

**Subdivision Plat**  
**Lyon Store Subdivision**  
 Part of the Southeast Quarter  
 of the Southwest Quarter  
 Section 32  
 Township 44 North, Range 2 West  
 Franklin County, MO

**CERTIFICATE OF OWNERSHIP**

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

Building setback lines as shown herein are hereby established.

Utility easements as shown on the plat are hereby granted to Southwestern Bell Telephone Company, Ameren U.E., Locust Gas Company and their successors and assigns for the installation and maintenance of public utilities.

In witness whereof, we have hereunto set our hand this 8<sup>th</sup> day of June, 1999.

Wayne Lohmeyer  
 Wayne Lohmeyer

Carole Lohmeyer  
 Carole Lohmeyer

**NOTARY PUBLIC CERTIFICATE**

STATE OF MISSOURI  
 COUNTY OF FRANKLIN

On this 8<sup>th</sup> day of June, before me personally appeared Wayne & Carole Lohmeyer to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed said instrument as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my seal the day and year first above written.

Marion L. Shockey  
 Notary Public  
 My Commission Expires September 11, 2002



**RECORDER OF DEEDS CERTIFICATE**

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 8<sup>th</sup> day of June, 1999, at 0:00 o'clock PM, and duly recorded in Book 1105/693, on said date.

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

Sharon L. Birkman, Recorder of Deeds.

By \_\_\_\_\_ Deputy

N/E  
 Schmitz, Vernon & Louise  
 1105/693

End OP  
 N88°53'03"E 0.94'

**Notes & Symbols**

Class of Property: Suburban

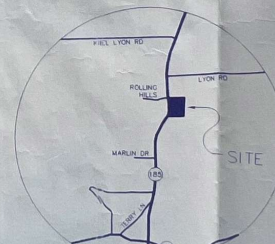
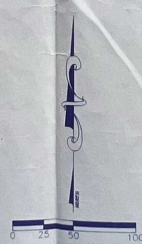
Traverse Closure: 193.028

Set 5/8" Non Rod w/ Cop

- (1) Further subdivision of any lot shown on this plat as served by a private road may be prohibited by the Unified Land Use Regulations.
- (2) The policy of Franklin County is that, if the county improves streets (i) that were never constructed to the standards required in the Unified Land Use Regulations for dedicated streets, and (ii) on which 75 percent of the existing units were constructed after the effective date of these regulations, then 100 percent of the costs of such improvements shall be assessed to the abutting landowners.
- (3) Highway courses shown derived from: As Built certificate data. No right of way markers found. Highway plans of record (1936) do not agree with as built construction.
- (4) Per FRM Community-Panel Number 290493 0015 B, Effective Date: October 1, 1984, lots are not in the 100 year floodplain.

**Reference Documents**

General Warranty Deed - Book 364, Page 58, December 4, 1979 (Lohmeyer & Carole).  
 Beneficiary Deed - Book 212, Page 122, October 28, 1992.  
 Boundary Survey by Kappelmann & Associates, Inc., 4-14-79.  
 Survey by Mullerbach L.S. 1352, Jan 19, 1973 - SRB 1, Page 3.



**CERTIFICATE OF OWNERSHIP**

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Building setback lines as shown herein are hereby established.

Utility easements as shown on the plat are hereby granted to Southwestern Bell Telephone Company, Ameren U.E., Locust Gas Company and their successors and assigns for the installation and maintenance of public utilities.

In witness whereof, we have hereunto set our hand this 8<sup>th</sup> day of June, 1999.

Fred Lohmeyer  
 Fred Lohmeyer

Stella Lohmeyer  
 Stella Lohmeyer

**NOTARY PUBLIC CERTIFICATE**

STATE OF MISSOURI  
 COUNTY OF FRANKLIN

On this 8<sup>th</sup> day of June, before me personally appeared Fred & Stella Lohmeyer to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed said instrument as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my seal the day and year first above written.

Marion L. Shockey  
 Notary Public  
 My Commission Expires September 11, 2002



**PLANNING COMMISSION 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.

Sharon L. Birkman, Planning Director.

**PROPERTY DESCRIPTION**

Part of the Southeast Quarter of the Southwest Quarter of Section Thirty-two (32), Township Forty-four North, Range Two (2) West of the Fifth Principal Meridian described as follows: Beginning at the southeast corner of said quarter-quarter, thence with the south line of said quarter-quarter S 88°32'46" W 354.01' to the east right of way of Missouri Highway 185 (60' W), thence with said right of way S 88°32'46" W 354.01' to the left bearing a radius of 547.80', on arc length of 285.91', and chord N 10°34'31" E - 282.68' to the P.T. of said curve, continue along said right of way N 04°22'36" W 352.07' to a point, thence leaving said right of way N 88°53'03" E 508.17' to an iron rod, thence with the east line of said quarter-quarter S 02°02'41" W 833.99' to the point of beginning containing 6.96 acres.

**CERTIFICATE OF SURVEY & ACCURACY**

This is to certify that during the month of September, 1998, at the request of Wayne & Carole Lohmeyer, I have executed a Proper Boundary Survey and subdivision of the lands shown herein.

I hereby certify that this plat and the survey thereon were under my supervision from an actual survey performed under my supervision during the month of September, 1998, was prepared in accordance with the current Missouri Standard Property Boundary Survey of the Missouri Department of Natural Resources, Division of Geology and Land Survey, witness my original signature, registration number and seal this 8<sup>th</sup> day of June, 1999.

Kenneth L. Buescher, P.E.  
 Kenneth L. Buescher, P.E.



Scale: 1" = 50'  
 NS: SLM-98-03  
 Date: 01-05-99  
 DPT: GLS

**BUESCHER ENGINEERING COMPANY**  
 10 EAST THIRD STREET, P.O. BOX 421  
 WASHINGTON, MO 63080  
 Tel 314-299-4333