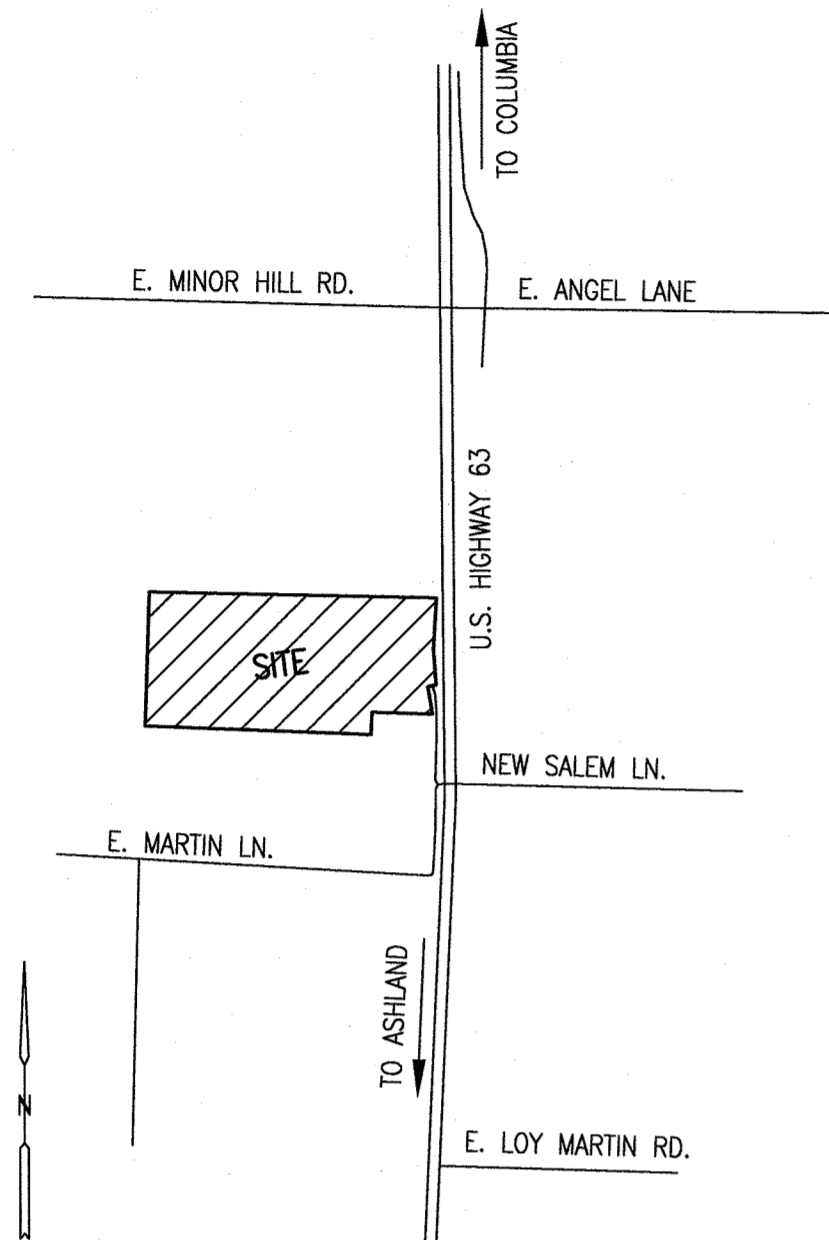


THE BAPTIST HOME OF ASHLAND

IN SECTION 3, TOWNSHIP 46, RANGE 12 WEST
 ASHLAND, BOONE COUNTY, MISSOURI
 APRIL 5, 2017



LOCATION MAP
 (NOT TO SCALE)

NOTES

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
2. RECORD TITLE INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OWNER'S POLICY NO. 2730672-90639518, DATED JANUARY 10, 2010, PREPARED BY MONARCH TITLE COMPANY, INC.
3. THIS TRACT MAY BE SUBJECT TO TWENTY (20) FOOT WIDE WATER LINE EASEMENT RECORDED IN BOOK 732, PAGE 388. SAID EASEMENT IS LOCATED ACROSS PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3-46-12 AND IS CENTERED ON THE PIPE "AS INSTALLED".
4. THERE IS NO DIRECT ACCESS TO U.S. HIGHWAY 63 ACCORDING TO THE DEEDS RECORDED IN BOOK 5, PAGE 197, BOOK 383, PAGE 830 AND BOOK 388, PAGE 5.
5. THIS TRACT IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2017.

 GREG BATSON, CHAIRPERSON

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD ALDERMEN THIS DAY OF _____, 2017.

 GENE RHORER, MAYOR

 DARLA SAPP, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS

THE BAPTIST HOME, A NOT-FOR-PROFIT CORPORATION, BEING SOLE OWNER OF THE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, STEVEN G. LONG, ADMINISTRATOR HAS CAUSED THESE PRESENTS TO BE SIGNED.

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

RIGHT-OF-WAY FOR CRUMP LANE AND THE U.S. HIGHWAY 63 OUTER ROAD ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

THE BAPTIST HOME

 STEVEN G. LONG, ADMINISTRATOR

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS ____ DAY OF _____, IN THE YEAR 2017, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVEN G. LONG, ADMINISTRATOR OF THE BAPTIST HOME, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

 NOTARY PUBLIC
 MY COMMISSION # _____
 EXPIRES _____

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA - ZONE C, 100-YEAR FLOOD PLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 29019C0370D, DATED MARCH 17, 2011. THE APPROXIMATE 100-YEAR FLOOD PLAIN IS LOCATED AS SHOWN.

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 46 NORTH, RANGE 12 WEST, IN THE CITY OF ASHLAND, BOONE COUNTY, MISSOURI, BEING THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4260, PAGE 161 AND SHOWN BY THE SURVEY RECORDED IN BOOK 4611, PAGE 10 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF CORNER OF SAID SECTION 3-46-12; THENCE WITH THE TOWNSHIP LINE, S88°47'50"E, 2617.51 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE WITH SAID RIGHT-OF-WAY LINE, 465.17 FEET ALONG AN 11,374.20-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S3°20'10"W, 465.14 FEET; THENCE S3°55'50"E, 328.59 FEET; THENCE S76°31'55"W, 77.88 FEET; THENCE S9°48'10"E, 253.82 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 479, PAGE 87; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND WITH SAID NORTH LINE, N88°13'40"W, 552.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE WITH THE WEST LINE OF SAID TRACT AND THE WEST LINE OF THE NEW SALEM BAPTIST LOT AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 7, PAGE 34, S2°17'15"W, 204.32 FEET; TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3-46-12; THENCE LEAVING SAID WEST LINE OF NEW SALEM LOT AND WITH SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, N87°46'45"W, 2060.18 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE WITH THE WEST LINE OF SAID NORTHEAST QUARTER, N1°50'35"E, 1223.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.07 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY



3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799
 MO CERTIFICATE OF AUTHORITY #2007000167



James R. Jeffries
 JAMES R. JEFFRIES, PLS-2500
 APRIL 5, 2017
 DATE

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2016.

 BETTY LOU COBB

NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

JOB #13154.01 SURVEY IN SECTION 3-46-12
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