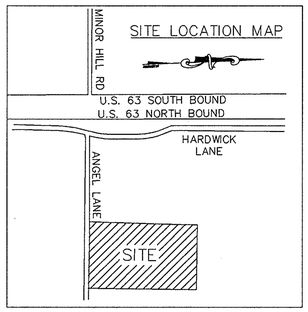
Boone County, Missouri
Unofficial Document

ASHLAND INDUSTRIAL PARK

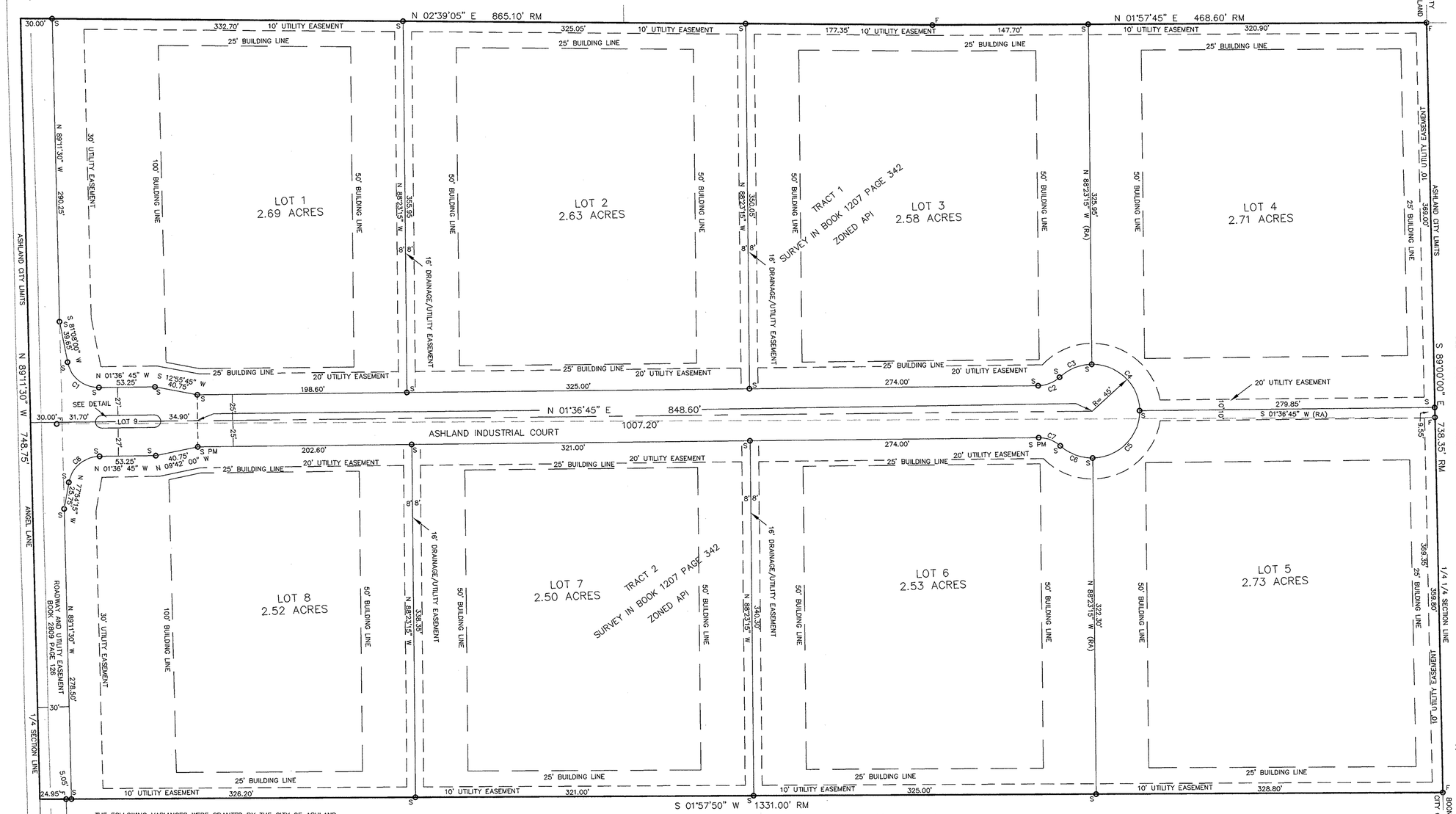
FINAL PLAT OF A
MAJOR SUBDIVISION PLAT
SECTION 35, TOWNSHIP 47 NORTH, RANGE 12 WEST
JANUARY 2006



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DESCRIPTION	Δ
C1	41.64	30.00	S 41°22'15"W 38.35'	LOT 1	79°31'30"
C2	22.43	30.00	S 19°48'15"E 21.90'	LOT 3	42°50'00"
C3	33.64	45.00	S 19°48'15"E 32.85'	LOT 3	42°50'00"
C4	70.69	45.00	S 46°36'45"W 63.65'	LOT 4	90°00'00"
C5	70.69	45.00	N 43°23'15"W 63.65'	LOT 5	90°00'00"
C6	33.64	45.00	N 23°01'45"E 32.65'	LOT 6	42°50'00"
C7	22.43	30.00	N 23°01'45"E 21.90'	LOT 6	42°50'00"
C8	41.64	30.00	N 38°08'45"W 38.35'	LOT 8	79°31'30"

DEED IN BOOK 1639 PAGE 0465

DEED IN BOOK 0985 PAGE 0983



LANDSCAPE ISLAND

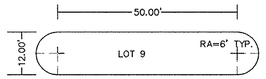
TO BE OWNED AND MAINTAINED BY DEVELOPMENT ASSOCIATION

DIRECTIONAL SIGN TO BE LOCATED IN ISLAND

DIRECTIONAL SIGN MUST CONFORM TO CITY OF ASHLAND SIGN REGULATIONS

ISLAND PLANTINGS AND SIGN MUST NOT BE DETRIMENTAL TO VEHICULAR SIGHT DISTANCE AT INTERSECTION

LANDSCAPE ISLAND DETAIL
1" = 20'



SCALE 1"=50'
0 25 50 100

LEGEND

F	FOUND
S	SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
PM	5/8" ROD WITH ALUMINUM CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
R	RECORD
M	MEASURED
L	ARC LENGTH
CH	CHORD
RA	RADIUS
R/W	RIGHT_OF_WAY
	RIGHT_OF_WAY MARKER
IP	IRON PIPE
(RA)	RADIAL LINE

DESCRIPTION:
A TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY MISSOURI BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 2777 PAGE 32, ALSO BEING TRACTS 1 AND 2 AS SHOWN BY THE SURVEY IN BOOK 1207 PAGE 342 ALL OF THE BOONE COUNTY RECORDS. CONTAINING 22.68 ACRES.

THIS SURVEY CONFORMS TO TYPE SUBURBAN ACCURACY STANDARD 4 CSR 30-16.040

REFERENCE BEARING:
THE QUARTER SECTION LINE, ALSO BEING THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 1207 PAGE 342 OF THE BOONE COUNTY RECORDS.
N 89°11' 30" W

NOTES:

1.) NO PART OF THIS TRACT IS WITH IN THE 100 YEAR FLOOD PLAIN AS PER THE BOONE COUNTY FIRM MAP # 290034 200. DATED JUNE 15, 2003.

2.) ALL LOT CORNERS ARE TO BE SET AFTER STREET AND UTILITY CONSTRUCTION IS COMPLETED.

3.) LOT 9 IS ONLY FOR DEVELOPMENT OF A LANDSCAPE ISLAND AND SIGN

KNOW ALL MEN BY THESE PRESENTS:

THAT SANRON DEVELOPMENT, LLC., A MISSOURI LIMITED LIABILITY COMPANY ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT IT HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT OF WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE EASEMENTS SHOWN BY THE ABOVE DRAWING ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE ADJACENT DRAWING AND DESCRIPTION SHALL BE HEREAFTER BE KNOWN AS "ASHLAND INDUSTRIAL PARK".

IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

SANRON DEVELOPMENT, LLC

BRYAN DUFFIELD MEMBER — LARRY BUTLER MEMBER

ON THIS 21 DAY OF FEBRUARY IN THE YEAR 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, BRYAN DUFFIELD AND LARRY BUTLER WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE THE AUTHORIZED MEMBERS OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID COMPANY TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

(SEAL)

KEVIN M. SCHWEIKERT NOTARY PUBLIC
MY COMMISSION EXPIRES 01-02-2010

THE RESULTS OF THIS SURVEY ARE SHOWN ON THE PLAT

A HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC.

DANIEL BRUSH LS 2499

J. DANIEL BRUSH
LS 2499

SUBSCRIBED TO AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 8 DAY OF FEBRUARY, 2006

KEVIN M. SCHWEIKERT NOTARY PUBLIC
MY COMMISSION EXPIRES 01-02-2010

THE FOLLOWING VARIANCES WERE GRANTED BY THE CITY OF ASHLAND:

1.) 25' BUILDING SETBACKS OFF ASHLAND INDUSTRIAL DRIVE RIGHT OF WAY WILL BE ALLOWED, 100' BUILDING SETBACKS OFF ANGEL LANE RIGHT OF WAY WILL STILL APPLY.

2.) SIDEWALKS WILL NOT BE REQUIRED ALONG ASHLAND INDUSTRIAL DRIVE. LOTS FRONTING ONTO ANGEL LANE WILL BE REQUIRED TO PROVIDE SIDEWALKS ALONG ANGEL LANE.

3.) THE MAXIMUM CUL-DE-SAC LENGTH OF 800' SHALL NOT APPLY TO ALLOW FOR THE STREET AS SHOWN BY THIS PLAT.

ACCEPTED BY THE BOARD OF ALDERMEN THIS 13 DAY OF March 2006.

ALAN C. BAUER MAYOR

DARLA SAPP CITY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 13 DAY OF February 2006.

MIKE ASMUS CHAIRMAN

Recorded In Boone County, Missouri
Date and Time: 03/14/2006 at 01:52:12 PM
Instrument #: 2006006189 Book: 40 Page: 33
Grantor: SANRON DEVELOPMENT LLC
Grantee: ASHLAND INDUSTRIAL PARK
Instrument Type: PLAT
Recording Fee: $69.00 S
No. of Pages: 1
Bettie Johnson, Recorder of Deeds

http://www.showmeboone.com

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