

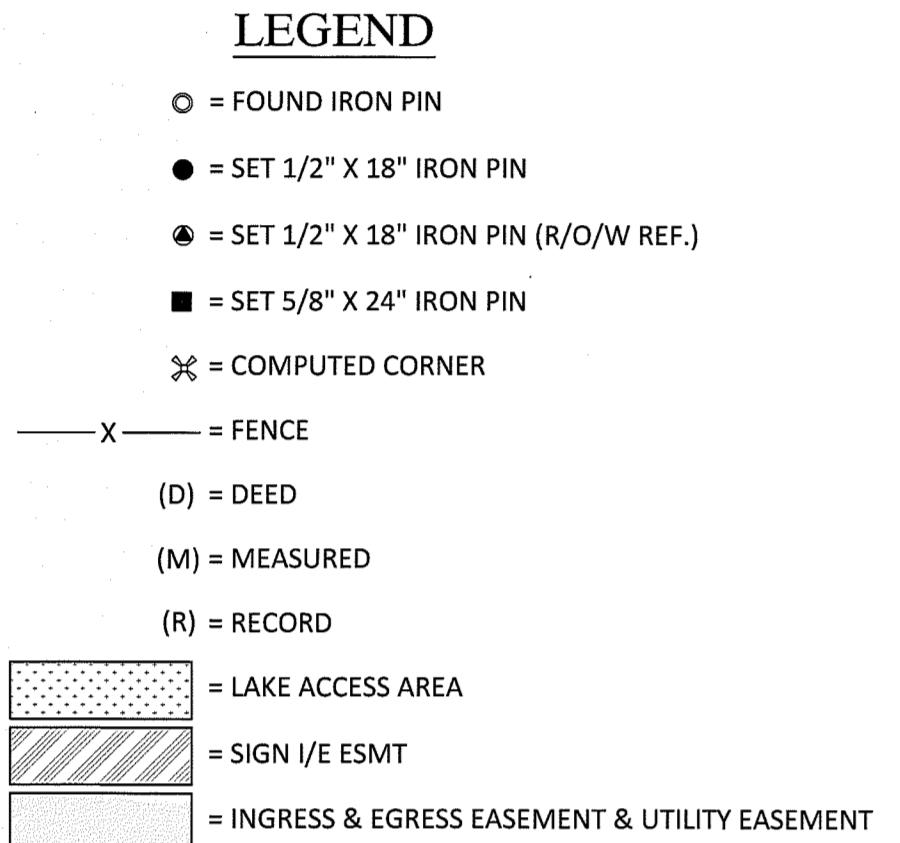
HENLEY SURVEY

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

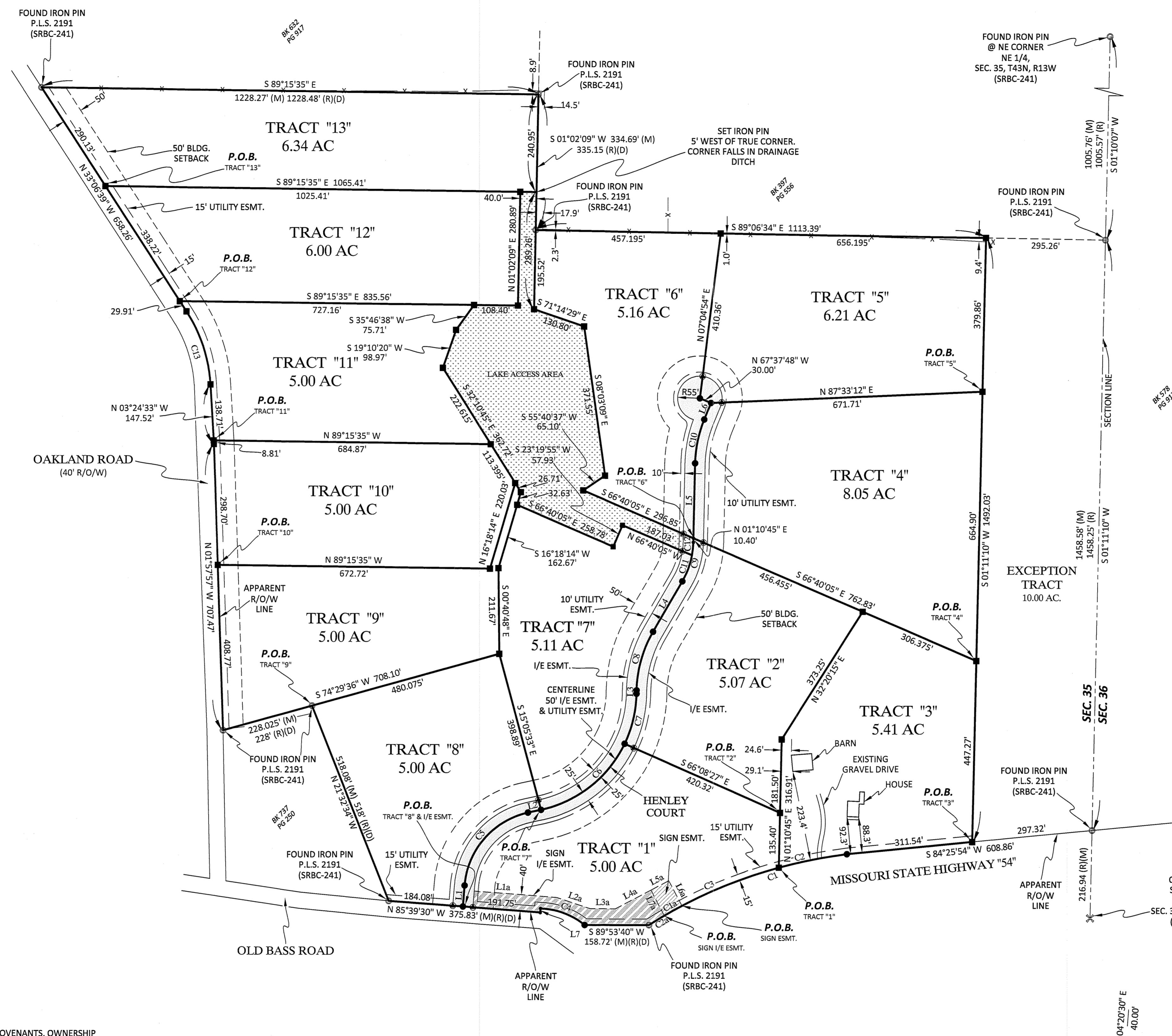
STATE OF MISSOURI
COUNTY OF COLE
Filed for record 13 day of June 2023
at 11 O'clock and 15:43 Minutes A.M.
Recorded in Book C Page 340
JUDY K. RIDGEWAY, RECORDER
Summer Koenig, Deputy

IN THE RECORDER'S OFFICE

NORTH
BEARINGS ARE BASED UPON
GRID NORTH, MISSOURI
COORDINATE SYSTEM OF 1983,
CENTRAL ZONE.



NOTES
SETBACKS:
1. FRONT: 50 FEET
2. SIDES: 10 FEET
3. REAR: 10 FEET
TRACT SPECIFICATIONS:
1. TOTAL OF TRACTS: (13)
2. LARGEST TRACT: 8.05 ACRES (TRACT 4)
3. SMALLEST TRACT: 5.00 ACRES (TRACT 1, 8, 9, 10, & 11)
4. 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 62°09'20" E	50.00'
L6a	S 27°50'40" E	70.00'
L7a	S 27°50'40" E	71.05'

ROAD ESMT. LINE TABLE:

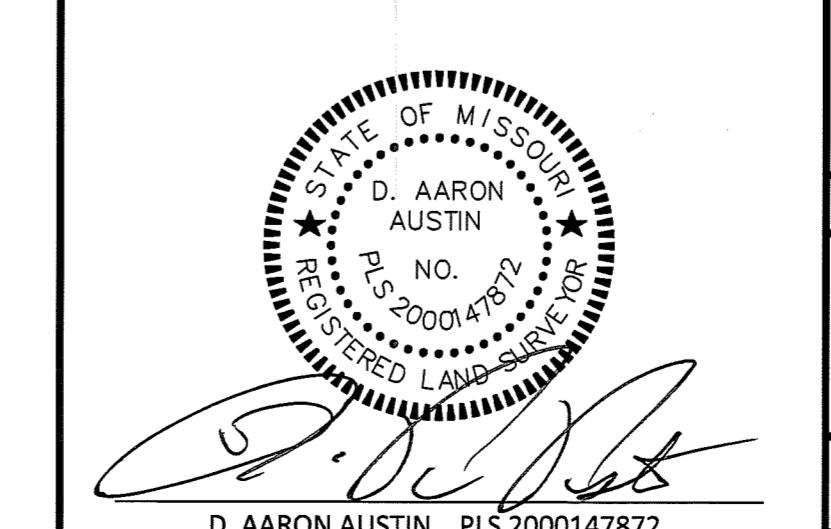
LINE	BEARING	DISTANCE
L1	N 04°20'30" E	51.38'
L2	N 77°34'36" E	33.12'
L3	N 01°02'35" E	8.28'
L4	N 30°03'06" E	143.98'
L5	N 01°10'45" E	185.1'
L6	N 22°22'12" E	44.10'
L7	N 04°16'42" E	10.00'

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°55'33" 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°05'45" W	17°01'15"
C4	180.00'	118.39'	116.17'	N 69°40'50" W	37°39'10"
C5	200.00'	255.64'	258.59'	N 40°57'33" E	73°14'06"
C6	300.00'	127.91'	126.65'	N 51°30'55" E	24°00'00"
C7	300.00'	127.91'	126.65'	N 51°30'55" E	24°00'00"
C8	300.00'	151.89'	150.27'	N 15°32'50" E	20°00'31"
C9	200.00'	100.78'	99.72'	N 15°36'55" E	28°52'21"
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 201000156 EXPIRATION DECEMBER 31, 2023
DEVELOPER: GARY K. HENLEY
5926 HWY 54 W, HENLEY, MO 65040

OFFICE (417)-471-1628
FAX (866)-542-7001
P.O. BOX 451
MT. VERNON, MO 65712
HENLEY SURVEY
A SURVEY LOCATED IN
SEC. 35, T43N, R13W,
COLE COUNTY, MISSOURI

SCALE	DATE	REVISED
1' = 150'	05/10/2023	06/02/2023

DNW BY	CLASS OF PROPERTY	FIELD WORK BY	FIELD RECORD	JOB NO.	PAGE
DAA/KWC	RURAL	MCA/KWC	22059 HENLEY.ASC	22059	1 OF 2

OWNER'S CERTIFICATION:

I, GARY K. HENLEY AM THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON. I HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

Gary K. Henley
GARY K. HENLEY

COVENANTS AND RESTRICTIONS:

COVENANTS AND RESTRICTIONS RECORDED IN _____

ACKNOWLEDGMENT:

STATE OF MISSOURI
COUNTY OF COLE
ON THIS 13 DAY OF June, 2023, BEFORE ME, A NOTARY PUBLIC IN COLE COUNTY, PERSONALLY APPEARED GARY K. HENLEY TO ME KNOWN, AND WHO BEING BY ME, DULY SURNED, DID SAY THAT HE IS THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREON, AND ACKNOWLEDGED THIS INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN COLE COUNTY, MISSOURI THE DAY AND YEAR FIRST WRITTEN.

Gary K. Henley
GARY K. HENLEY

08/26/2023
MY COMMISSION EXPIRES

