BBB-99 # 5635

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stephanie.johnson

REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION

RECORDER OF DEEDS

REPLAT OF LOTS 1-9, BLOCK 22, LOTS 4-9, BLOCK 23 & LOTS 1-3 & PART OF LOTS 13-18, BLOCK 18 OF THE ORIGINAL PLAT OF BATTLEFIELD, IN THE CITY OF BATTLEFIELD, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER:

SPARKMAN INVESTEMENTS, LP
2076 W. BLUE SPRINGS ROAD
BATTLEFIELD, MO 65619

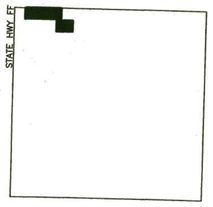
GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT MO CENTRAL ZONE

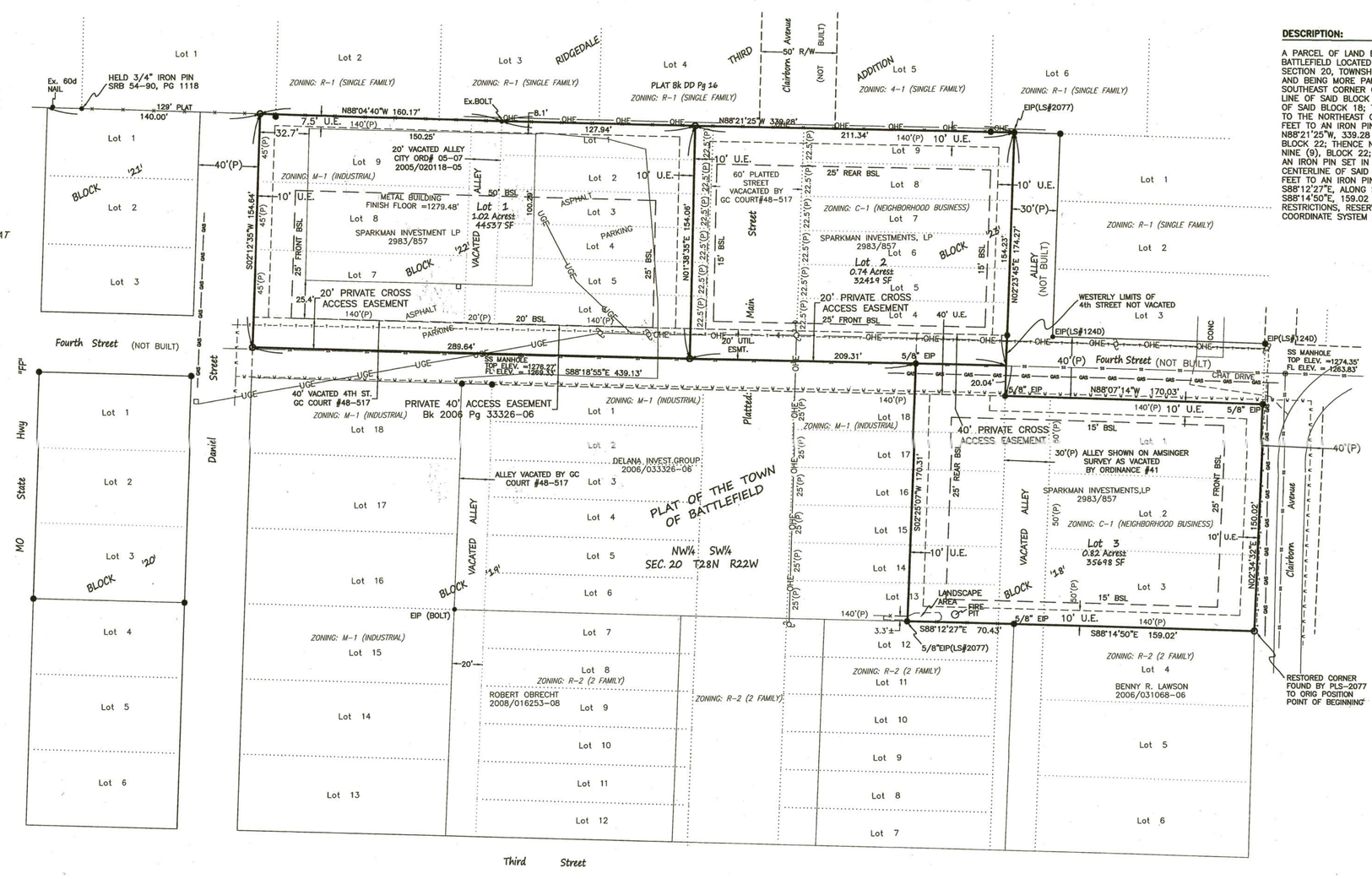
LEGEND

- ● = EXISTING IRON PIN OR PIPE.
- O = SET IRON PIN (CORP#2022004477)
- (P) = REFERENCE PLAT (M) = MEASURED
- U.E.= UITILITY EASEMENT
- = POWER POLE = GUY ANCHOR
- —— x —— x —— x —— EXISTING FENCE.
- —— GAS —— GAS —— GAS —— EXISTING GAS.
- —— ss —— ss —— ss —— EXISTING 8" SEWER.
- —— w —— w —— w —— EXISTING 10" WATER MAIN.
- —— t —— t —— t —— t —— EXISTING TELEPHONE LINE.

VICINITY MAP
SW1/4 SEC. 20, T28N, R22W
SCALE: 1" = 2,000'



0 40 80
SCALE: 1" = 40'



PLAT NOTES:

1) PLAT SUBMITTAL: AUGUST 26, 2024
2) TOTAL NUMBER OF LOTS: THREE (3)
3) TOTAL ACREAGES OF LOTS: 112653± SQ.FT. (2.63 ACRE±)
4) LARGEST LOT: LOT 1 (1.02 AC±) 44537± SQ.FT.
5) SMALLEST LOT: LOT 2 (0.74 AC±) 32419± SQ.FT.
6) CURRENT ZONING: M-1 & C-1
7) PROPOSED LAND USE: COMMERCIAL
8) CLASS OF PROPERTY: URBAN
9) RECORD SOURCE OF TITLE: BK. 2983, PG. 857
10) THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA. INFORMATION PROVIDED BY F.E.M.A. COMMUNITY PANEL MAP No. 29077C0451E, EFFECTIVE DATE: DEC. 17, 2010.
11) ALL LOT CORNERS (SEMI-PERMANENT) ARE SET WITH A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "2022004477".
12) SETBACKS SHOWN ARE ACCORDING TO ZONING REQUIREMENTS AT THE TIME THIS REPLAT WAS CREATED.

COLLECTOR'S STATEMENT:

I HEREBY CERTIFY ON THIS 21st DAY OF March, 2025 THAT ALL TAXES AND SPECIAL ASSESSMENTS CURRENTLY DUE AND OWING ON THE PROPERTY DESCRIBED ON THIS PLAT HAVE BEEN PAID.

J Martin
GREENE COUNTY COLLECTOR

CERIFICATE OF APPROVAL PLANNING AND ZONING COMMISSION:

CERIFICATE OF APPROVAL – PLANNING AND ZONING COMMISSION

I, Danny J. Klopfer HEREBY CERTIFY THAT THIS REPLAT OF LOTS 1-9, BLOCK 22, LOTS 4-9, BLOCK 23 & LOTS 1-3 & PART OF LOTS 13-18, BLOCK 18 OF THE ORIGINAL PLAT OF BATTLEFIELD, IN THE CITY OF BATTLEFIELD, GREENE COUNTY, MISSOURI HAS BEEN APPROVED BY THE BATTLEFIELD, MISSOURI, PLANNING AND ZONING COMMISSION ON THIS 10th DAY OF March, 2025

Danny J Klopfer
PLANNING AND ZONING CHAIRMAN Danny J. Klopfer

CERTIFICATE OF CITY CLERK:

I, BETH ANNE WEST, CITY CLERK OF BATTLEFIELD, GREENE COUNTY, MISSOURI, HEREBY CERTIFY THAT THIS SURVEY WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BATTLEFIELD, MISSOURI, ON THE 10th DAY OF March, 2025.

Beth Anne West
CITY CLERK Beth Anne West

CERTIFICATE OF OWNERSHIP AND DEDICATION.

I, Spackman Investments-Lana Rush member DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE CITY OF BATTLEFIELD, MISSOURI, THAT I FREELY ADOPT THIS SUBDIVISION AND HEREBY CONVEY AND DEDICATE TO THE PUBLIC ALL AREAS SHOWN ON THIS SURVEY AS STREETS, ALLEYS, RIGHTS-OF-WAY AND EASEMENTS EXCEPT THOSE SHOWN AS VACATED OR PRIVATE.

3-14-2025
DATE

Lana Rush - member
OWNER
Lana Rush

ACKNOWLEDGMENT

STATE OF Missouri } SS
COUNTY OF Greene }

ON THIS 14th DAY OF March, 2025, BEFORE ME PERSONALLY APPEARED Lana Rush - Member TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN, AND THAT THE SAME EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN Battlefield City Hall GREENE COUNTY, MISSOURI THE DAY AND YEAR FIRST WRITTEN ABOVE.

BETH ANNE WEST
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Oct. 21, 2027
Commission #15415462

NOTARY PUBLIC: Beth Anne West
Beth Anne West

MY COMMISSION EXPIRES: 10-21-2027

SUBMITTALS/REVISIONS:

SUBMITTED TO CITY FOR REVIEW 08/26/2024.
CITY SENT REVIEW COMMENTS DATED 01/23/2025 ON 01/29/2025.
SUBMITTED TO CITY FOR SECOND REVIEW 02/04/2025.
P&Z MEETING 02/10/2025 TABLED UNTIL 03/10/2025.
REVISED TO 3 LOTS DUE TO "PREFERENCE OF THE CITY" 02/12/2025.
SUBMITTED TO CITY FOR THIRD REVIEW 02/12/2025.
CITY SENT REVIEW COMMENTS 02/18/2025.
SUBMITTED TO CITY FOR FOURTH REVIEW 02/18/2025.

REFERENCE SURVEYS:

ORIGINAL PLAT OF BATTLEFIELD IN Bk F Pg 35.

AMSINGER SURVEYING JOB No 06160.

SURVEYOR'S NOTE:

ADJOINING LAND OWNERS AND THEIR DEED BOOK AND PAGES ARE BASED UPON INFORMATION OBTAINED FROM THE GREENE COUNTY ON-LINE WEBSITE SERVICES. (PROVIDED BY OTHERS)

NOTES ABOUT UTILITY SIZES WERE PROVIDED BY THE CITY OF BATTLEFIELD PUBLIC WORKS.

DESCRIPTION:

SOURCE OF TITLE: BK. 2983 , PG. 857

A PARCEL OF LAND BEING A PART OF BLOCKS 18, 19, 22 AND 23 IN THE PLAT OF THE TOWN OF BATTLEFIELD LOCATED IN THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 22 WEST OF THE 5TH P.M. IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF LOT THREE (3) OF SAID BLOCK 18; THENCE N02°34'32"E, ALONG THE EAST LINE OF SAID BLOCK 18, 150.02 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT ONE (1) OF SAID BLOCK 18; THENCE N88°07'14"W, ALONG SAID NORTH LINE OF LOT ONE (1), 170.03 FEET TO THE NORTHEAST CORNER OF LOT EIGHTEEN (18) OF SAID BLOCK 18; THENCE N02°23'45"E, 174.27 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT NINE (9), BLOCK 23; THENCE N88°21'25"W, 339.28 FEET TO AN EXISTING BOLT AT THE NORTHWEST CORNER OF LOT ONE (1), BLOCK 22; THENCE N88°04'40"W, 160.17 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT NINE (9), BLOCK 22; THENCE S02°12'35"W, ALONG THE WEST LINE OF BLOCK 22, 154.64 FEET TO AN IRON PIN SET IN THE CENTER OF VACATED FOURTH STREET; THENCE S88°18'55"E, ALONG SAID CENTERLINE OF SAID VACATED STREET, 439.13 FEET TO AN IRON PIN; THENCE S02°25'07"W, 170.31 FEET TO AN IRON PIN ON THE SOUTH LINE OF LOT THIRTEEN (13) OF SAID BLOCK 18; THENCE S88°12'27"E, ALONG SAID SOUTH LINE OF LOT THIRTEEN (13), 70.43 FEET TO AN IRON PIN; THENCE S88°14'50"E, 159.02 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

SURVEYOR'S NOTE:

FOURTH STREET & MAIN STREET HAVE BEEN VACATED BY CITY ORDINANCE #41 FOUND IN Bk 48 Pg 517, DATED 04/09/1921.

CERTIFICATE OF SURVEY AND ACCURACY:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, BARRY D. MACKEY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ME, DATED JULY 22, 2024 AND REVISED FEBRUARY 12, 2025 AND SIGNED BY ME, BARRY D. MACKEY, P.L.S. No. 2007017965 AND THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MYSELF IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF BATTLEFIELD, GREENE COUNTY, MISSOURI.

Barry Mackey 2007017965 3-7-25
SIGNATURE P.L.S.# DATE

DECLARATION BY SURVEYOR

I HEREBY DECLARE TO SPARKMAN INVESTMENTS,
THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS DATED JUNE 30, 2017 AND BASED ON INFORMATION PROVIDED BY THE CLIENT.
MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY REVIEW AND SUPERVISION.
PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.
APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.
THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

TYPE OF SURVEY: URBAN

O&M SURVEYING LLC
(417) 832-1405
(417) 830-1171
LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING
472 TROUT ROAD
OZARK, MISSOURI 65721

PROFESSIONAL LAND SURVEYOR
REG. NUMBER: PLS-2007017965
CORPORATION No.#2022004477

CLIENT: SPARKMAN INVESTMENTS	JOB No.: 240506
DESCRIPTION: ADMINISTRATIVE SUBDIVISION	DATE: 07-22-2024
LOCATION: ORIGINAL TOWN OF BATTLEFIELD GREENE COUNTY, MO	SCALE: 1" = 40'
ORDERED BY: CLIENT	DRAWN BY: JES CHECKED BY: BDM
	DWG. No.: 240506-1

STATE OF MISSOURI
BARRY D. MACKEY
NUMBER PLS-2007017965
PROFESSIONAL LAND SURVEYOR