

Received  
JAN 25 2022  
Boone County  
Resource Management

SCALE 1" = 100'

- LEGEND
- F FOUND
  - S SET 5/8" ROD WITH CAP
  - R BRUSH AND ASSOC. LC 321
  - UNLESS OTHERWISE NOTED
  - RECORD DIMENSION AS SHOWN
  - BY SURVEY IN BOOK 793 PAGE 967
  - M MEASURED
  - R/W RIGHT-OF-WAY
  - IP IRON PIPE
  - X- FENCE
  - POB POINT OF BEGINNING
  - SM SURVEY MONUMENT
  - △ FOUND RIGHT-OF-WAY MARKER
  - OHE- OVER HEAD ELECTRIC
  - UTILITY POLE
  - ESMT EASEMENT
  - STA HIGHWAY STATION
  - APPROXIMATE FLOOD PLAIN LINE

DEVELOPMENT NOTES:

THE PURPOSE OF THIS AGRICULTURAL PLANNED RESIDENTIAL DISTRICT IS TO ALLOW THE OWNERS TO MAINTAIN A SINGLE FAMILY RESIDENCE ON 5.13 ACRES TO BE HELD IN SEPARATE OWNERSHIP.

PARCEL A IS INTENDED TO CONTINUE IN NORMAL FARMING OPERATIONS. ONLY AGRICULTURAL RELATED BUILDINGS MAY BE CONSTRUCTED.

LOT 1 IS THE DESIGNATED DEVELOPMENT AREA WHERE A SINGLE FAMILY RESIDENCES NOW EXISTING. THE EXISTING HOME IS ALREADY BEING SERVED BY ALL AVAILABLE UTILITIES. OTHER SMALL ACCESSORY BUILDINGS MAY BE CONSTRUCTED.

ALLOWED USES:

1. AGRICULTURAL ACTIVITY WHICH SHALL INCLUDE GREENHOUSES AND NURSERIES
2. HOME OCCUPATION
3. PLACE OF WORSHIP
4. FAMILY DAY CARE HOME (MAXIMUM OF TEN CHILDREN) PROVIDED THAT THE DAY CARE HOME IS (1) IN COMPLIANCE WITH ALL STATE REGULATIONS AND (2) MEETS ALL THE CRITERIA FOR A HOME OCCUPATION.
5. SINGLE-FAMILY DWELLING

LANDSCAPE NOTES:

THIS DEVELOPMENT WILL INCLUDE A GRASSED YARD, WITH TREES AND SHRUBBERY AND OTHER LANDSCAPE FEATURES AS IS NORMALLY CONSISTENT WITH SINGLE FAMILY RESIDENCES CURRENTLY FOUND IN THIS VICINITY. THE APPEARANCE OF THE PROPOSED DEVELOPMENT IS CONSISTENT WITH OTHER RURAL RESIDENTIAL IMPROVEMENTS IN THE IMMEDIATE AREA AND THEREFORE NO BUFFERING IS DEEMED NECESSARY.

EROSION CONTROL PLAN:

THERE IS NO NEW OR ADDITIONAL DEVELOPMENT PLANNED FOR THIS AREA SO NO EROSION CONTROL MEASURES ARE NECESSARY. IN THE CASE OF FUTURE DEVELOPMENT BEST MANAGEMENT PRACTICES WILL BE UTILIZED IF AND WHEN ANY SPECIAL CONCERNS ARISE.

STORMWATER CONTROL PLAN:

THERE WILL BE NO CONCENTRATION OF STORMWATER CHANGED BY THIS PLAN SINCE NO NEW DEVELOPMENT IS PLANNED. NO SPECIAL MEASURES TO DEAL WITH STORMWATER ARE DEEMED NECESSARY.

WASTE WATER TREATMENT SYSTEM:

WASTE WATER IS TO ALREADY TREATED BY AN ONSITE TREATMENT SYSTEM.

FLOOD NOTE:

PART OF THIS TRACT IS LOCATED WITHIN ZONE ACCORDING TO BOONE COUNTY FIRM MAP #2901900370D, DATE 03-17-2011.

DESCRIPTION

A TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING A PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 5520 PAGE 136 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT SHOWN BY THE SURVEY IN BOOK 793 PAGE 967 OF THE BOONE COUNTY RECORDS ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MINOR HILL ROAD; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE S 88°55'50"E, 196.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID WEST RIGHT-OF-WAY LINE S 00°13'40"E, 103.50 FEET; THENCE S 33°15'10"E, 119.25 FEET; THENCE S 00°13'40"E, 536.35 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N 85°07'00"W, 30.00 FEET; THENCE N 70°46'10"W, 27.55 FEET; THENCE N 55°42'50"W, 27.15 FEET; THENCE N 86°09'10"W, 70.50 FEET; THENCE S 89°56'50"E, 22.15 FEET; THENCE N 73°46'20"E, 27.80 FEET; THENCE N 53°07'20"E, 20.25 FEET; THENCE S 29°49'00"E, 53.65 FEET; THENCE S 34°18'10"E, 55.70 FEET; THENCE S 15°50'10"E, 74.70 FEET; THENCE S 09°25'20"W, 62.10 FEET; THENCE S 18°29'30"W, 85.55 FEET; THENCE S 28°57'30"W, 85.65 FEET; THENCE S 17°05'40"E, 45.05 FEET; THENCE N 47°19'20"E, 117.55 FEET; THENCE N 01°20'20"E, 82.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.

LINE	BEARING	DISTANCE
L1	S 85°07'00" E	30.00'
L2	N 70°46'10" W	27.55'
L3	N 55°42'50" W	27.15'
L4	N 86°09'10" W	70.50'
L5	S 89°56'50" E	22.15'
L6	N 73°46'20" E	27.80'
L7	N 53°07'20" E	20.25'
L8	S 29°49'00" E	53.65'
L9	S 34°18'10" E	55.70'
L10	S 15°50'10" E	74.70'
L11	S 09°25'20" W	62.10'
L12	S 18°29'30" W	85.55'
L13	S 28°57'30" W	85.65'
L14	S 17°05'40" E	45.05'
L15	N 47°19'20" E	117.55'
L16	N 01°20'20" E	82.70'

RECEIVED AND ACCEPTED BY BOONE COUNTY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DAN ATWILL  
PRESIDING COMMISSIONER

BRIANNA L LENNON  
COUNTY CLERK

BOYD HARRIS

CHAIRPERSON

**BRUSH AND ASSOCIATES, INC.**  
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WWW.BRUSHINGSURV.COM  
PLSC 321

**GREEN ACRES FARM  
REVIEW PLAN**  
BOONE COUNTY, MISSOURI



REVISION	DATE	NUMBER

DATE  
01-12-22  
SCALE  
1" = 100'  
JOB NUMBER  
9246

S 88°37'00" E  
4524.45'M

WEST 1/4 CORNER  
34-47-12, AS SHOWN  
BY THE SURVEY IN  
BOOK 946 PAGE 779  
CORNER DOC. #600 94559

200 ACRES MORE OR LESS  
REMAINING

SITE LOCATION MAP  
NO SCALE

