STORM WATER DETENTION.

GENERAL LEGEND

—	BOUNDARY LINE
---	PROPERTY LINE
- - -	SECTION LINE
- · - · -	EASEMENT LINE
- · - · -	PROPERTY LINE
- · - · -	EXISTING
- · - · -	ROAD CENTERLINE
- · - · -	SETBACK
▲	FOUND SECTION CORNER (DNR MONUMENT)
●	FOUND IRON
⊗	FOUND DRILL HOLE
○	SET 1/2" REBAR
PM	SET PERMANENT MONUMENT
ABBREVIATIONS:	
R.O.W.	RIGHT-OF-WAY
BK, PG	BOOK AND PAGE
(M)	MEASURED DISTANCE/ANGLE
(R)	RECORD DISTANCE/ANGLE
PUE	PUBLIC UTILITY EASEMENT
POB	POINT OF BEGINNING

APPROVAL BY THE CITY OF ASHLAND
PLANNING AND ZONING COMMISSION
THIS ___ DAY OF ___, 2018.

CHAIRMAN _____

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 _____

LIBERTY LANDING PLAT 7

A MAJOR REPLAT LOCATED IN SECTION 15, T46N, R12W
ASHLAND, MISSOURI

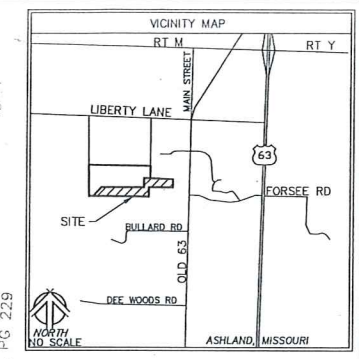
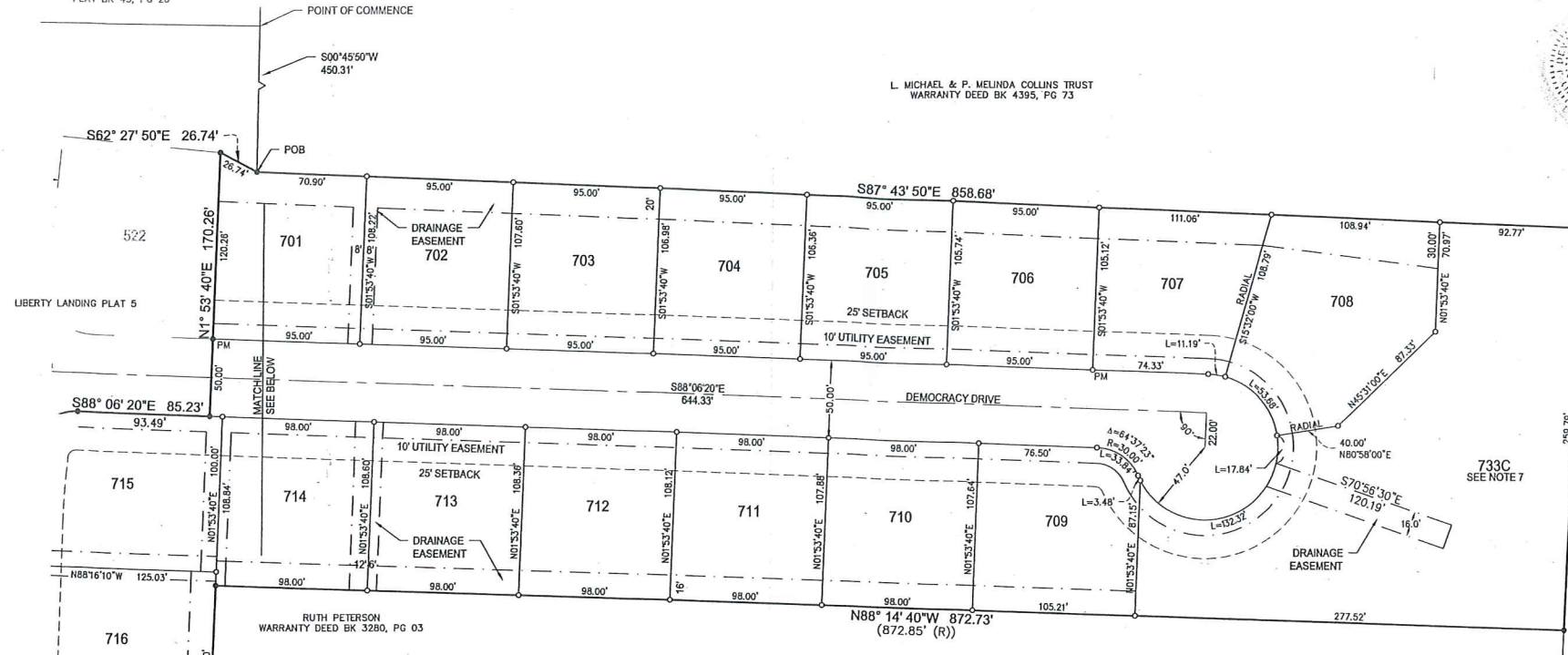
SUBMITTAL DATE: APRIL 9TH, 2018

PROPERTY DESCRIPTION:
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI BEING A PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4885 AT PAGE 14 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PLAT 2 OF LIBERTY LANDING AS RECORDED IN PLAT BOOK 45, PAGE 28 OF THE RECORDS OF BOONE COUNTY, THENCE S00°45'50"W, 450.31 FEET TO THE POINT OF BEGINNING; THENCE S87°43'50"E, 858.68 FEET; THENCE S02°17'10"W, 259.79 FEET; THENCE N88°14'40"W, 872.73 FEET; THENCE S02°05'40"W, 250.46 FEET; THENCE N88°19'20"W, 910.42 FEET; THENCE N54°11'30"W, 128.41 FEET; THENCE N46°11'07"E, 194.82 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET FOR AN ARC DISTANCE OF 5.65 FEET, THE LONG CHORD BEARING N42°31'20"W, 5.65 FEET; THENCE N47°42'50"E, 165.94 FEET; THENCE S67°22'40"E, 88.40 FEET; THENCE S86°28'30"E, 115.52 FEET; THENCE S88°16'10"E, 176.00 FEET; THENCE S82°03'10"E, 70.76 FEET; THENCE S85°42'20"E, 19.12 FEET; THENCE S82°57'20"E, 120.14 FEET; THENCE S88°58'10"E, 60.00 FEET; THENCE N01°43'50"E, 19.26 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET FOR AN ARC DISTANCE OF 32.18 FEET, THE LONG CHORD BEARING N03°41'40"E, 32.18 FEET; THENCE N05°39'20"E, 10.30 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 45.16 FEET, THE LONG CHORD BEARING N48°46'30"E, 41.01 FEET; THENCE S88°06'20"E, 85.23 FEET; THENCE N01°33'40"E, 170.26; THENCE S62°27'50"E, 26.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.71 ACRES.

LIBERTY LANDING PLAT 2
PLAT BK 45, PG 28

L. MICHAEL & P. MELINDA COLLINS TRUST
WARRANTY DEED BK 4395, PG 73



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.
1901 PENNSYLVANIA DRIVE
COLUMBIA, MISSOURI 65202
573-814-1568
MO CERT OF AUTHORITY: 2012009395
LIBERTY LANDING PLAT 7
ASHLAND, MISSOURI
JUNE 11TH, 2018
Christopher M. Sander, PLS
NO. 2003013178

STATE OF MISSOURI } SS
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS
11th DAY OF JUNE, 2018.
Timothy J. Devaney, Notary Public
MY COMMISSION EXPIRES JULY 18, 2021.

SURVEY RECORDED IN BK 1737, PG 229

MICHAEL & CONNIE
LABARBERA
WARRANTY DEED BK
3469, PG 22

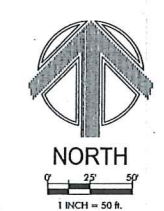
KNOW ALL MEN BY THESE PRESENTS
MARTIN BUILDERS, INC., BEING THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO PUBLIC USE, FOREVER.
PUBLIC RIGHT-OF-WAY FOR ALLEGIANCE AVENUE, REPUBLIC DRIVE, STAR SPANGLE ROAD, AND DEMOCRACY DRIVE ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:
Kimberly A. Martin
KIMBERLY A. MARTIN
VICE PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }
ON THIS 11th DAY OF JUNE, 2018, IN THE YEAR 2018, BEFORE ME PERSONALLY APPEARED KIMBERLY A. MARTIN, VICE PRESIDENT, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE VICE PRESIDENT OF MARTIN BUILDERS, INC., A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORIZATION OF ITS BOARD OF DIRECTORS, AND SHE ACKNOWLEDGED SAID INSTRUMENT 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.
Timothy J. Devaney, Notary Public

SURVEY RECORDED IN BK 3275, PG 69



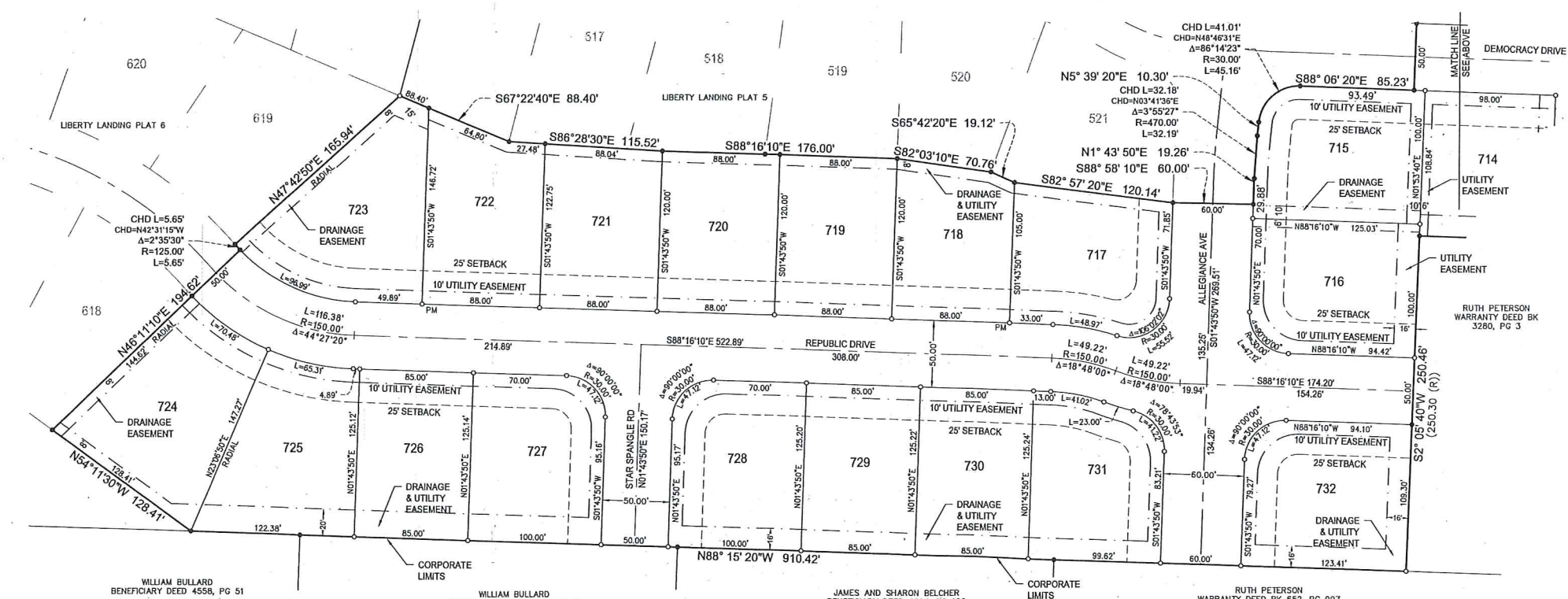
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

GENERAL LEGEND

---	BOUNDARY LINE
---	PROPERTY LINE
---	SECTION LINE
---	EASEMENT LINE
---	PROPERTY LINE - EXISTING
---	ROAD CENTERLINE
---	SETBACK

▲ - FOUND SECTION CORNER (DNR MONUMENT)
● - FOUND IRON
○ - FOUND DRILL HOLE
○ - SET 1/2" REBAR
○ - SET PERMANENT MONUMENT

ABBREVIATIONS:
R.O.W. - RIGHT-OF-WAY
BK, PG - BOOK AND PAGE
M - MEASURED DISTANCE/ANGLE
(M) - MEASURED DISTANCE/ANGLE
(R) - RECORD DISTANCE/ANGLE
PUE - PUBLIC UTILITY EASEMENT
POB - POINT OF BEGINNING



APPROVAL BY THE CITY OF ASHLAND
PLANNING AND ZONING COMMISSION
THIS ___ DAY OF ___, 2018.
CHAIRMAN
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

- NOTES**
1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 203.0-16.04(2)(A)
 2. THIS TRACT DOES NOT FALL IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 29019C0370D DATED MARCH 17, 2011.
 3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS.
 4. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED BY THE OWNER.
 5. 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.
 6. BUILDING SIDE YARD SETBACKS ARE 7' AND REAR SETBACKS ARE 30' UNLESS OTHERWISE NOTED.
 7. LOT 733C IS INTENDED TO BE NEIGHBORHOOD GREENSPACE AND STORMWATER MANAGEMENT. THE DEVELOPER RESERVES THE RIGHT TO FURTHER SUBDIVIDE.

SURVEY RECORDED IN BK 465, PG 552