

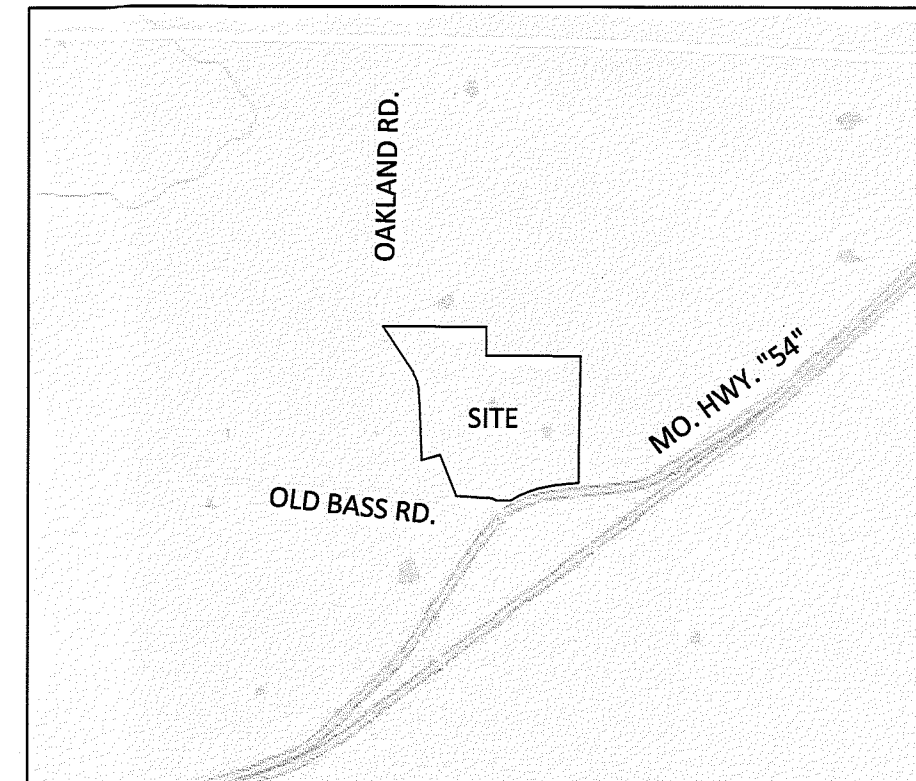
HENLEY SURVEY

A SURVEY BEING A PART OF:
SECTION 35, TOWNSHIP 43 NORTH, RANGE 13 WEST
COLE COUNTY, MISSOURI

STATE OF MISSOURI } ss.
COUNTY OF COLE
Filed for record 13 day of June 2023
at 11:00 A.M. and 10:54 A.M.
recorded in Book 02 Page 3410
JUDY K. RIDGEWAY, RECORDER
Summer Koenig, Deputy

IN THE RECORDER'S OFFICE

SITE LOCATION



LEGEND

- = FOUND IRON PIN
- = SET 1/2" X 18" IRON PIN
- ⊙ = SET 1/2" X 18" IRON PIN (R/O/W REF.)
- = SET 5/8" X 24" IRON PIN
- ✱ = COMPUTED CORNER

- X— = FENCE
- (D) = DEED
- (M) = MEASURED
- (R) = RECORD

- = LAKE ACCESS AREA
- = SIGN I/E ESMT
- = INGRESS & EGRESS EASEMENT & UTILITY EASEMENT

NOTES

SETBACKS:

- FRONT: 50 FEET
- SIDES: 10 FEET
- REAR: 10 FEET

TRACT SPECIFICATIONS:

- TOTAL OF TRACTS: (13)
- LARGEST TRACT: 8.05 ACRES (TRACT 4)
- SMALLEST TRACT: 5.00 ACRES (TRACT 1, 8, 9, 10, & 11)
- TOTAL ACREAGE: 76.31 +/-

SOURCE DOCUMENT
SRBC-241

SOURCE DEED:
BOOK 738, PAGE 129

SURVEYORS NOTES:
SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE.

PLAT IS FILED WITH COVENANTS AND RESTRICTIONS.

TRACT 1 IS SUBJECT TO A PERPETUAL EASEMENT FOR SIGN PURPOSES AND IS ALSO SUBJECT TO AN INGRESS AND EGRESS EASEMENT TO ACCESS SIGN EASEMENT AS SHOWN HEREON.

WEST LINE OF TRACTS 9-13 WERE MEASURED FROM A 20-FOOT OFFSET OF THE CURRENT EXISTING CENTERLINE OF OAKLAND ROAD.

FLOOD NOTE:
PROPERTY FALLS IN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP AS PER COMMUNITY-PANEL NUMBER 29051C0225E, EFFECTIVE DATE SEPTEMBER 2ND, 2012.

SURVEYOR'S CERTIFICATION:

I, D. AARON AUSTIN, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY ON THE LAND HEREIN DESCRIBED AND HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

I/E & SIGN ESMT. LINE TABLE:

LINE	BEARING	DISTANCE
L1a	S 85°39'30" E	204.54'
L2a	S 71°37'11" E	86.79'
L3a	N 89°53'40" E	62.82'
L4a	N 62°09'20" E	98.87'
L5a	N 01°02'55" E	50.00'
L6a	S 27°50'40" E	70.00'
L7a	S 27°50'40" E	71.05'

ROAD ESMT. LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 04°20'30" E	51.88'
L2	N 77°34'36" E	33.12'
L3	N 01°02'55" E	8.28'
L4	N 30°03'06" E	143.98'
L5	N 01°10'45" E	185.21'
L6	N 22°22'12" E	44.10'
L7	N 04°16'42" E	10.00'

I/E & SIGN ESMT. CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1a	1186.35'	50.01'	50.01'	S 60°56'53" W	2°24'56"
C2a	1186.35'	44.61'	44.61'	S 58°39'46" W	2°09'17"

BOUNDARY CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1186.35'	524.04'	519.79'	S 70°14'24" W	25°18'32"
C2	1186.35'	171.61'	171.46'	S 78°45'01" W	8°17'18"
C3	1186.35'	352.43'	351.13'	S 66°05'55" W	17°01'15"
C4	180.00'	118.29'	116.17'	N 69°40'50" W	37°39'10"
C5	200.00'	255.64'	238.59'	N 40°57'33" E	73°14'06"
C6	300.00'	272.91'	263.60'	N 51°30'55" E	52°07'21"
C7	300.00'	127.82'	126.85'	N 13°14'55" E	24°24'40"
C8	300.00'	151.89'	150.27'	N 15°32'50" E	29°00'31"
C9	200.00'	100.78'	99.72'	N 15°36'55" E	28°32'21"
C10	300.00'	110.95'	110.32'	N 11°46'28" E	21°11'27"
C11	200.00'	68.89'	68.55'	N 20°11'02" E	19°44'07"
C12	200.00'	31.89'	31.86'	N 05°44'52" E	9°08'14"
C13	370.00'	192.06'	189.91'	N 18°15'23" W	29°44'27"



AUSTIN LAND SURVEYING, LLC

www.austinlandsurveying.com

CERTIFICATE OF AUTHORITY LICENSE NUMBER 2011000156 EXPIRATION DECEMBER 31, 2023

DEVELOPER: GARY K. HENLEY

5926 HWY 54 W, HENLEY, MO 65040

HENLEY SURVEY

A SURVEY LOCATED IN
SEC. 35, T43N, R13W,
COLE COUNTY, MISSOURI

SCALE	DATE	REVISED
1"=150'	05/10/2023	06/02/2023
DWN BY	CLASS OF PROPERTY	FIELD WORK BY
DAA/KWC	RURAL	MCA/KWC
FIELD RECORD	JOB NO.	PAGE
22059 HENLEY.ASC	22059	1 OF 2

