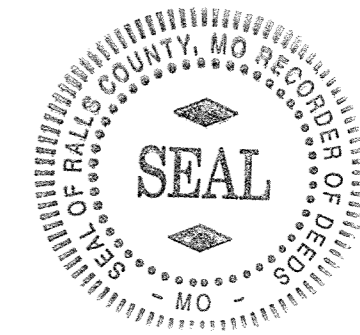
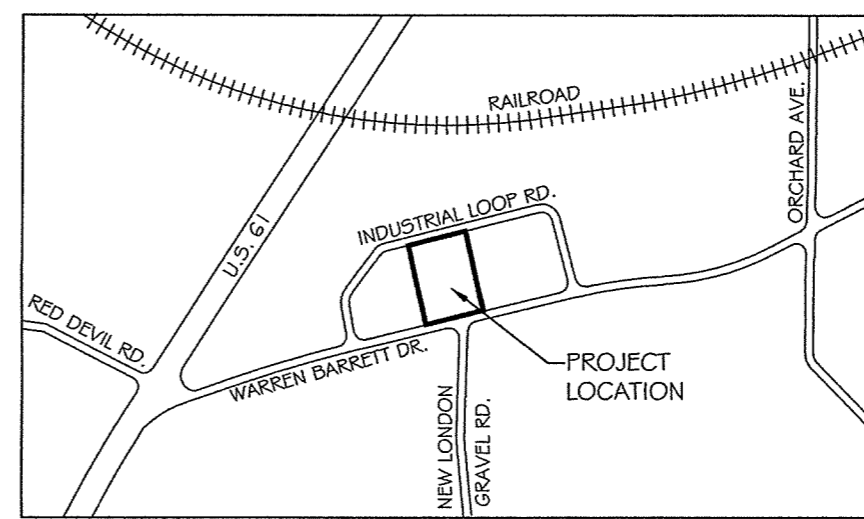


LOT 8 WEST SIDE INDUSTRIAL PARK PLAT 1

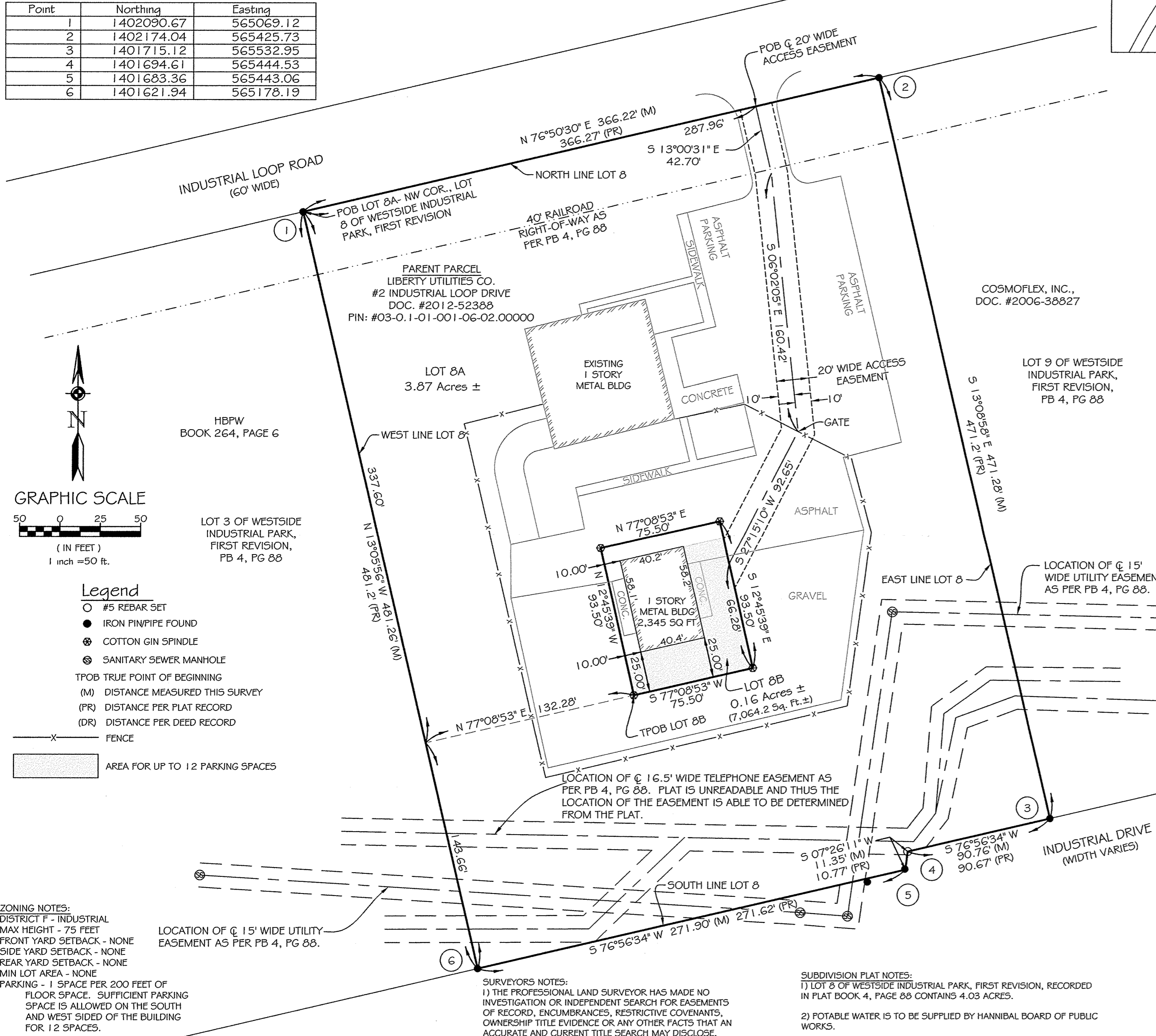
A TRACT BEING ALL OF LOT 8 OF WESTSIDE INDUSTRIAL PARK, FIRST REVISION, CITY OF HANNIBAL, RALLS COUNTY, MISSOURI

Point	Northing	Easting
1	1402090.67	565069.12
2	1402174.04	565425.73
3	1401715.12	565532.95
4	1401694.61	565444.53
5	1401683.36	565443.06
6	1401621.94	565178.19



2018-00261
FILED FOR RECORD
at _____ o'clock _____ M.
JUN 27 2018
Gina Jameson
Circuit Clerk & Ex-Officio Recorder
New London, MO

RECORDER'S USE ONLY



SUGGESTED PROPERTY DESCRIPTION
3.87 ACRES - TRACT 8A

A TRACT OF LAND BEING PART OF LOT 8 OF WEST SIDE INDUSTRIAL PARK - FIRST REVISION, CITY OF HANNIBAL, RALLS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 76 DEGREES 50 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 366.22 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 13 DEGREES 08 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 471.28 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 76 DEGREES 56 MINUTES 34 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 90.76 FEET TO A #5 REBAR SET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 07 DEGREES 26 MINUTES 11 SECONDS WEST A DISTANCE OF 11.35 FEET TO A FOUND IRON PIN; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 76 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 271.90 FEET TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 13 DEGREES 05 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 481.26 FEET TO THE POINT OF BEGINNING. CONTAINING 3.87 ACRES MORE OR LESS AND EXCEPTING A TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 13 DEGREES 05 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 337.60 FEET; THENCE LEAVING SAID WEST LINE NORTH 77 DEGREES 08 MINUTES 53 SECONDS EAST A DISTANCE OF 132.28 FEET TO A SET COTTON GIN SPINDLE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 12 DEGREES 45 MINUTES 39 SECONDS WEST A DISTANCE OF 93.50 FEET TO A SET COTTON GIN SPINDLE; THENCE NORTH 77 DEGREES 08 MINUTES 53 SECONDS EAST A DISTANCE OF 75.50 FEET TO A SET COTTON GIN SPINDLE; THENCE SOUTH 12 DEGREES 45 MINUTES 39 SECONDS EAST A DISTANCE OF 93.50 FEET TO A SET COTTON GIN SPINDLE; THENCE SOUTH 77 DEGREES 08 MINUTES 53 SECONDS WEST A DISTANCE OF 75.50 FEET TO THE TRUE POINT OF BEGINNING.

SUGGESTED PROPERTY DESCRIPTION
0.16 ACRES - TRACT 8B

A TRACT OF LAND BEING PART OF LOT 8 OF WEST SIDE INDUSTRIAL PARK - FIRST REVISION, CITY OF HANNIBAL, RALLS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 13 DEGREES 05 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 337.60 FEET; THENCE LEAVING SAID WEST LINE NORTH 77 DEGREES 08 MINUTES 53 SECONDS EAST A DISTANCE OF 132.28 FEET TO A SET COTTON GIN SPINDLE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 12 DEGREES 45 MINUTES 39 SECONDS WEST A DISTANCE OF 93.50 FEET TO A SET COTTON GIN SPINDLE; THENCE NORTH 77 DEGREES 08 MINUTES 53 SECONDS EAST A DISTANCE OF 75.50 FEET TO A SET COTTON GIN SPINDLE; THENCE SOUTH 12 DEGREES 45 MINUTES 39 SECONDS EAST A DISTANCE OF 93.50 FEET TO A SET COTTON GIN SPINDLE; THENCE SOUTH 77 DEGREES 08 MINUTES 53 SECONDS WEST A DISTANCE OF 75.50 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 0.16 ACRES MORE OR LESS.

SUGGESTED EASEMENT DESCRIPTION
20 FOOT WIDE ACCESS EASEMENT

A 20 FOOT WIDE ACCESS EASEMENT LYING IN PART OF LOT 8 OF WEST SIDE INDUSTRIAL PARK - FIRST REVISION, CITY OF HANNIBAL, RALLS COUNTY, MISSOURI THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 76 DEGREES 50 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 287.96 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID ACCESS EASEMENT; THENCE SOUTH 06 DEGREES 02 MINUTES 05 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 160.42 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 10 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 92.65 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

I (WE), THE UNDERSIGNED, HAVING CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND PLATTED TO MEET THE CITY OF HANNIBAL MINOR SUBDIVISION REQUIREMENTS AS SPECIFIED IN THE HANNIBAL CITY CODE CHAPTER 29, SEC. 29-6. SAID PROPERTY SHALL BE SUBJECT TO RESTRICTIONS AND COVENANTS, IF ANY AND THE ZONING RESTRICTIONS OF THE CITY OF HANNIBAL CITY CODE CHAPTER 32 THAT APPLY TO THE CURRENT ZONING CLASSIFICATION OF THE SUBJECT PROPERTY.

Jeff McChristian
NAME
Jeff McChristian
PRINTED NAME & TITLE
LIBERTY UTILITIES, CO.
STATE OF MISSOURI
COUNTY OF RALLS

ON THIS 21ST DAY OF JUNE, 2018, BEFORE ME APPEARED **JEFF McChristian**, REPRESENTING THE OWNERS OF LIBERTY UTILITIES, CO. TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE/HE EXECUTED THE SAME AS HER/HIS FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST WRITTEN ABOVE.

Norman D. Ellerbrock
NAME
Norman D. Ellerbrock
PRINTED NAME & TITLE
LIBERTY UTILITIES, CO.
STATE OF MISSOURI
COUNTY OF RALLS

MY COMMISSION EXPIRES: 11/27/2021

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY AND FOR THE OFFICE OF CITY ENGINEER OF HANNIBAL, MISSOURI, ON THIS 26th DAY OF JUNE, 2018.

Mark Pross
CITY OF HANNIBAL ENGINEER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY AND FOR THE PLANNING COMMISSION OF THE CITY OF HANNIBAL, MISSOURI ON THIS 21 DAY OF JUNE, 2018.

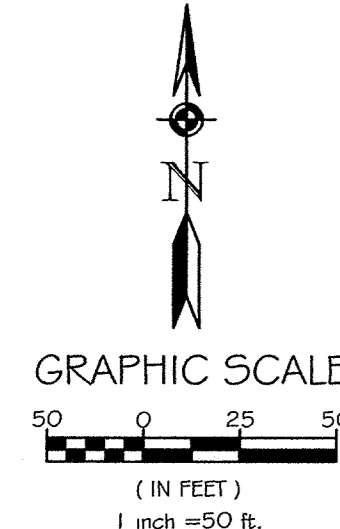
Adrian
CHAIRMAN - PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR OF 2017 AND PRIOR YEARS, HAVE BEEN PAID ON THE PROPERTY AS SET OUT HEREON.

Shyllis Nelson
CITY COLLECTOR - HANNIBAL, MISSOURI

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR OF 2017 AND PRIOR YEARS, HAVE BEEN PAID ON THE PROPERTY AS SET OUT HEREON.

Connie Berry
COUNTY COLLECTOR - RALLS COUNTY, MISSOURI



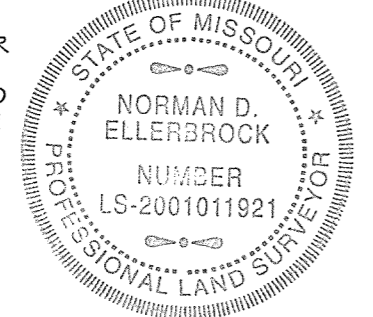
- Legend**
- #5 REBAR SET
 - IRON PIN/PIPE FOUND
 - ⊗ COTTON GIN SPINDLE
 - ⊙ SANITARY SEWER MANHOLE
 - TPOB TRUE POINT OF BEGINNING
 - (M) DISTANCE MEASURED THIS SURVEY
 - (PR) DISTANCE PER PLAT RECORD
 - (DR) DISTANCE PER DEED RECORD
 - X- FENCE
 - ▭ AREA FOR UP TO 12 PARKING SPACES

ZONING NOTES:
DISTRICT F - INDUSTRIAL
MAX HEIGHT - 75 FEET
FRONT YARD SETBACK - NONE
SIDE YARD SETBACK - NONE
REAR YARD SETBACK - NONE
MIN LOT AREA - NONE
PARKING - 1 SPACE PER 200 FEET OF FLOOR SPACE. SUFFICIENT PARKING SPACE IS ALLOWED ON THE SOUTH AND WEST SIDED OF THE BUILDING FOR 12 SPACES.

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING MAY 2018, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Norman D. Ellerbrock 6/20/2018

NORMAN D. ELLERBROCK
MISSOURI PROFESSIONAL LAND SURVEYOR #2001011921
MISSOURI CERTIFICATE OF AUTHORITY #2010035243



- SURVEYOR'S NOTES:**
- 1) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
 - 2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.
 - 3) BASIS OF BEARINGS IS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE.
 - 4) PARENT TRACT RECORDED IN DOC. #2012-52388
 - 5) CLASS OF SURVEY: URBAN

- SUBDIVISION PLAT NOTES:**
- 1) LOT 8 OF WESTSIDE INDUSTRIAL PARK, FIRST REVISION, RECORDED IN PLAT BOOK 4, PAGE 88 CONTAINS 4.03 ACRES.
 - 2) POTABLE WATER IS TO BE SUPPLIED BY HANNIBAL BOARD OF PUBLIC WORKS.
 - 3) SANITARY SEWER SERVICE IS TO BE SUPPLIED BY THE HANNIBAL BOARD OF PUBLIC WORKS.
 - 4) ELECTRIC SERVICE IS TO BE SUPPLIED BY THE HANNIBAL BOARD OF PUBLIC WORKS.
 - 5) LOT 8 WEST SIDE INDUSTRIAL PARK - PLAT 1 ENCOMPASSES 4.03 ACRES± (175,484.1 SQ. FT.±)
 - 6) "STORMWATER MANAGEMENT SYSTEM" WILL USE THE EXISTING STORMWATER MANAGEMENT SYSTEM. THERE ARE NO PROPOSED IMPROVEMENTS TO THE PROPERTY.
 - 7) THE 20 FOOT WIDE ACCESS EASEMENT WILL UTILIZE THE EXISTING ASPHALT DRIVEWAY ACROSS LOT 8. NO NEW STREETS OR DRIVEWAYS ARE PROPOSED.

LOT 8 WEST SIDE INDUSTRIAL PARK PLAT 1
LOT 8 OF WESTSIDE INDUSTRIAL PARK, FIRST REVISION, RALLS COUNTY, MISSOURI

NO.	DATE	REVISION DESCRIPTION	BY

FOUR POINTS LAND SURVEYING & ENGINEERING, INC.
17 NORTHFORT PLAZA
HANNIBAL, MO. 63401
573-406-9533
MISSOURI CERTIFICATE OF AUTHORITY #2010035243

LIBERTY UTILITIES CO

DRAWN PWS	CHECKED NDE
FIELD - KLB	FD BK - MO #6
PG - 6	DRAWING NAME 180081 minor
PROJECT NO. 18-0081	SHEET NO. 1 OF 1