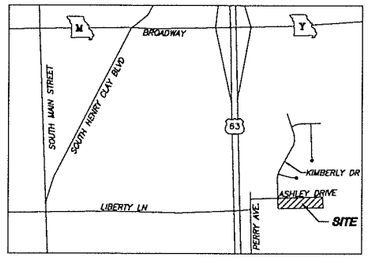
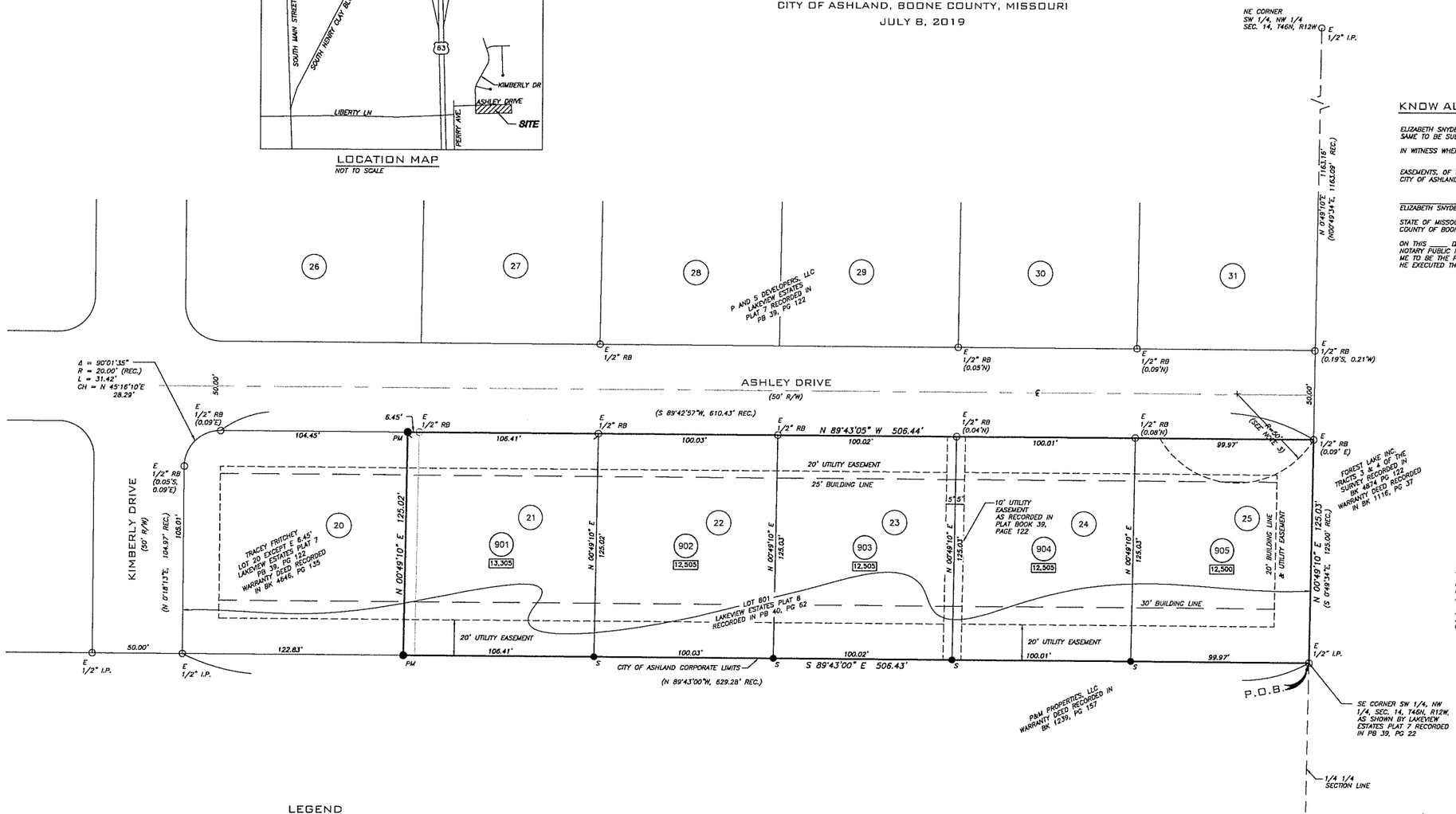
FILED FOR RECORD, BOONE COUNTY MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

LAKEVIEW ESTATES PLAT 9

A MAJOR SUBDIVISION AND A
REPLAT OF LOT 801 OF LAKEVIEW ESTATES PLAT 8
CITY OF ASHLAND, BOONE COUNTY, MISSOURI
JULY 8, 2019



LOCATION MAP
NOT TO SCALE



KNOW ALL MEN BY THESE PRESENTS

ELIZABETH SNYDER, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ELIZABETH SNYDER HAS CAUSED THESE PRESENTS TO BE SIGNED.

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

ELIZABETH SNYDER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS ____ DAY OF _____, IN THE YEAR 2019, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TRAVIS D. GREENUP KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

KRISTINE N. VROMAN

NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 21, 2021.

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI, BEING PART OF LOT 801 OF LAKEVIEW ESTATES PLAT 8 AS RECORDED IN PLAT BOOK 40, PAGE 62, SAID LOT ALSO AS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4606, PAGE 156; BOTH BEING OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 46 NORTH, RANGE 12 WEST, THENCE N89°43'05"W, 506.43 FEET; THENCE N0°49'10"E, 125.03 FEET TO THE SOUTH RIGHT-OF-WAY OF ASHLEY DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF ASHLEY DRIVE S89°43'05"E, 506.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 801; THENCE ALONG THE EAST LINE OF SAID LOT 801, S0°49'10"W, 123.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN JUNE 2019, I COMPLETED A SURVEY FOR ELIZABETH SNYDER FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

LEGEND

●	½" IRON PIPE WITH CAP #2001006115
E	EXISTING
S	SET
(REC)	RECORD
IP ○	IRON PIPE
RB ○	REBAR
PM ●	PERMANENT MONUMENT
℄	CENTERLINE
PB	PLAT BOOK
BK	BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
0,000	SQUARE FEET

FLOOD PLAIN STATEMENT

THESE TRACTS ARE NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) #29019C0400D, DATED MARCH 17, 2011.

NOTES

1. THIS IS A SUBURBAN CLASS SURVEY AND CONFORMS TO MISSOURI STATUTE 20 CSR 2030-16.040 SECTION (2) (B).
2. NO TITLE COMMITMENT RECEIVED FOR THIS PLAT.
3. TEMPORARY 50' ROAD EASEMENT FOR TEMPORARY CUL-DE-SAC EASEMENT TO BE VACATED WHEN ASHLEY DRIVE IS EXTENDED.

SCALE: 1" = 30'
0 15 30 60

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LAKEVIEW ESTATES PLAT 7 AS RECORDED IN PLAT BOOK 39, PAGE 122

APPROVED BY THE ASHLAND PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 2019.

PAUL BEUSELINCK, CHAIRPERSON

APPROVED BY THE ASHLAND CITY COUNCIL THIS ____ DAY OF _____, 2019.

GENE RHORER, MAYOR

DARLA SAPP, CITY CLERK

JAY GEBHARDT L.S. 2001001909
PROFESSIONAL LAND SURVEYOR

DATE: 07/08/2019

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER LS-2001001909
REGISTERED LAND SURVEYOR

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

A MAJOR SUBDIVISION FINAL PLAT
LAKEVIEW ESTATES PLAT 9
CITY OF ASHLAND, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS

____ DAY OF _____, 2019.

KRISTINE N. VROMAN, NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 21, 2021.