

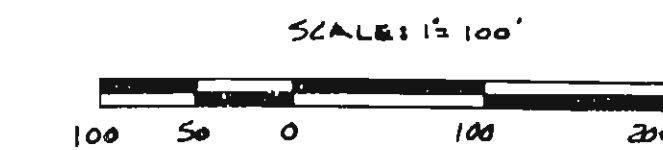
A-1426

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RECORDED
SHARON L. BIRKMAN
99 MAY 25 PM 1:45

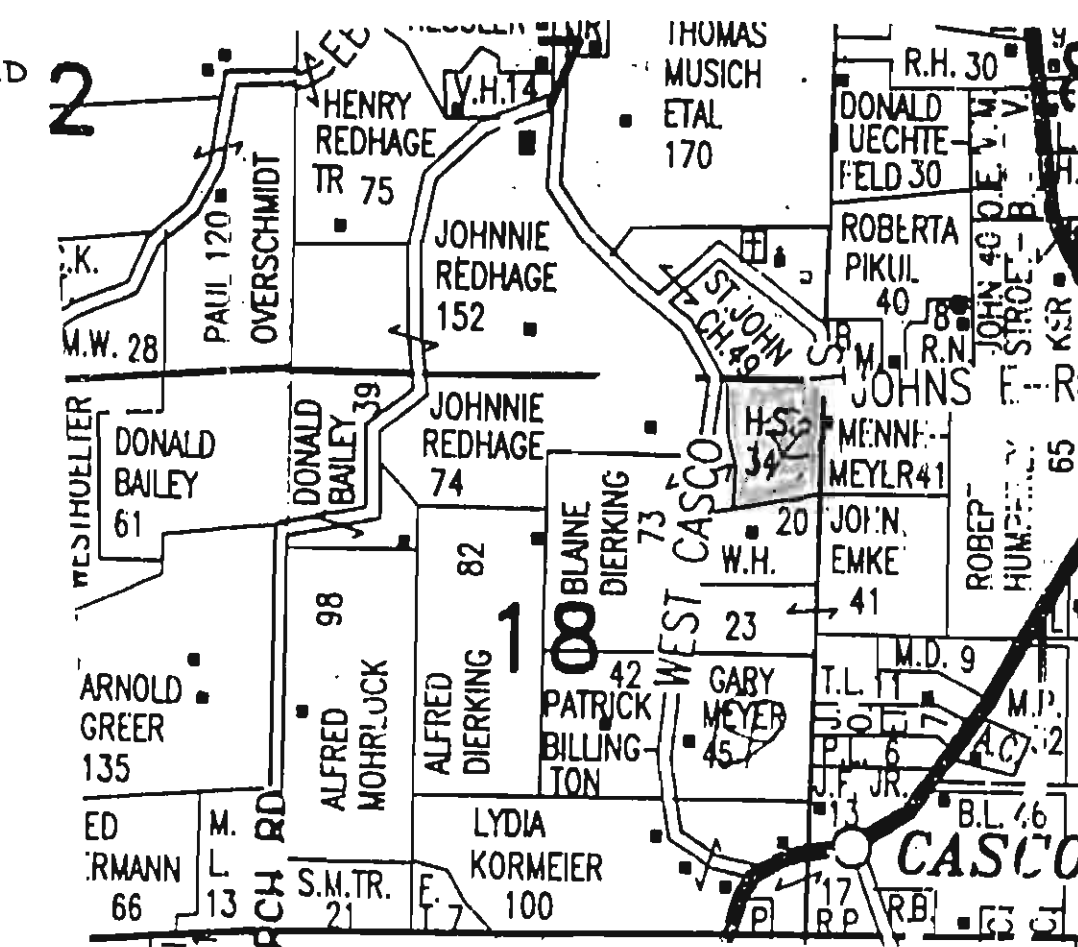
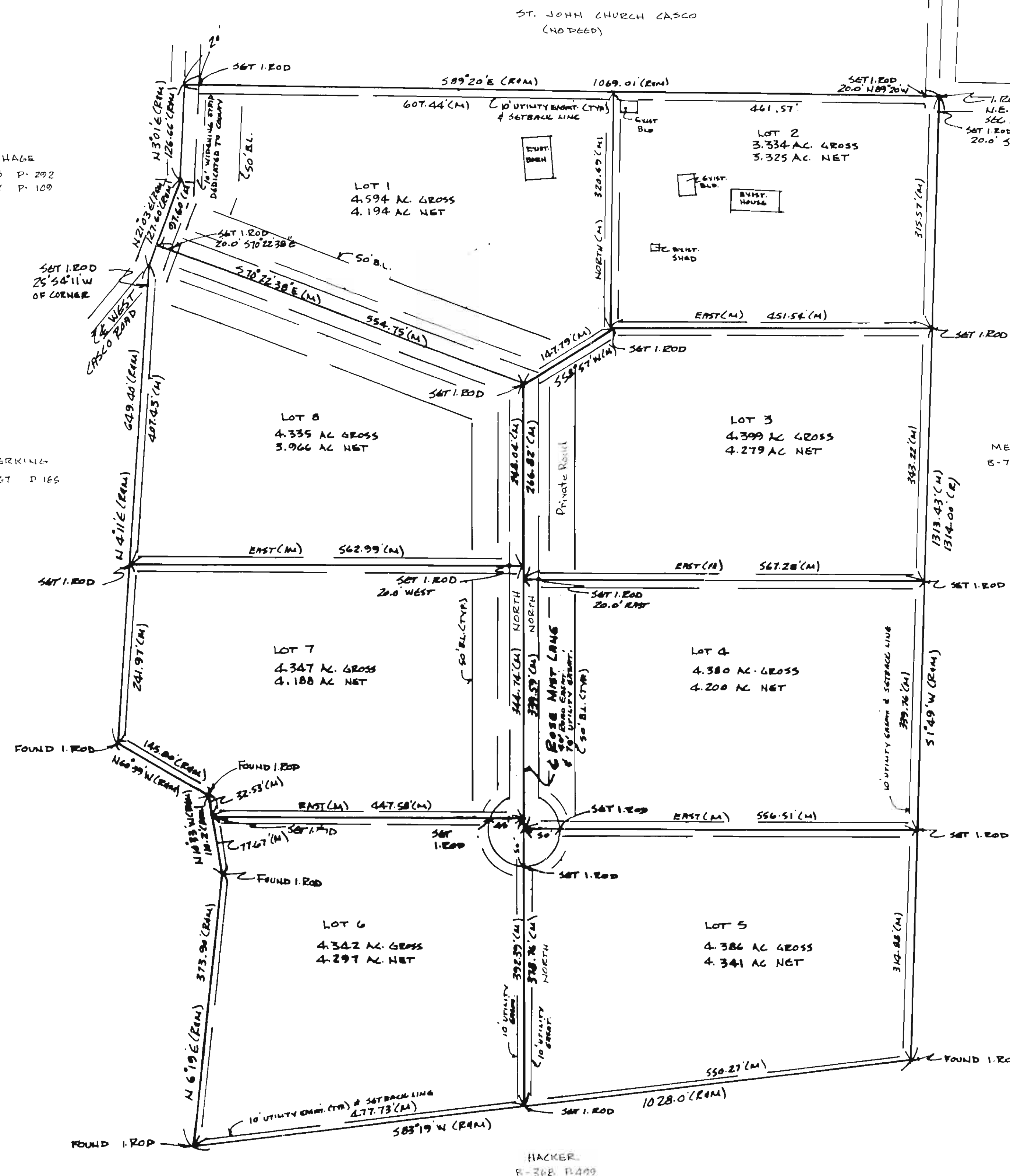
ST. JOHN'S WOOD

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 43 NORTH RANGE 2 WEST OF THE 5TH. P.M.
FRANKLIN COUNTY, MISSOURI



REDHAGE
B-288 P-292
B-347 P-100

DIERKING
B-567 P-165



- NOTES:
1. North derived from bearing of record for East line of Section 18.
 2. Recorded data obtained from survey by Franklin County Surveying Company Inc. dated 4-10-89.
 3. Class "B" Property
 4. Zoning DISTRICT ANU

Certificate of Ownership
We, hereby certify that we are the owners of the property described hereon, which property is within the subdivision regulation jurisdiction of Franklin County, Missouri and that we freely adopt this plan of subdivision

Date: _____ Date: _____
Roberta Cano

We, the undersigned owners of the tract of land herein platted have caused the same to be surveyed and subdivided in the manner hereon shown and the subdivision platted shall henceforth be known as St. John's Wood

The building lines and typical utility easements of record are hereby established and the utility easements may be used for the use, installation and maintenance of public utilities.

IN WITNESS WHEREOF, we have hereunto set our hands on this _____ day of _____ 1999.

Roberta Cano

State of Missouri)
County of Franklin)

On this 29 day of APRIL 1999 before me appeared Roberta Cano

to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year last above written in the County and State aforesaid.

Notary Public: _____
My commission expires: _____

I, Sharon Birkman, Recorder of Deeds within and for said County, do hereby certify that the foregoing instrument was filed for record on _____, 1999, at _____ o'clock _____ m., and duly recorded in Volume _____, page _____, on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal in my office in Union, Missouri.

Recorder of Deeds: _____
By: _____

Certificate of Approval
I, hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in all respects in compliance with the Unified Land Use Regulations of Franklin County, Missouri, and that therefore this plat has been approved by the Planning Director, subject to its being recorded in the Office of County Recorder of Deeds within 60 days of the date below.

_____ Date: 5/18/99
Darren Lamb Planning Director

Description: A tract of land being part of the East Half of the Northeast Quarter of Section 18, Township 43 North Range 2 West of the 5th. P.M. in Franklin County, Missouri to wit: Beginning at an iron rod being the N.E. corner of Section 18, thence along the East line of said section S 1 49' W 1313.43' to an iron rod, thence S 83 19' W 1018.0' to an iron rod, thence N 6 19' E 373.90' to an iron rod, thence N 10 33' W 118.20' to an iron rod, thence N 60 39' W 145.80' to an iron rod, thence N 4 11' E 649.40' to a point in the centerline of West Casco Road, thence along the centerline of said road N 21 03' E 127.60' to a point, thence N 3 01' E 126.65' to a point, thence leaving centerline S 89 20' E 1069.01' to the point of beginning containing 34.118 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

State of Missouri)
County of Franklin)

This is to certify to Ray and Roberta Cano that this plat drawn by me from an actual subdivision survey made by me, being part of the East Half of the Northeast Quarter of Section 18, Township 43 North Range 2 West of the 5th. P.M. in Franklin County, Missouri, and to the best of my knowledge and belief was executed in accordance with the current "Minimum Standards for Property Boundary Surveys" adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

Ray J. Muser, L.S. 3858, J. MUSER, Registered Land Surveyor, State of Missouri, P.O. Box 343 Washington, MO 63090, 314-239-1247

Witness my original signature, registration number and seal this 16 day of APRIL 1999.

STATE OF MISSOURI)
County of Franklin)

I, Sharon L. Birkman, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument of writing was filed for record on the 25th day of MAY 1999, at 1:45 o'clock P.M., and duly recorded in Book _____, Page 797, on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Union, the date aforesaid.

SHARON L. BIRKMAN, Recorder of Deeds
By: _____ Deputy



MUSER AND ASSOCIATES

DWN. BY: K.J.M. DATE: 5-18-99

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