

FINAL PLAT SOUTH WIND PLAT 6

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 46 NORTH, RANGE 12 WEST
CITY OF ASHLAND, BOONE COUNTY, MISSOURI

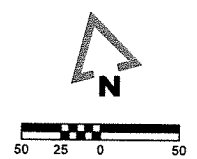


1901 PENNSYLVANIA AVE.
COLUMBIA, MO 65202
(573) 814-1568

CERTIFICATE OF AUTHORITY
No. LS-2012009385

SURVEY PREPARED FOR
**SOUTH WIND PLAT 6
ASHLAND, MISSOURI**

McCLURE PROJECT No.
200225



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MODE0 CORS VRS NETWORK, NAD83 (2011)

GENERAL LEGEND

- BOUNDARY LINE ————
- PROPERTY LINE ————
- SECTION LINE ————
- EASEMENT LINE - - - - -
- FIELD FENCE - - - - -
- ROAD CENTERLINE - - - - -

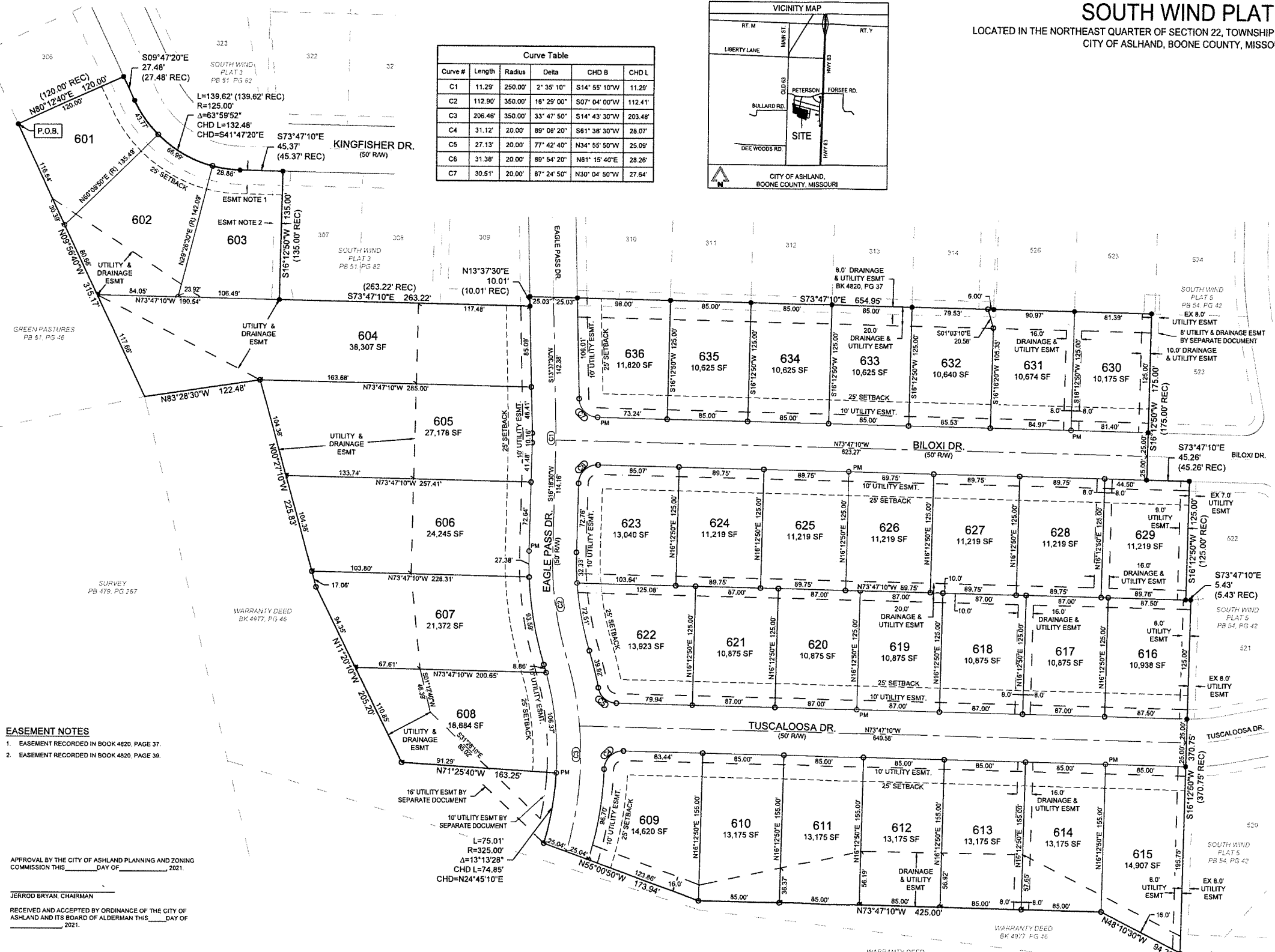
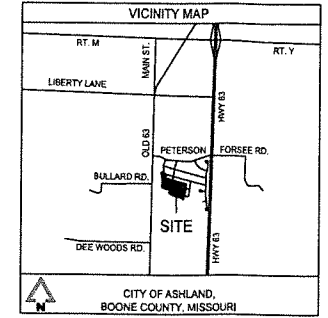
- FOUND RM W MARKER ●
- FOUND PPEREADAR ○
- FOUND DRILL HOLE ○
- SET IZ REBAR ○
- FOUND PLSS CORNER ○

- ABBREVIATIONS:
- RIGHT-OF-WAY RAW
 - BOOK AND PAGE BK, PG
 - MEASURED M
 - RECORD REC
 - POINT OF BEGINNING POB
 - RADIAL R
 - PERM. MONUMENT PM

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

Christopher M. Sander
MO LS-2003013178
April 9, 2021

Curve #	Length	Radius	Delta	CHD B	CHD L
C1	11.29'	250.00'	2° 35' 10"	S14° 55' 10"W	11.29'
C2	112.90'	350.00'	18° 29' 00"	S07° 04' 00"W	112.41'
C3	206.46'	350.00'	33° 47' 50"	S14° 43' 30"W	203.48'
C4	31.12'	20.00'	89° 08' 20"	S61° 38' 30"W	28.07'
C5	27.13'	20.00'	77° 42' 40"	N34° 55' 50"W	25.09'
C6	31.38'	20.00'	89° 54' 20"	N61° 15' 40"E	28.26'
C7	30.51'	20.00'	87° 24' 50"	N30° 04' 50"W	27.64'



PROPERTY DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI BEING A PART OF THE SURVEY RECORDED IN BOOK 1289, PAGE 805 AND ALSO DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4877 AT PAGE 46, OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 306 OF SOUTH WIND PLAT 3 AS RECORDED IN PLAT BOOK 51 AT PAGE 82 OF SAID BOONE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST CORNER OF SAID PLAT FOR THE FOLLOWING EIGHT (8) CALLS: N80°12'40"E, 120.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KINGFISHER DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, S09°47'20"E, 27.48 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE LEFT, 139.62 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S41°47'20"E, 132.48 FEET; THENCE S73°47'10"E, 45.37 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S16°12'50"W, 135.00 FEET; THENCE S73°47'10"E, 283.22 FEET; THENCE N13°37'30"E, 10.01 FEET; THENCE S73°47'10"E, 654.95 FEET TO THE NORTHWEST CORNER OF LOT 523 OF SOUTH WIND PLAT 5 AS RECORDED IN PLAT BOOK 54, PAGE 42; THENCE ALONG THE LINES OF SAID PLAT FOR THE FOLLOWING FIVE (5) CALLS: S16°12'50"W, 175.00 FEET; THENCE S73°47'10"E, 45.26 FEET; THENCE S8°16'25"W, 125.00 FEET; THENCE S73°47'10"E, 5.43 FEET; THENCE S16°12'50"W, 370.75 FEET TO THE SOUTHWEST CORNER OF LOT 520 OF SAID SOUTH WIND PLAT 5; THENCE N48°10'30"W, 84.28 FEET; THENCE N73°47'10"W, 425.00 FEET; THENCE N55°07'50"W, 173.84 FEET; THENCE ALONG A NON-TANGENT 325.00-FOOT RADIUS CURVE TO THE LEFT, 75.01 FEET; SAID CURVE HAVING A CHORD WHICH BEARS N44°44'45"E, 74.85 FEET; THENCE N71°25'40"W, 163.25 FEET; THENCE N11°20'00"W, 205.20 FEET; THENCE N00°27'10"W, 225.83 FEET; THENCE N83°28'30"W, 122.48 FEET TO THE SOUTHWEST CORNER OF GREEN PASTURES AS RECORDED IN PLAT BOOK 46, PAGE 51; THENCE ALONG THE LINE OF SAID PLAT, N09°56'40"W, 315.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.56 ACRES.

KNOW ALL MEN BY THESE PRESENTS
WNSCOTT CONSTRUCTION AND EXCAVATING, INC., BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS 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.

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

KEITH WNSCOTT, PRESIDENT

ON THIS _____ DAY OF _____ IN THE YEAR 2021, BEFORE ME PERSONALLY APPEARED KEITH WNSCOTT, PRESIDENT OF WNSCOTT CONSTRUCTION AND EXCAVATION, INC. TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY HIM 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.

NOTARY PUBLIC

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

- NOTES**
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 200-16.040(2)(A)
 - THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 29019C0370D DATED MARCH 17, 2011.
 - ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
 - A CURRENT TITLE COMMITMENT WAS NOT PROVIDED BY THE OWNER
 - 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.
 - BUILDING SIDE YARD SETBACKS ARE 7' MINIMUM ON ONE SIDE WITH A 2' TOTAL, AND REAR SETBACKS ARE 30' UNLESS OTHERWISE NOTED.

- EASEMENT NOTES**
- EASEMENT RECORDED IN BOOK 4820, PAGE 37.
 - EASEMENT RECORDED IN BOOK 4820, PAGE 39.

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

JERROD BRYAN, CHAIRMAN

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMAN THIS _____ DAY OF _____, 2021.

RICHARD SULLIVAN, MAYOR

DARLA SAPP, CITY CLERK