

# ADMINISTRATIVE SUBDIVISION

NO. \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY \_\_\_\_\_

*Sydney M. Allen*  
SYDNEY M. ALLEN  
EXECUTIVE SECRETARY

GRD NORTH  
MISSOURI STATE PLANE  
CENTRAL ZONE  
NAD83 2011

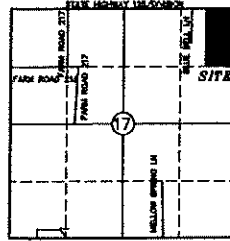
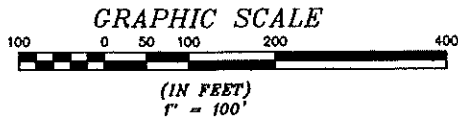
SRB-5490-3891

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Book 2024  
Page 017644-24  
1 page

REAL ESTATE DOCUMENT  
GREENE COUNTY, MISSOURI  
RECORDING INFORMATION  
RECORDED BY DEED

MINSH#17643-24



LOCATION MAP  
SECTION 17  
TOWNSHIP 29 RANGE 20  
APPROX. SCALE: 1"=2000'

- LEGEND
- = EXISTING IRON PIN EXCEPT AS NOTED
  - = 5/8" IRON PIN SET CAPPED "LS-2670"
  - Δ = RIGHT OF WAY MARKER
  - = POWER POLE
  - = PHONE RISER
  - = ELECTRIC LINE
  - UT— = TELEPHONE LINE
  - X—X— = WIRE FENCE
  - (M) = MEASURED DIMENSION
  - (D) = DEED DIMENSION
  - +— = SIGN

OWNER  
STEVEN BODENHAMER  
7128 E. DIVISION ST.  
SPRINGFIELD, MO 65804  
PHONE: (417) 766-0512

### TRACT B PROPERTY DESCRIPTION

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 17, TOWNSHIP 29, RANGE 20, IN STRAFFORD, GREENE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE1/4) AND THE INTERSECTION OF STATE HIGHWAY 125 AND DIVISION STREET; THENCE N87°58'07"W, ALONG STATE HIGHWAY 125, A DISTANCE OF 198.13 FEET; THENCE S01°45'53"W, A DISTANCE OF 36.55 FEET TO AN IRON PIN CAPPED "LS-2670"; THENCE S42°19'15"E, A DISTANCE OF 236.71 FEET; THENCE S01°19'10"W, ALONG THE RIGHT-OF-WAY OF STATE HIGHWAY 125, A DISTANCE OF 484.24 FEET TO AN IRON PIN CAPPED "LS-2670" FOR A POINT OF BEGINNING; THENCE S01°19'10"W, ALONG THE RIGHT-OF-WAY OF STATE HIGHWAY 125, A DISTANCE OF 359.80 FEET TO AN IRON PIN CAPPED "LS-2670"; THENCE N87°43'58"W, A DISTANCE OF 690.54 FEET TO AN IRON PIN CAPPED "LS-2670"; THENCE N01°23'26"E, A DISTANCE OF 359.79 FEET TO AN IRON PIN CAPPED "LS-2670"; THENCE S87°43'58"E, A DISTANCE OF 690.10 FEET TO AN IRON PIN CAPPED "LS-2670" AND THE POINT OF BEGINNING. CONTAINING 5.7 ACRES.

SUBJECT TO ANY EASEMENTS OF RECORD, AND ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

### TRACT C PROPERTY DESCRIPTION

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 17, TOWNSHIP 29, RANGE 20, IN STRAFFORD, GREENE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE1/4) AND THE INTERSECTION OF STATE HIGHWAY 125 AND DIVISION STREET; THENCE N87°58'07"W, ALONG DIVISION STREET, A DISTANCE OF 198.13 FEET; THENCE S01°45'53"W, A DISTANCE OF 36.55 FEET TO AN IRON PIN CAPPED "LS-2670"; THENCE S42°19'15"E, A DISTANCE OF 236.71 FEET; THENCE S01°19'10"W, ALONG THE RIGHT-OF-WAY OF STATE HIGHWAY 125, A DISTANCE OF 844.04 FEET TO AN IRON PIN CAPPED "LS-2670" FOR A POINT OF BEGINNING; THENCE S01°19'10"W, ALONG THE RIGHT-OF-WAY OF STATE HIGHWAY 125, A DISTANCE OF 283.83 FEET TO A CORNER; THENCE N87°43'58"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), A DISTANCE OF 690.90 FEET; THENCE N01°23'26"E, A DISTANCE OF 283.82 FEET TO AN IRON PIN CAPPED "LS-2670"; THENCE S87°43'58"E, A DISTANCE OF 690.54 FEET TO THE POINT OF BEGINNING. CONTAINING 4.5 ACRES.

SUBJECT TO ANY EASEMENTS OF RECORD, AND ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

### SURVEYORS DECLARATION

I, RICK WILSON, DO HEREBY CERTIFY FOR WILSON SURVEYING CO., INC. THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED APRIL 1, 2024, AND SIGNED BY RICK WILSON L.S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON L.S. NO. 1970 IN ACCORDANCE WITH GREENE COUNTY SUBDIVISION REGULATIONS, AND THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND PROFESSIONAL LANDSCAPE ARCHITECTS FOR URBAN PROPERTIES.

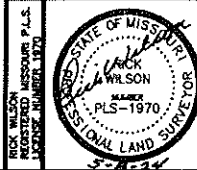
SIGNATURE *Rick Wilson*  
WILSON SURVEYING CO., INC. LC 2670  
BY RICK WILSON LS 1970

DATE PREPARED: 12 APRIL, 2024

TRACT A  
AREA:  
10.0 ACRES  
435,600 SQ. FT.

TRACT B  
AREA:  
5.7 ACRES  
248,345 SQ. FT.

TRACT C  
AREA:  
4.5 ACRES  
198,020 SQ. FT.



### SOURCE OF DESCRIPTION

BOOK 2017  
PAGE 040948-17

### RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

MODOT HIGHWAY PLANS  
STATE HIGHWAY 125  
&  
STATE HIGHWAY 125  
DEEDS AS SHOWN

### PARENT TRACT DESCRIPTION

ALL COMMENCING AT THE NORTHEAST CORNER OF SECTION SEVENTEEN (17) IN TOWNSHIP TWENTY-NINE (29) RANGE TWENTY (20) AND RUNNING THENCE WEST FORTY-FOUR (44) RODS, THENCE SOUTH EIGHTY (80) RODS; THENCE EAST FORTY-FOUR RODS, THENCE NORTH EIGHTY (80) RODS, TO THE PLACE OF BEGINNING CONTAINING TWENTY-TWO (22) ACRES, MORE OR LESS, GREENE COUNTY, MISSOURI.

### TRACT A PROPERTY DESCRIPTION

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 17, TOWNSHIP 29, RANGE 20, IN STRAFFORD, GREENE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE1/4) AND THE INTERSECTION OF STATE HIGHWAY 125 AND DIVISION STREET; THENCE N87°58'07"W, ALONG DIVISION STREET, A DISTANCE OF 198.13 FEET; THENCE S01°45'53"W, A DISTANCE OF 36.55 FEET TO AN IRON PIN CAPPED "LS-2670" FOR A POINT OF BEGINNING; THENCE S42°19'15"E, A DISTANCE OF 236.71 FEET; THENCE S01°19'10"W, ALONG THE RIGHT-OF-WAY OF STATE HIGHWAY 125, A DISTANCE OF 484.24 FEET TO AN IRON PIN CAPPED "LS-2670"; THENCE N87°43'58"W, A DISTANCE OF 690.10 FEET TO AN IRON PIN CAPPED "LS-2670"; THENCE N01°23'26"E, A DISTANCE OF 359.79 FEET TO A SURVEY MONUMENT AND THE RIGHT-OF-WAY OF DIVISION STREET; THENCE S87°43'58"E, ALONG THE RIGHT-OF-WAY OF DIVISION STREET, A DISTANCE OF 625.87 FEET TO THE POINT OF BEGINNING. CONTAINING 10.0 ACRES.

SUBJECT TO ANY EASEMENTS OF RECORD, AND ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0360E, EFFECTIVE 12/17/2010.

REVISION DATE	MK.

WILSON SURVEYING CO., INC.  
Surveying / Engineering / Land Planning  
1835 S. STEWART AVENUE, SUITE 124  
SPRINGFIELD, MO. 65804  
Email: Rick.Wilson@wilsonsurveying.com  
TEL: 417-522-7870 FAX 417-522-7874

PREPARED FOR  
**BODENHAMER, STEVEN**  
1297 N. STATE HIGHWAY 125  
STRAFFORD, MISSOURI

DRAWN BY CME
CREW CHIEF GA
CHECKED RW
DATE APRIL 12TH, 2024
SCALE 1"=100'
JOB NO. 2024-007
DRAWING NO. WD-106-327
SHEET 1 OF 1 SHEETS