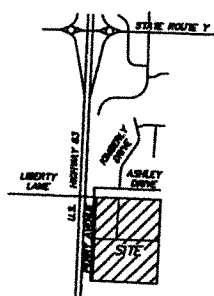


FILED FOR RECORD, BOONE COUNTY, MISSOURI  
MORA DIETZEL, RECORDER OF DEEDS

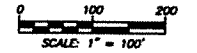
# RANKEN SUBDIVISION

## FINAL PLAT SEPTEMBER 21, 2021



VICINITY MAP  
NOT TO SCALE

**MONUMENT LEGEND**  
IRON R/W MARKER  
ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET



BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.

KNOW ALL MEN BY THESE PRESENTS:  
THAT, P&M PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OWNERS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO THREE LOTS AS SHOWN ON THE PLAT.

P&M PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY  
BY:  
LARRON FRANKLIN POWERS, MEMBER  
ROBERT COREY MYERS, MEMBER

STATE OF MISSOURI )  
COUNTY OF BOONE ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BEFORE ME APPEARED LARRON FRANKLIN POWERS AND ROBERT COREY MYERS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE MEMBERS OF P&M PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND LARRON FRANKLIN POWERS, MEMBER AND ROBERT COREY MYERS, MEMBER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES \_\_\_\_\_

\_\_\_\_\_, NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:  
THAT, JAL L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING AN OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO THREE LOTS AS SHOWN ON THE PLAT.

JAL L.L.C., A MISSOURI LIMITED LIABILITY COMPANY  
BY:  
GREG DELINE, MEMBER

STATE OF MISSOURI )  
COUNTY OF BOONE ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BEFORE ME APPEARED GREG DELINE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS AN AUTHORIZED MEMBER OF JAL L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND GREG DELINE, AUTHORIZED MEMBER, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES \_\_\_\_\_

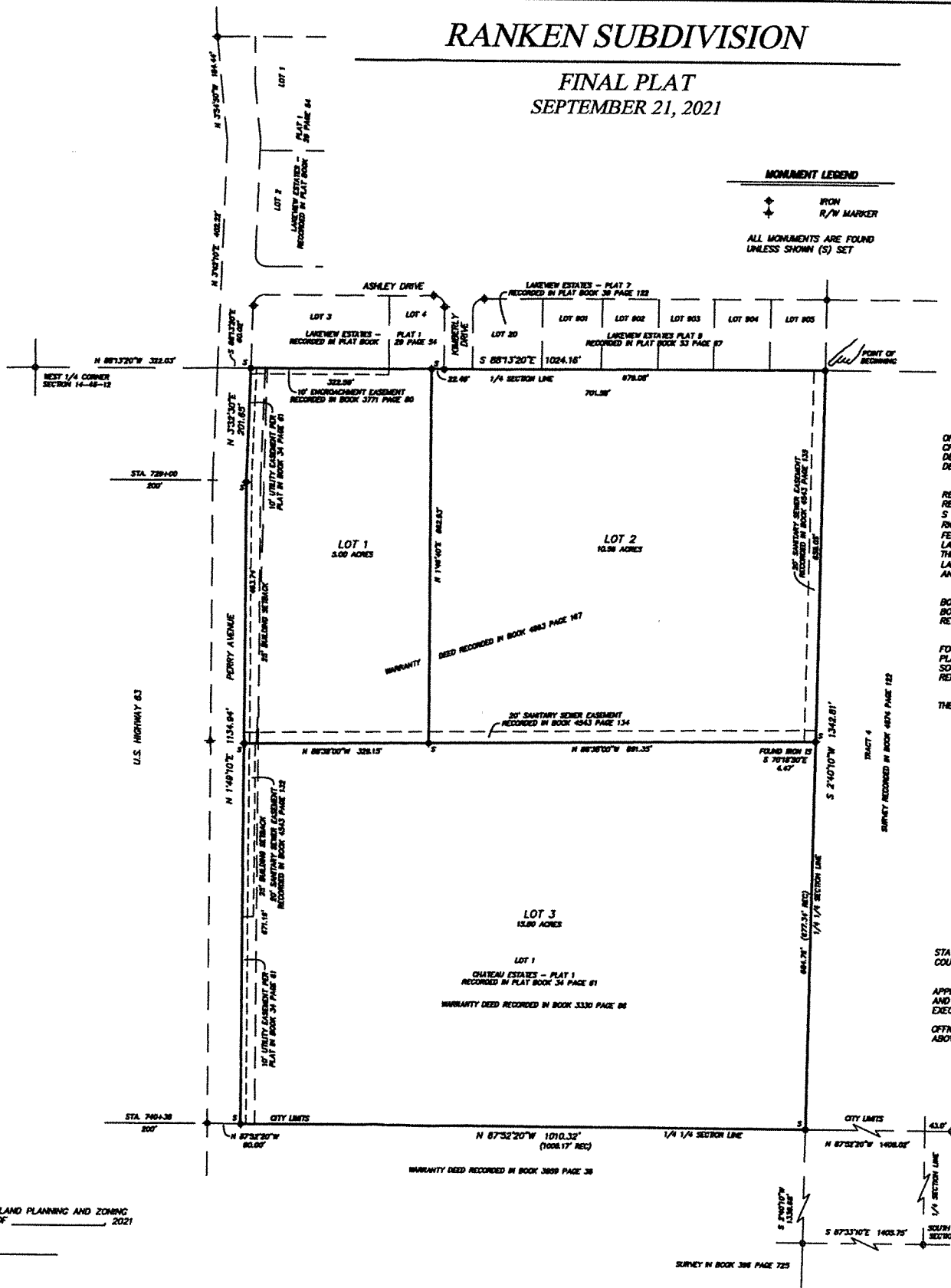
\_\_\_\_\_, NOTARY PUBLIC

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMEN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

RICHARD SULLIVAN, MAYOR  
DARLA SAPP, CITY CLERK

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

JEFF SAPP, CHAIRPERSON



A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 T48N R12E IN ASHLAND, BOONE COUNTY, MISSOURI, BEING LOT 1 OF CHATEAU ESTATES - PLAT 1 RECORDED IN PLAT BOOK 34 PAGE 81 AND THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4863 PAGE 167, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 805 OF LAKEVIEW ESTATES PLAT 9 RECORDED IN PLAT BOOK 53 PAGE 67; THENCE ALONG THE LINES OF THE DEED RECORDED IN BOOK 4863 PAGE 167 AND LOT 1 OF CHATEAU ESTATES - PLAT 1, S 2°40'10" 1342.81 FEET; THENCE N 87°32'20" 1010.32 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PERRY AVENUE; THENCE ALONG SAID LINE, N 1°49'10" 1134.84 FEET; THENCE N 3°03'30" 201.85 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF LAKEVIEW ESTATES - PLAT 1 RECORDED IN PLAT BOOK 29 PAGE 34; THENCE ALONG THE SOUTH LINE OF LAKEVIEW ESTATES - PLAT 1, LAKEVIEW ESTATES - PLAT 7, AND LAKEVIEW ESTATES PLAT 9, S 89°13'20" 1024.16 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31.36 ACRES.

THIS TRACT IS SUBJECT TO A UTILITY EASEMENT PER PLAT RECORDED IN PLAT BOOK 34 PAGE 61, SANITARY SEWER EASEMENTS RECORDED IN BOOK 4543 PAGE 132, BOOK 4543 PAGE 134, AND BOOK 4543 PAGE 135, AND AN ENCROACHMENT EASEMENT RECORDED IN BOOK 3771 PAGE 80.

THE EAST LINE OF THE SURVEYED PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND IRON AT THE SOUTHEAST CORNER OF LAKEVIEW ESTATES PLAT 9 RECORDED IN PLAT BOOK 53 PAGE 67 AND THE FOUND IRON AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14-48-12, AS REFERENCED BY SURVEYS RECORDED IN BOOK 398 PAGE 725 AND BOOK 501 PAGE 368.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES  
MISSOURI L.S. CORP. #2004004672  
1113 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573) 449-2948  
EMAIL: FC@PROGRESS-INC.COM

FREDERICK E. CARROZ III  
PROFESSIONAL LAND SURVEYOR  
PLS - 2008016635

RANKEN SUBDIVISION  
SECTION 14 T48N R12E  
ASHLAND, BOONE COUNTY, MISSOURI

STATE OF MISSOURI )  
COUNTY OF BOONE ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 15, 2023.

JONATHAN CORY BERGTHOLD, NOTARY PUBLIC