

ASHBURY PLACE SUBDIVISION

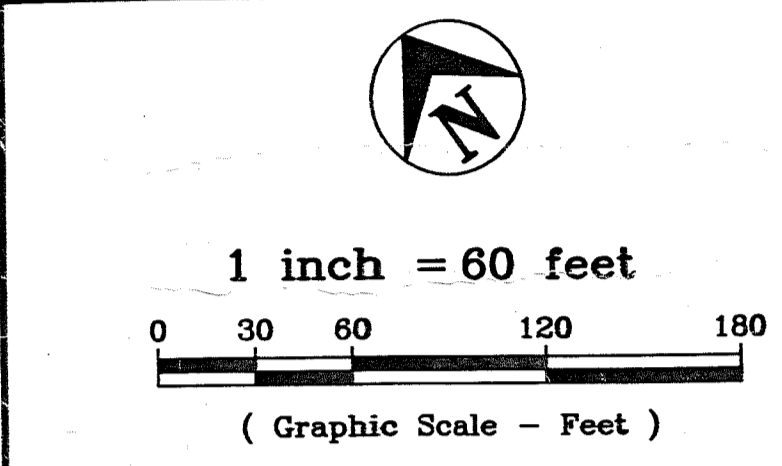
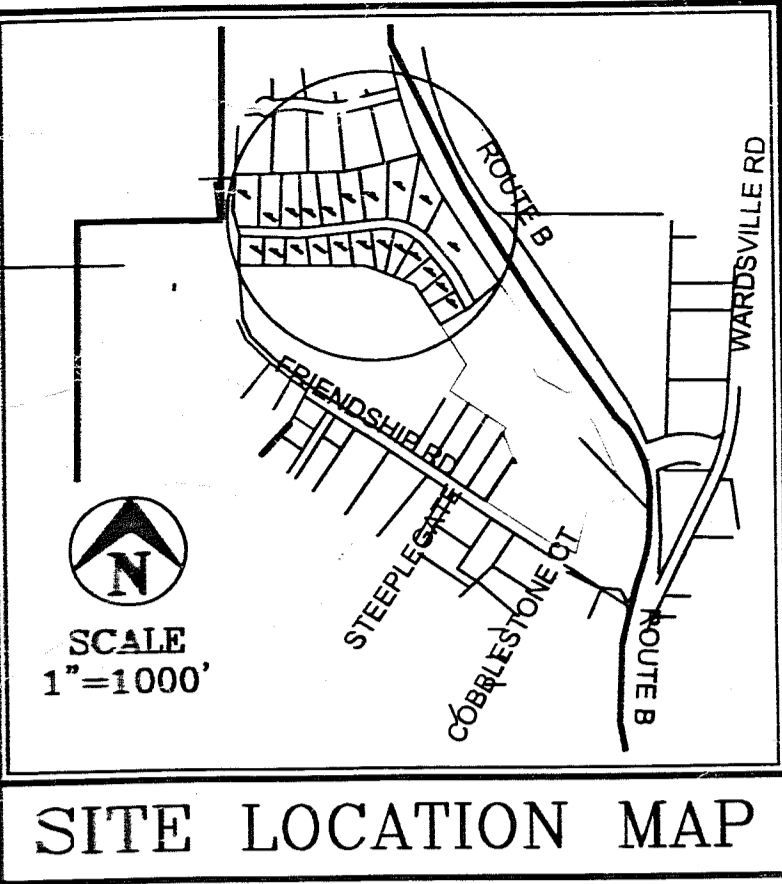
15.60 ACRES

ZONED RS, RM & C2

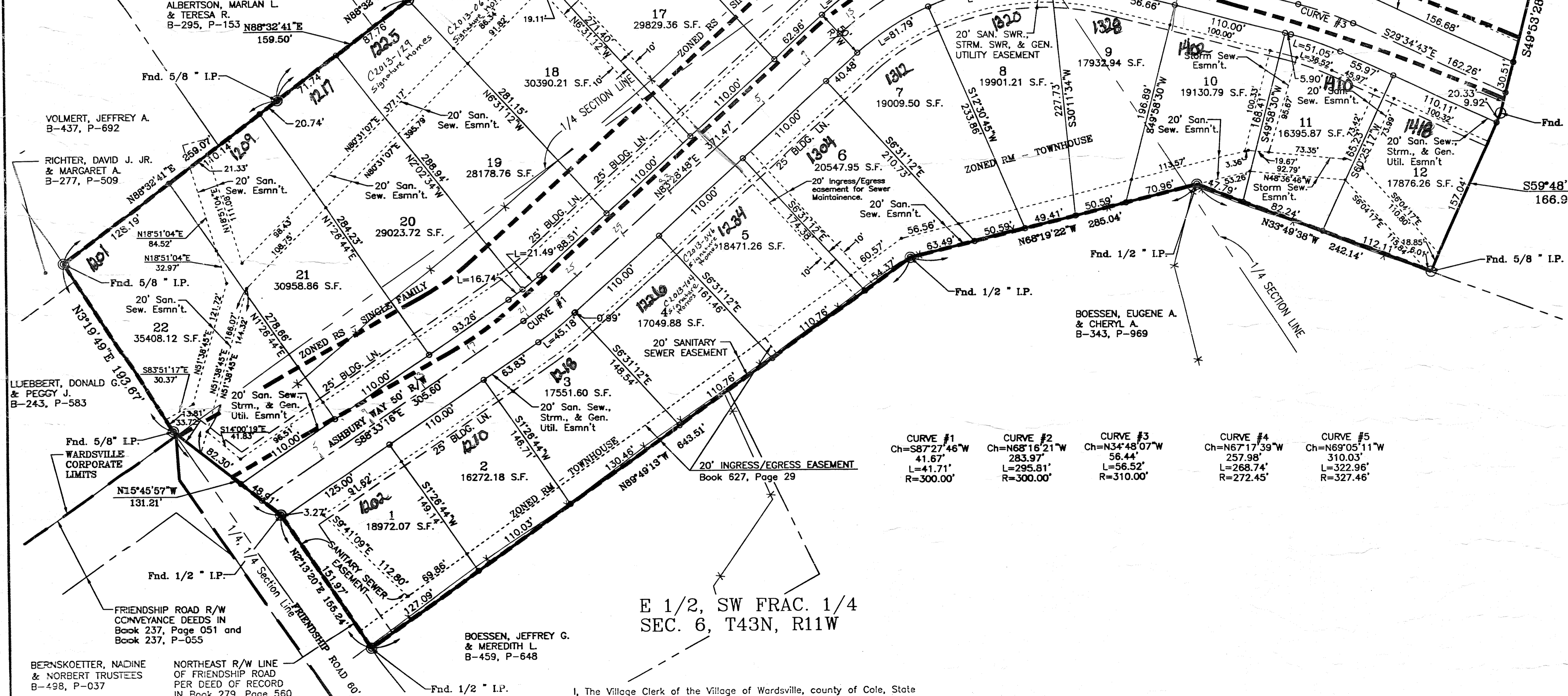
SE 1/4, NW FRAC. 1/4
SEC. 6, T43N, R11W

NW 1/4, SE 1/4
SEC. 6, T43N, R11W

E 1/2, SW FRAC. 1/4
SEC. 6, T43N, R11W



BEARING BASE: TRACT DESCRIBED IN BOOK 627, PAGE 28, COLE COUNTY RECORDER'S OFFICE.
RECORD SOURCE DOCUMENT: DEED OF RECORD THE SCHAE GROUP, INC. BOOK 627, PAGE 28, COLE COUNTY RECORDER'S OFFICE.
REMAINING GROUND ON PARENT TRACT: 0.0 ACRES.



- THE SETBACK LINES FOR THE SIDE AND REAR PROPERTY LINES SHALL BE PER THE PLANNING REGULATIONS FOR THE VILLAGE OF WARDSVILLE.
- UTILITY NOTES:
WATER SUPPLY - P.W.S.D.#2 & VILLAGE OF WARDSVILLE
SANITARY SEWER - VILLAGE OF WARDSVILLE
ELECTRICAL POWER - THREE RIVERS/AMEREN UTI
TELEPHONE - CENTURY LINK
LAND USE - RESIDENTIAL-SINGLE FAMILY
NATURAL GAS - AMEREN UTI
- VILLAGE OF WARDSVILLE VERTICAL DATUM USED FOR THIS PROJECT.
- THE PROPERTY IS LOCATED WITHIN FEMA ZONE X, OUTSIDE THE 500 YEAR FLOODPLAIN PER FEMA MAP NUMBER 29051C0143E, EFFECTIVE DATE NOVEMBER 2, 2012.
- TWENTY FOOT SANITARY SEWER, STORM & GENERAL UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS.
- SET 1/2" I.P. AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

I, the Village Clerk of the Village of Wardsville, county of Cole, State of Missouri, hereby certify that this plat was approved by the Chairman of Board of Trustee's of the Village of Wardsville by Ordinance No. 212.

Approved this 3rd day of April, 2013

Ray Libbert
Ray Libbert, Chairman

Shirley Stuckman
Shirley Stuckman, Village Clerk

James Toula
JERRY ROSS, Planning and Zoning Chairman

Adrian
Director of Public Works

Adrian
All-State Consultants
Engineer

CURVE #1 Ch=S87°27'46"W 41.67' L=41.71' R=300.00'	CURVE #2 Ch=N68°16'21"W 283.97' L=295.81' R=300.00'	CURVE #3 Ch=N34°48'07"W 56.44' L=56.52' R=310.00'	CURVE #4 Ch=N67°17'39"W 257.96' L=268.74' R=272.45'	CURVE #5 Ch=N69°05'11"W 310.03' L=322.96' R=327.46'
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PROPERTY BOUNDARY DESCRIPTION
Part of the Southwest Quarter of the Northeast Quarter, part of the Northwest Quarter of the Southeast Quarter, part of the Southeast Quarter of the Northwest Fractional Quarter and part of the East Half of the Southwest Fractional Quarter of Fractional Section 6, Township 43 North, Range 11 West, in the City of Wardsville, Cole County, Missouri, more particularly described as follows:
From the northeast corner of the Southwest Fractional Quarter of Section 6, Township 43 North, Range 11 West; thence S89°49'13"E, along the Quarter Section Line, 195.94 feet to the southwesterly Right-Of-Way Line of Missouri State Highway B and the POINT OF BEGINNING for this description; thence southeasterly along the southwesterly Right-Of-Way line of Missouri State Highway B, on a spiral curve to the left, (Ch:S33°29'53"E, 66.71 feet); thence S33°49'38"E, continuing along the southwesterly Right-Of-Way Line of Missouri State Highway B, 365.46 feet; thence S49°53'28"W, 214.67 feet; thence S59°48'13"W, 186.96 feet to a point on the boundary of the property described in Book 417, Page 216, Cole County Recorder's Office; thence N33°49'38"W, along the boundary of said property described in Book 417, Page 216, 242.14 feet; thence N68°19'22"W, continuing along the boundary of said property described in Book 417, Page 216, 285.04 feet; thence N89°49'13"W, along the boundary of said property described in Book 417, Page 216, 643.51 feet to the northeasterly Right-Of-Way Line of Friendship Road; thence N2°13'20"E, along the northeasterly Right-Of-Way Line of Friendship Road, 131.21 feet to a point on the westerly line of the Southeast Quarter of the Northwest Fractional Quarter of said Section 6; thence N3°19'49"E, along the westerly line of the Southeast Quarter of the Northwest Fractional Quarter of said Section 6, 193.67 feet to the southwesterly corner of the property described in Book 437, Page 692, Cole County Recorder's Office; thence N88°32'41"E, along the boundary of said property described in Book 437, Page 692, and along the boundary of other tracts described in Book 295, Page 153 and Book 329, Page 803, Cole County Recorder's Office, 564.75 feet; thence N77°59'11"E, along the boundary of the property described in Book 368, Page 748, Cole County Recorder's Office, 205.93 feet; thence N75°39'01"E, along the boundary of the property described in Book 389, Page 816, Cole County Recorder's Office, 195.27 feet to the southwesterly Right-Of-Way line of Missouri State Highway B; thence southeasterly on a curve to the left, having a radius of 2009.86 feet, an arc distance of 215.33 feet (Ch: S27°45'28"E, 215.23 feet); thence southeasterly continuing along the southwesterly Right-Of-Way Line of Missouri State Highway B, on a spiral curve to the left, (Ch:S32°29'07"E, 138.51 feet) to the POINT OF BEGINNING of this description.
Containing 15.60 Acres.

OWNER'S CERTIFICATE
Know all men by these presents that I, the undersigned, being the owner of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into Lots and Streets and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all streets and easements as shown on this plat and said subdivision shall be known as ASHBURY PLACE.

All taxes due and payable against said property have been paid in full.
In Witness whereof, the undersigned owner of said tract have hereunto set his hand this 12th day of March, 2013.
THE SCHAE GROUP, INC.
Scott Jeffrey Schaeperkoetter
SCOTT JEFFREY SCHAEPERKOETTER, PRESIDENT

STATE OF MISSOURI }
COUNTY OF Cole } ss
On this 12th day of March, 2013, before me personally did appear the above signed property owner who executed the foregoing instrument and acknowledged the same to be his free act and deed.
In Witness whereof, I have set my hand and affixed my seal this 12th day of March, 2013.
My Commission Expires: August 20, 2015
Gregory Dorge
Gregory Dorge, Notary Public, Cole County.

Document No. 201303181
STATE OF MISSOURI }
COUNTY OF COLE } ss
Filed for record 22 day of March, 2013.
at 9 O'clock and 10:47 Minutes A.M.,
recorded in Book 12, Page 748.
Larry D. Rodeman, Recorder
Debra Nash
Debra Nash, Deputy

Subject to Restrictions of Record in Book 629, Page 434.

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Scott Schaeperkoetter, a Property Boundary Survey and Subdivision was made, under my personal direction, regarding the property shown in this plat and that the results are represented correctly. This survey was performed in accordance with the requirements of the Missouri Minimum Standards for an Urban Property Boundary Survey.
In Witness whereof, I have hereunto set my seal and signature this 12th day of March, 2013.



Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY Phone (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE
ASHBURY PLACE SUBDIVISION
FRIENDSHIP ROAD

FOR
THE SCHAE GROUP, INC.

DATE 1-14-13	DRN BY JHH	SCALE 1"=60'	BOOK
REV. DATE 3-12-13	OD. BY JBR/KMB	SHEET 1 of 1	JOB NO. 84-001