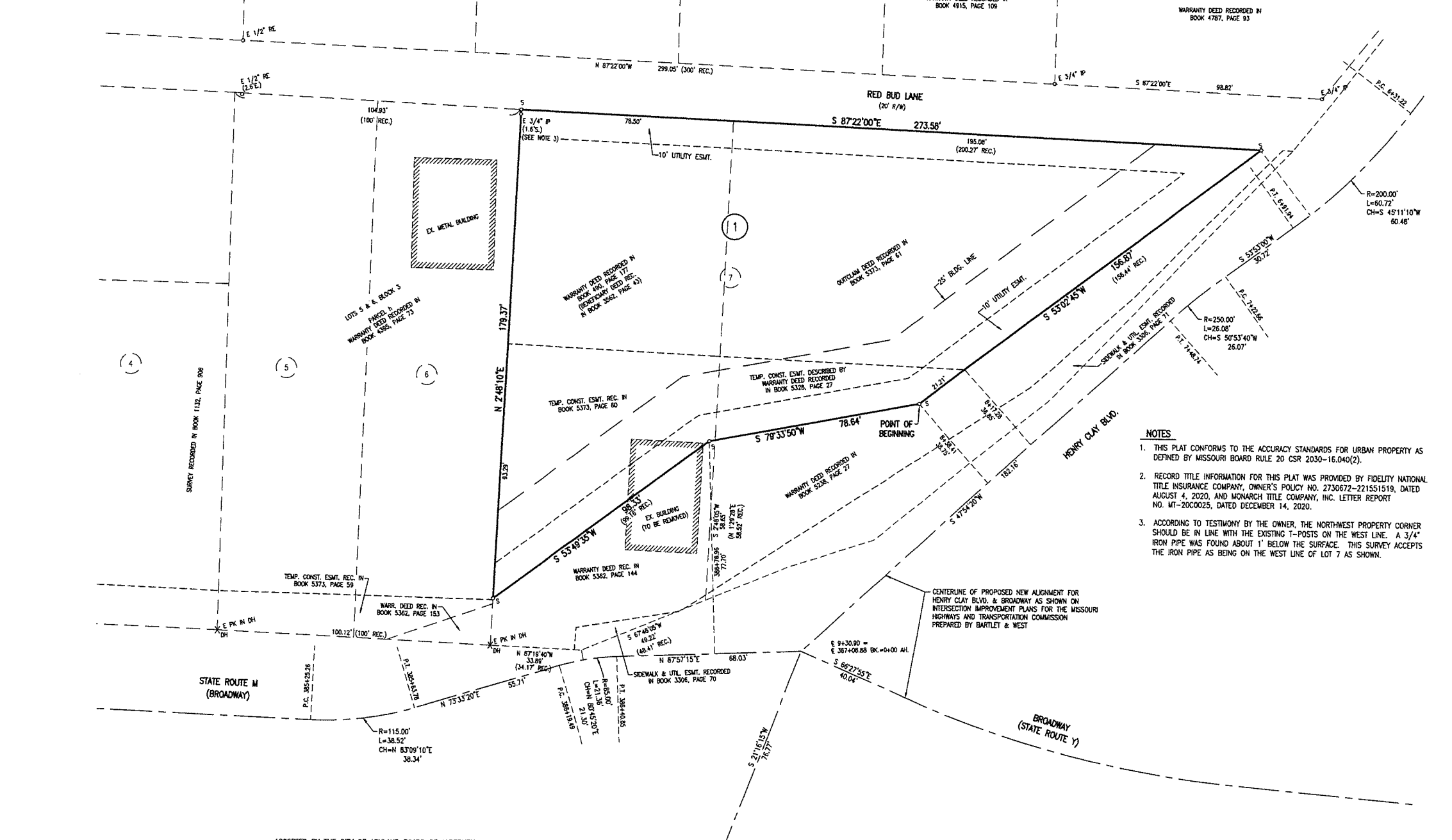
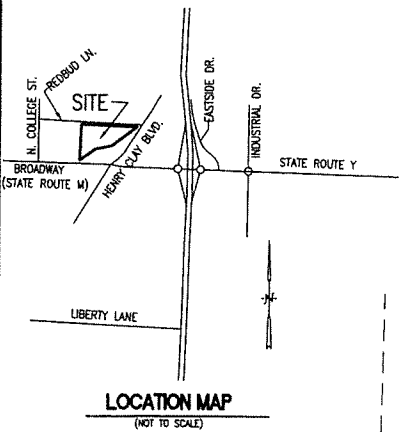
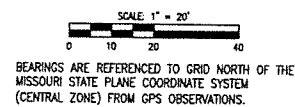


FILED FOR RECORD, BOONE COUNTY, MISSOURI
 NORA DIETZEL, RECORDER OF DEEDS.



- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - ⊕ EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - ⊕ SET 1/2" REBAR WITH CAP (UNLESS OTHERWISE NOTED)
 - PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - IP IRON PIPE
 - RE REBAR
 - (REC.) RECORD MEASUREMENT
 - X_{DH} DRILL HOLE WITH CHISELED "X"



KNOW ALL MEN BY THESE PRESENTS

ROBERT WAYNE SELBY AND CAROLYN R. SELBY, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ROBERT WAYNE SELBY AND CAROLYN R. SELBY HAVE CAUSED THESE PRESENTS TO BE SIGNED.

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

ROBERT WAYNE SELBY
 CAROLYN R. SELBY

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2021, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT WAYNE SELBY AND CAROLYN R. SELBY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

BETTY LOU COBB
 NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2023

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 12 WEST, ASHLAND, BOONE COUNTY, MISSOURI, BEING PART OF LOT 7 IN BLOCK 3 OF GAY'S ADDITION TO TOWN OF ASHLAND RECORDED IN BOOK 38, PAGE 89 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 490, PAGE 177 AND ALL OF THE TRACT DESCRIBED BY THE QUITCLAIM DEED RECORDED IN BOOK 5373, PAGE 61 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ON THE WESTERLY RIGHT-OF-WAY LINE OF HENRY CLAY BOULEVARD AT A POINT BEING 38.75 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 8+38.41 OF HENRY CLAY BOULEVARD AS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5238, PAGE 27; THENCE FROM THE POINT OF BEGINNING, WITH THE LINES OF SAID TRACT, S79°33'50"W, 78.64 FEET TO A POINT 77.70 FEET LEFT OF AND PERPENDICULAR TO CENTERLINE STATION 386+76.96 OF STATE ROUTE M AS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5362, PAGE 144; THENCE WITH THE SOUTH LINE OF SAID TRACT, S53°49'35"W, 98.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7 IN GAY'S ADDITION; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID LOT 7, N2°48'10"E, 178.37 FEET TO THE NORTHWEST CORNER OF SAID REDBUD LANE AND THE NORTH LINE OF SAID LOT 7, S87°22'00"E, 273.58 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY SAID QUITCLAIM DEED RECORDED IN BOOK 5373, PAGE 61 AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID HENRY CLAY BOULEVARD, THENCE LEAVING THE SOUTH LINE OF REDBUD LANE AND WITH SAID WESTERLY RIGHT-OF-WAY LINE, S53°02'45"W, 156.87 FEET TO POINT OF BEGINNING AND CONTAINING 0.59 ACRES.

- NOTES**
- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
 - RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OWNER'S POLICY NO. 2730672-221551519, DATED AUGUST 4, 2020, AND MONARCH TITLE COMPANY, INC. LETTER REPORT NO. MT-20C0025, DATED DECEMBER 14, 2020.
 - ACCORDING TO TESTIMONY BY THE OWNER, THE NORTHWEST PROPERTY CORNER SHOULD BE IN LINE WITH THE EXISTING T-POSTS ON THE WEST LINE. A 3/4" IRON PIPE WAS FOUND ABOUT 1' BELOW THE SURFACE. THIS SURVEY ACCEPTS THE IRON PIPE AS BEING ON THE WEST LINE OF LOT 7 AS SHOWN.

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 ALLSTATE CONSULTANTS LLC

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

JAMES R. JEFFRIES, PLS-2500
 DATE _____

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2021.

BETTY LOU COBB
 NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2023

ACCEPTED BY THE CITY OF ASHLAND BOARD OF ALDERMEN
 THIS _____ DAY OF _____, 2021.

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

RICHARD SULLIVAN, MAYOR
 DARLA SAPP, CITY CLERK

FLOOD PLAN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29019C0370D, DATED MARCH 17, 2011.

FINAL PLAT SELBY SUBDIVISION PLAT 1 A REPLAT OF PART OF LOT 7, GAY'S ADDITION LOCATED IN SECTION 10, TOWNSHIP 46 NORTH, RANGE 12 WEST ASHLAND, BOONE COUNTY, MISSOURI		
DATE MARCH 2, 2021	JOB NUMBER 20190.01	
JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500 DATE: 3/3/21		RESERVED FOR RECORDER'S STAMP
		3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8789 ALLSTATE CONSULTANTS LLC MO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167

JOB #2019001 FINAL PLAT - SELBY SUBDIVISION PLAT 1