FINAL PLAT

THE BAPTIST HOME OF ASHLAND

IN SECTION 3, TOWNSHIP 46, RANGE 12 WEST

ASHLAND, BOONE COUNTY, MISSOURI

APRIL 5, 2017

N

SCALE: 1" = 100'

0 50 100 200

BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD-83) FROM GPS OBSERVATIONS.

LEGEND

- o IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 5/8" REBAR WITH CAP "A.C. 2007000167"
- ● PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- △ STEEL RIGHT-OF-WAY MARKER
- IP IRON PIPE
- RE REBAR
- (PROP.) PROPORTIONAL MEASUREMENT
- (REC.) RECORD MEASUREMENT
- —x— FENCE
- —OE— OVERHEAD ELECTRIC LINE

S34-T47N-R12W

1/4 SECTION LINE

E 3/4" RE.

TOWNSHIP LINE & ASHLAND CITY LIMITS

30.00'

NORTH 1/4 CORNER OF SECTION 3-46-12 AS SHOWN BY THE SURVEY RECORDED IN BOOK 618, PAGE 473 AND THE **POINT OF BEGINNING**

S3-T46N-R12W

E 1/2 OF THE NW 1/4
WARRANTY DEED RECORDED IN BOOK 4386, PAGE 35
SURVEY RECORDED IN BOOK 618, PAGE 473

1/4 SECTION LINE & ASHLAND CITY LIMITS

N 1°50'35"E 1223.24'

N 1°50'35"E 1223.77'

25' BUILDING LINE

20' UTILITY EASEMENT

30' HALF-WIDTH R/W FOR CRUMP LANE EXTENSION

APPROXIMATE 100-YEAR FLOODPLAIN

WARRANTY DEED RECORDED IN BOOK 4180, PAGE 76

TOWNSHIP 47 NORTH

N 88°47'50"W 2625.85' (PROP.) (2590.5' REC. GLO)

S 88°47'50"E 2617.51'

2527.51'

TOWNSHIP 46 NORTH

50'

25'

150'

42'

40'x50' UTIL. ESMT.

25' UTIL. ESMT.

20' UTIL. ESMT.

29.2'

973.50'

EX. BARN

EX. GARAGE

EX. HOUSE

EX. LAGOON

EX. HOUSE

CORNER OF SECTIONS 2 & 3-46-12, 23.07 CHAINS NORTH (1522.62') OF THE SOUTH LINE OF THE OLD CEMETERY ON THE WEST R/W LINE OF OLD U.S. HIGHWAY 63 AS PER B.C.S. #7798 AND AT PROPORTIONATE DISTANCE BETWEEN THE N. 1/4 CORNER OF SECTION 3-46-12 AND THE SOUTHEAST CORNER OF SECTION 35, T47N, R12W AS SHOWN BY GOETTING SUBDIVISION, AS RECORDED IN PLAT BOOK 38, PAGE 49. (NO MONUMENT FOUND OR SET)

℄ 16' SEWER LINE ESMT.

S 42°27'20"E 207.75'

155.0'

30.00'

30.00'

89.76'

91.63'

DRAIN. ESMT. DESCRIBED BY THE DEED RECORDED IN BOOK 5, PAGE 197

E 5/8" RE.-"BRUSH" (4.5' S. OF TOWNSHIP LINE & 3.8' E. OF R/W LINE)

S3-T46N-R12W

S2-T46N-R12W

R=11,314.20'
L=466.13'
CH=S 3°21'00"W
466.10'

438.00'

60' R/W FOR FUTURE OUTER ROAD

R=11,374.20'
L=465.17'
CH=S 3°20'10"W
465.14'

25' BUILDING LINE

20' UTIL. ESMT.

S 1°14'00"W

℄ 16' SEWER LINE ESMT.

S 89°08'00"E 30.00'

140.00'

343.10'

328.59'

S 3°55'50"E

25' BUILDING LINE

20' UTIL. ESMT.

S 3°55'50"E

17.04'
(R/W 0.5'E)

60.84'

255.82'

S 9°48'10"E

25' BUILDING LINE

10' UTIL. ESMT.

S 76°31'55"W 77.88'

P.C. STA. 643+89.66
100' RT. 170' LT.

P.C. STA. 646+59

E (SW, 0.35')

STA. 647+00
100' RT.

STA. 647+00
120' LT.

E (0.5'E.)

647+50

STA. 648+00
85' RT.

STA. 648+00
145' LT.

E (0.4'E.)

SE CORNER OF SECTION 35-47-12 AS SHOWN BY GOETTING SUBDIVISION, REC. IN PLAT BOOK 38, PAGE 49

S 88°28'00"E 5519.30" (PROP.) (5445.0' REC. GLO)

650+00

75'

P.T. STA. 653+76.33 BK. STA. 599+30.50 AH.
85' RT.

STA. 653+70
157.80' RT.

E (0.2'E.)

E (0.5'S.E.)

STA. 655+00
150' LT.

P.T. STA. 656+99
125' RT.

STA. 657+20
200' RT.

U.S. HIGHWAY 63

STA. 660+00
150' LT.

STA. 660+50
130' RT.

E (9.5'W.)

E 5/5" RE.

WARRANTY DEED RECORDED IN BOOK 479, PAGE 87

N 88°13'40"W 552.69'

E 5/8" RE.

10.00' (REC.) N 88°13'40"W 477.30' (REC.)

E 1.5" IP (5.0'W.)

204.32'

S 2°17'15"W

194.32'

CEMETERY

NEW SALEM BAPTIST LOT RECORDED IN PLAT BOOK 7, PAGE 34

WARRANTY DEED RECORDED IN BOOK 29, PAGE 69

N 0°48'20"E (REC.) 299.40'

E 1/2" IP (PINCH TOP-3.1'S.)

(121.4' REC.) 121.36'

E 3/4" IP (PINCH TOP)

E 3/4" IP

S 89°11'40"E 20.00' (REC.)

E 3/4" IP

N 0°48'20"E (REC.) 110.00'

N 89°11'40"W 120.00' (REC.)

E 3/4" IP

1522.62' (REC.)

248.2' (REC.)

E (WINDOW WEIGHT)

N 0°48'20"E (REC.) 113.00'

SOUTH LINE OF "OLD CEMETERY" AS SHOWN ON B.C.S. 7798

E 3/4" IP

BOONE COUNTY SURVEY #7798

STA. 665+00
145' RT. 150' LT.

STA. 665+60 250' LT.

STA. 666+20 250' LT.

1

70.12 ACRES

WARRANTY DEED RECORDED IN BOOK 4260, PAGE 161

E 1/2" RE.-"CSH 1991" (0.35'S. & 0.15'E.)

SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3-46-12 HALF WAY BETWEEN THE 1/4 CORNER & THE CENTER OF SECTION (OLD REMNANT FENCE CORNER FOUND 2.8' N.)

30.0'

53'

1000.10'

E 5/8" RE.

23'

N 87°46'45"W 2060.18'

379.84'

E 1/2" RE.-"CSH 1991" (13'S. OF FENCE)

1030.18'

528.88'

1/4 1/4 SECTION LINE & ASHLAND CITY LIMITS

TRUSTEE'S DEED RECORDED IN BOOK 4515, PAGE 103

WARRANTY DEED RECORDED IN BOOK 4591, PAGE 14

SURVEY RECORDED IN BOOK 4492, PAGE 113

TRACT 1

TRACT 2

N 1°50'35"E 1223.24'

SURVEY RECORDED IN BOOK 635, PAGE 867

E 1/2" IP 20.0'

E NAIL IN ASPHALT 20.0 FEET SOUTH OF A 1/2" IRON PIPE AS SHOWN BY THE SURVEYS RECORDED IN BOOK 618, PAGE 473, BOOK 618, PAGE 905 AND BOOK 4251, PAGE 35. ACCEPTED AS THE CENTER OF SECTION 3-46-12

E PK NAIL IN ASPHALT

TRACT 2 RECORDED IN BOOK 4471, PAGE 78

SURVEY AND PLAT BY

ALLSTATE CONSULTANTS

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

STATE OF MISSOURI
JAMES R. JEFFRIES
NUMBER LS-2500
REGISTERED LAND SURVEYOR

James R. Jeffries

JAMES R. JEFFRIES PLS-2500

APRIL 5, 2017
DATE

JOB #16183.02
FINAL PLAT-THE BAPTIST HOME

SHEET 2 OF 2

JOB #16183.02
FINAL PLAT-THE BAPTIST HOME

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