

# 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 INVESTMENTS, LP  
2078 W. BLUE SPRINGS ROAD  
BATTLEFIELD, MO 65619

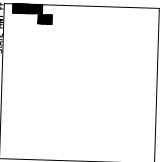
0 40 80  
SCALE: 1" = 40'

### GRID NORTH

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

- = EXISTING IRON PIN OR PIPE (LEGEND)
- = SET IRON PIN (CORP#202204477)
- (D) = DEED (M) = MEASURED
- ⊥ = POWER POLE ⊥ = GUY ANCHOR
- — — = EXISTING FENCE

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



- PLAT NOTES:**
- 1) PLAT SUBMITTAL: JULY 23, 2024
  - 2) TOTAL NUMBER OF LOTS: TWO (2)
  - 3) TOTAL ACREAGES OF LOTS: 112653± SQ.FT. (2.63 ACRE±)
  - 4) LARGEST LOT: LOT 2 (1.61 AC±) 68116± SQ.FT.
  - 5) SMALLEST LOT: LOT 1 (1.02 AC±) 44337± SQ.FT.
  - 6) CURRENT ZONING: R-2
  - 7) PROPOSED LAND USE: RESIDENTIAL URBAN
  - 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, 2016.
  - 11) ALL LOT CORNERS (CEM-PERMANENT) ARE SET WITH A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "202204477".

### COLLECTOR'S STATEMENT:

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 THAT ALL TAXES AND SPECIAL ASSESSMENTS CURRENTLY DUE AND OWING ON THE PROPERTY DESCRIBED ON THIS PLAT HAVE BEEN PAID.

GREENE COUNTY COLLECTOR \_\_\_\_\_

### CERTIFICATE OF CITY CLERK:

I, BETTY ANNE WEST, CITY CLERK OF BATTLEFIELD, GREENE COUNTY, MISSOURI, HEREBY CERTIFY THAT THIS REPLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BATTLEFIELD, MISSOURI, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY CLERK \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, \_\_\_\_\_ 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.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ 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 AFFIRMED MY OFFICIAL SEAL, AT MY OFFICE IN \_\_\_\_\_ GREENE COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THIS REPLAT HAS BEEN APPROVED BY THE BATTLEFIELD, MISSOURI PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN - DANNY KLOPPER

MISSOURI	MISSOURI
PL 2024	PL 2024
18071785	18071785
18071785	18071785

### 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)

**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 6TH PM. IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHWEST 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 N80°07'14"W, ALONG SAID NORTH LINE OF LOT ONE (1), 170.03 FEET TO THE NORTHEAST CORNER OF LOT FIFTEEN (15) OF SAID BLOCK 18; THENCE N52°23'45"E, 174.27 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT NINE (9), BLOCK 23; THENCE N82°15'06", 338.28 FEET TO AN EXISTING BOLT AT THE NORTHWEST CORNER OF LOT ONE (1), BLOCK 22; THENCE N80°04'40"W, 160.17 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT NINE (9), BLOCK 22; THENCE S88°12'27"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 BOTH BEEN VACATED BY CITY ORDINANCE #44-1 (SEE BOOK 48, PAGE 517) DATED 04/04/1922.

### CERTIFICATE OF SURVEY AND ACCURACY:

I, BARRY D. MACKAY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED, PREPARED BY ME, DATED SEPTEMBER 28, 2023 AND SIGNED BY ME, BARRY D. MACKAY, P.L.S. No. 200707965 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 SURVEYOR REGULATIONS OF BATTLEFIELD, GREENE COUNTY, MISSOURI.

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 HEREON, 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.



LAND SURVEYORS,  
PLANNERS, &  
CONSTRUCTION STAKING  
472 TROUT ROAD  
OZARK, MISSOURI 65721

PROFESSIONAL LAND SURVEYOR  
REG. NUMBER: PLS-200707965  
CORPORATION No. 202204477



CLIENT: SPARKMAN INVESTMENTS  
JOB No.: 240508  
DATE: 07-22-2024  
DESCRIPTION: ADMINISTRATIVE SUBDIVISION  
SCALE: 1" = 40'  
LOCATION: ORIGINAL TOWN OF BATTLEFIELD GREENE COUNTY, MO  
DRAWN BY: ES  
CHECKED BY: BDM  
ORDERED BY: CLIENT  
DWG. No.: 240206-1