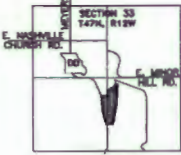
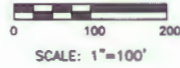


Filed for Record, Boone County, Missouri
Nora Dietzel, Recorder of Deeds



- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - PM PERMANENT MEASUREMENT
 - 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
 - DRILL HOLE OR CHISEL
 - RIGHT OF IRON MARKER
 - STONE MONUMENT
 - CORNER POST
 - FENCE LINE
 - (81/387) BK/PG OF RECORD PLAT/SURVEY
 - M MEASURED DISTANCE
 - R RECORD DISTANCE
 - OHE OVERHEAD ELECTRIC
 - LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS



SITE DATA:
EXISTING ZONING: A-1
ACREAGE: 10.00 ACRES +/-

OWNER:
JON ADAM SAPP
12200 S. HIGHWAY DD
ASHLAND, MO 65010

ALLOWED USES:
SINGLE FAMILY DWELLING
AGRICULTURE
HOME OCCUPATION

CURRENT ZONING: A-1
PROPOSED ZONING: A-1P

NOTES

THE BASIS OF MEASUREMENT IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE MISSOURI CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR A RURAL CLASS PROPERTY JULY, 2021.

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS, COMMUNITY-WIDE, #29019003700, DATED MARCH 17, 2011.

THE STREAM BUFFER LIMIT SHOWN ON THIS TRACT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 28 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRUBBING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR. ANY PORTION OF THE STREAM BUFFER BANK THAT EXCEEDS SLOPES OF 15-25% SHALL HAVE AN ADDITIONAL 25' OF BUFFER FOR A TOTAL OF 75' FROM THE EDGE OF THE STREAM.

THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE. THE BINARY DESIGN IS TO BE A LAGOON.

DEED CONTROL STATEMENT:
THE DISTURBANCE DURING CONSTRUCTION OF HOUSE AND DRIVEWAY WILL BE MINIMAL AND RUNOFF SHALL BE CONTAINED BY SILT FENCE OR OTHER APPROPRIATE BMP'S.

STORM WATER STATEMENT:
THE SITE DOES NOT REQUIRE ANY SUBSTANTIAL STORM WATER INFRASTRUCTURE.

LANDSCAPE BUFFER STATEMENT:
THERE IS NO LANDSCAPE CONSTRUCTED OR REQUIRED.

PHASE PLAN STATEMENT:
THIS IS THE 1ST AND ONLY PHASE.

SUBMITTED TO BOONE COUNTY PLANNING AND ZONING FOR REVIEW JULY 28, 2021.

IF APPROVED ONE SINGLE FAMILY HOME WILL BE CONSTRUCTED. A DETACHED GARAGE (POSSIBLE IN THE FUTURE) WOULD BE THE ONLY OTHER DESIRED STRUCTURE. THERE SHOULD BE VERY LIMITED IMPACT TO THE CURRENT INFRASTRUCTURE (EXISTING UTILITIES) AND TRAFFIC, IF ANY.

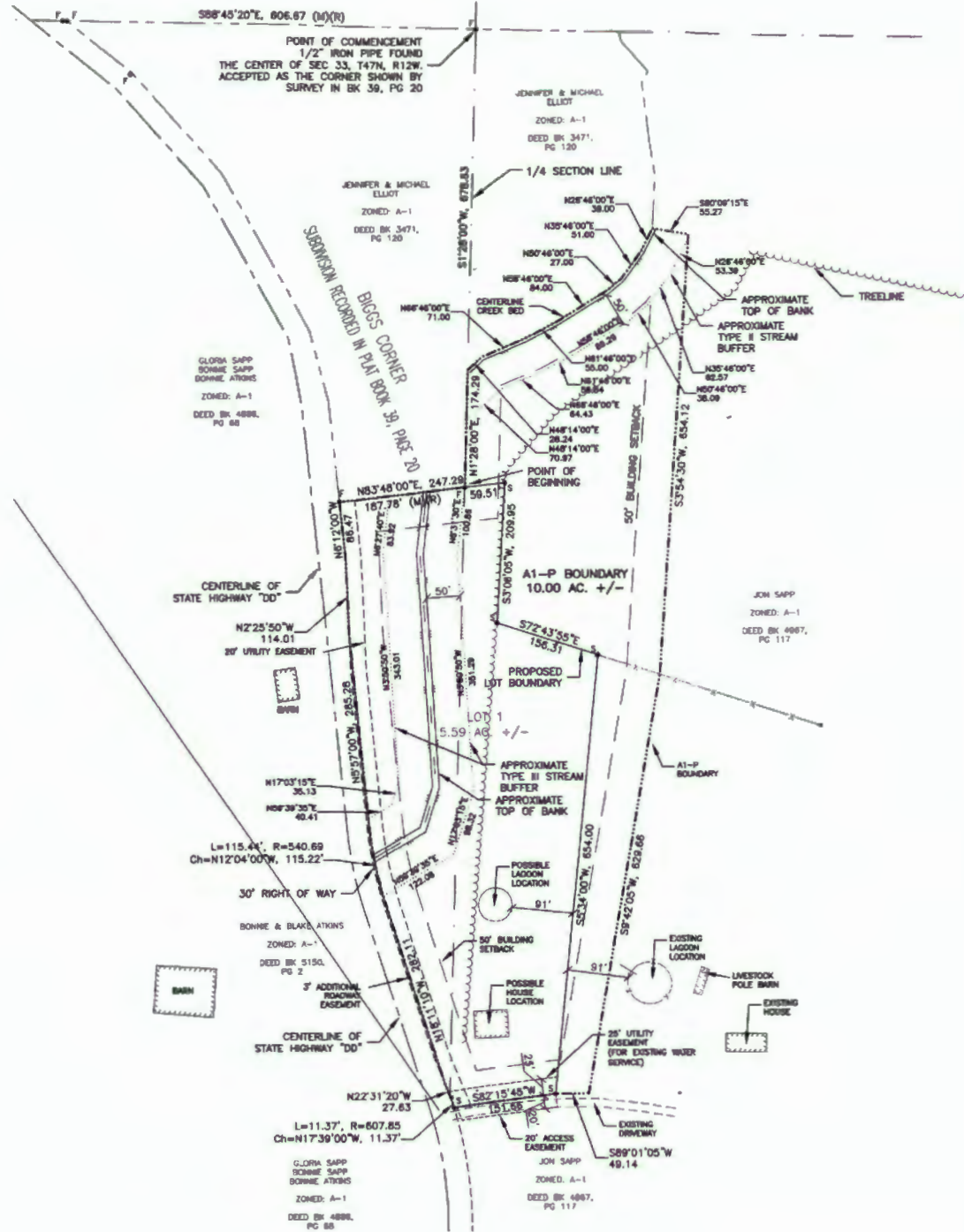
ACCESS TO HOUSE WILL BE FROM AN EASEMENT OVER THE EXISTING DRIVEWAY.

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021

BOB HARRIS, CHAIRPERSON

RECORDED AND ACCEPTED BY THE BOONE COUNTY COMMISSION THIS _____ DAY OF _____, 2021

DAVE ATWELL, PRESIDING COMMISSIONER



FINAL PLAN FOR HARVEST ACRES
A PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 33, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI
(SUBMITTED: SEPTEMBER 27, 2021)
REZONING APPROVED BY COMMISSION ORDER NUMBER 388-2021 & REVIEW PLAN BY NUMBER 360-2021

Received
OCT 14 2021
Boone County
Resource Management

DESCRIPTION: A1-P BOUNDARY

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 33, TOWNSHIP 47 NORTH, RANGE 12 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIPE FOUND AT THE CENTER OF SAID SECTION 33 AS SHOWN BY SURVEY IN PLAT BOOK 39 PAGE 20 OF THE BOONE COUNTY RECORDS; THENCE S1°28'00"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 678.83 FEET TO THE POINT OF BEGINNING;

THENCE N1°28'00"E ALONG THE QUARTER SECTION LINE, A DISTANCE OF 174.29 FEET TO THE INTERSECTION WITH THE CENTER OF THE CREEK BED;

THENCE N48°14'00"E ALONG SAID CREEK, A DISTANCE OF 28.24 FEET;

THENCE N68°48'00"E ALONG SAID CREEK, A DISTANCE OF 71.00 FEET;

THENCE N81°48'00"E ALONG SAID CREEK, A DISTANCE OF 55.00 FEET;

THENCE N58°48'00"E ALONG SAID CREEK, A DISTANCE OF 84.00 FEET;

THENCE N50°48'00"E ALONG SAID CREEK, A DISTANCE OF 27.00 FEET;

THENCE N35°48'00"E ALONG SAID CREEK, A DISTANCE OF 51.00 FEET;

THENCE N28°48'00"E ALONG SAID CREEK, A DISTANCE OF 38.00 FEET;

THENCE LEAVING SAID CREEK S80°08'15"E, A DISTANCE OF 55.27 FEET;

THENCE S3°54'30"W, A DISTANCE OF 554.12 FEET;

THENCE S7°42'00"W, A DISTANCE OF 829.66 FEET;

THENCE S80°10'00"W, A DISTANCE OF 49.14 FEET;

THENCE S82°15'45"W, A DISTANCE OF 151.66 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY DD;

THENCE 11.37' ALONG A 607.85 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD OF N17°30'00"W, A DISTANCE OF 11.37 FEET);

THENCE N22°31'20"W, A DISTANCE OF 27.63 FEET;

THENCE N18°11'10"W, A DISTANCE OF 282.11 FEET;

THENCE 115.44' ALONG A 540.69 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD OF N12°04'00"W, A DISTANCE OF 115.22 FEET);

THENCE N8°17'00"W, A DISTANCE OF 288.28 FEET;

THENCE N2°25'50"W, A DISTANCE OF 114.01 FEET;

THENCE N8°12'00"W, A DISTANCE OF 86.47 FEET TO THE SOUTHWEST CORNER OF THE SURVEY IN BOOK 39, PAGE 20;

THENCE N83°48'00"E ALONG THE SOUTH LINE OF SAID SURVEY, A DISTANCE OF 187.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10.00 ACRES, MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 4967 PAGE 117 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.



STATE HIGHWAY DD
Ashland, Boone County, MO

THIS IS TO CERTIFY THAT AT THE REQUEST OF ASHLEY SAPP, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

DEREK FORBES, P.L.S. 2021015390
Date: OCTOBER 13, 2021.

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2021 BY COMMISSIONER DEREK FORBES.

NOTARY PUBLIC