

- LEGEND:**
- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
 - = 5/8" IRON PIN SET, CAPPED
 - = LC 383" (EXCEPT AS NOTED)
 - = EXISTING PERMANENT MONUMENT (EXCEPT AS NOTED)
 - = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
 - (M) = MEASURED DATA
 - (P) = PLATTED DATA
 - (D) = DEEDED DATA
 - BSL = BUILDING SETBACK LINE
 - DRAIN = DRAINAGE
- SEWER = SANITARY SEWER
 - UTIL = UTILITY
 - ESMT = EASEMENT
 - UE = UTILITY EASEMENT
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - = EXISTING CHAIN LINK FENCE
 - = EXISTING ELECTRIC FENCE
 - = EXISTING WIRE FENCE

MINOR SUBDIVISION
MURPHY FARM
 IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI
 BEING A PART OF THE NE1/4 OF THE SE1/4 SECTION 20
 AND A PART OF THE NW1/4 OF THE SW1/4 SECTION 21
 ALL IN TOWNSHIP 27 NORTH, RANGE 23 WEST

CHRISTIAN COUNTY RECORDER'S OFFICE:

RECORDER _____ DEPUTY _____

PLAT NOTES:

- TRACTS 1 AND 2 ARE ZONED A-1 (AGRICULTURAL).
- BUILDING SETBACKS FOR A-1 ZONING ARE AS FOLLOWS:
 FRONT SETBACK = 35 FEET
 SIDE YARD SETBACK = 20 FEET
 REAR SETBACK = 35 FEET
- SOURCE OF SURVEY: PLAT OF CLEVER; DEEDS PROPOSED ADDITION TO CLEVER; REPLAT OF BLOCK 3 DEEDS ADDITION; FINAL PLAT OF PACIFIC HEIGHTS; SURVEY BY GUNTER AND ASSOCIATES, DATED 04-07-1994; SURVEY BY SHAFER & HINES, INC. RECORDED IN PLAT BOOK "H" AT PAGE 621; SURVEY BY SHAFER & HINES, INC. RECORDED IN PLAT BOOK "H" AT PAGE 250; SURVEY BY WHITE LAND SURVEYING, LLC, RECORDED IN PLAT BOOK "H" AT PAGE 453; SURVEY BY GUNTER AND ASSOCIATES, INC. RECORDED IN PLAT BOOK "V" AT PAGE 2857; HAYES & HODGES ADDITION; SURVEY BY GUNTER AND ASSOCIATES, INC. RECORDED IN PLAT BOOK "V" AT PAGE 3485; SURVEY BY GUNTER AND ASSOCIATES, INC. RECORDED IN PLAT BOOK "Y" AT PAGE 3167; SPRINGFIELD SOUTHWESTERN RAILROAD OWNED AND OPERATED BY MISSOURI PACIFIC RAILROAD CO. RIGHT-OF-WAY AND TRACK MAP AS SHOWN IN MO V208 SHEET 5; SURVEY BY SHAFER & HINES, INC. DATED 09-30-2016, PROJECT NO. 125004; SURVEY BY SHAFER & HINES, INC. RECORDED IN BOOK "Y" AT PAGE 3167; SURVEY BY SHAFER & HINES, INC. RECORDED IN BOOK "Y" AT PAGE XXXX; FINAL PLAT OF HIDDEN MEADOW ESTATES; FINAL PLAT OF CLEVER HIGH SCHOOL; 4. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA, ACCORDING TO COMMUNITY MAP NO. 29043C, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010.
- SEE SURVEY BY SHAFER & HINES, INC. DATED 09-30-2016, PROJECT NO. 125004 FOR ADDITIONAL SPRINGFIELD SOUTHWEST RAILROAD RIGHT-OF-WAY INFORMATION NOT SHOWN HEREON, AND FOR ADDITIONAL BOUNDARY INFORMATION FOR THE PLAT OF CLEVER AND DEEDS ADDITION TO CLEVER NOT SHOWN HEREON.
- SEE SHEET 2 OF 2 FOR DETAILS 1 THRU 5.

OWNER AND OR SUBDIVIDER:

AS OWNERS WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HERE ON TO THE CITY OF CLEVER, FURTHERMORE, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

CYNTHIA JANE MURPHY (OWNER) _____ DATE _____

RONNIE E. MURPHY (OWNER) _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF MISSOURI } S.S.
 COUNTY OF CHRISTIAN }
 ON THE _____ DAY OF _____ OF 20____, BEFORE ME PERSONALLY APPEARED CYNTHIA J. MURPHY, KNOWN TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT:

STATE OF MISSOURI } S.S.
 COUNTY OF CHRISTIAN }
 ON THE _____ DAY OF _____ OF 20____, BEFORE ME PERSONALLY APPEARED RONNIE E. MURPHY, KNOWN TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

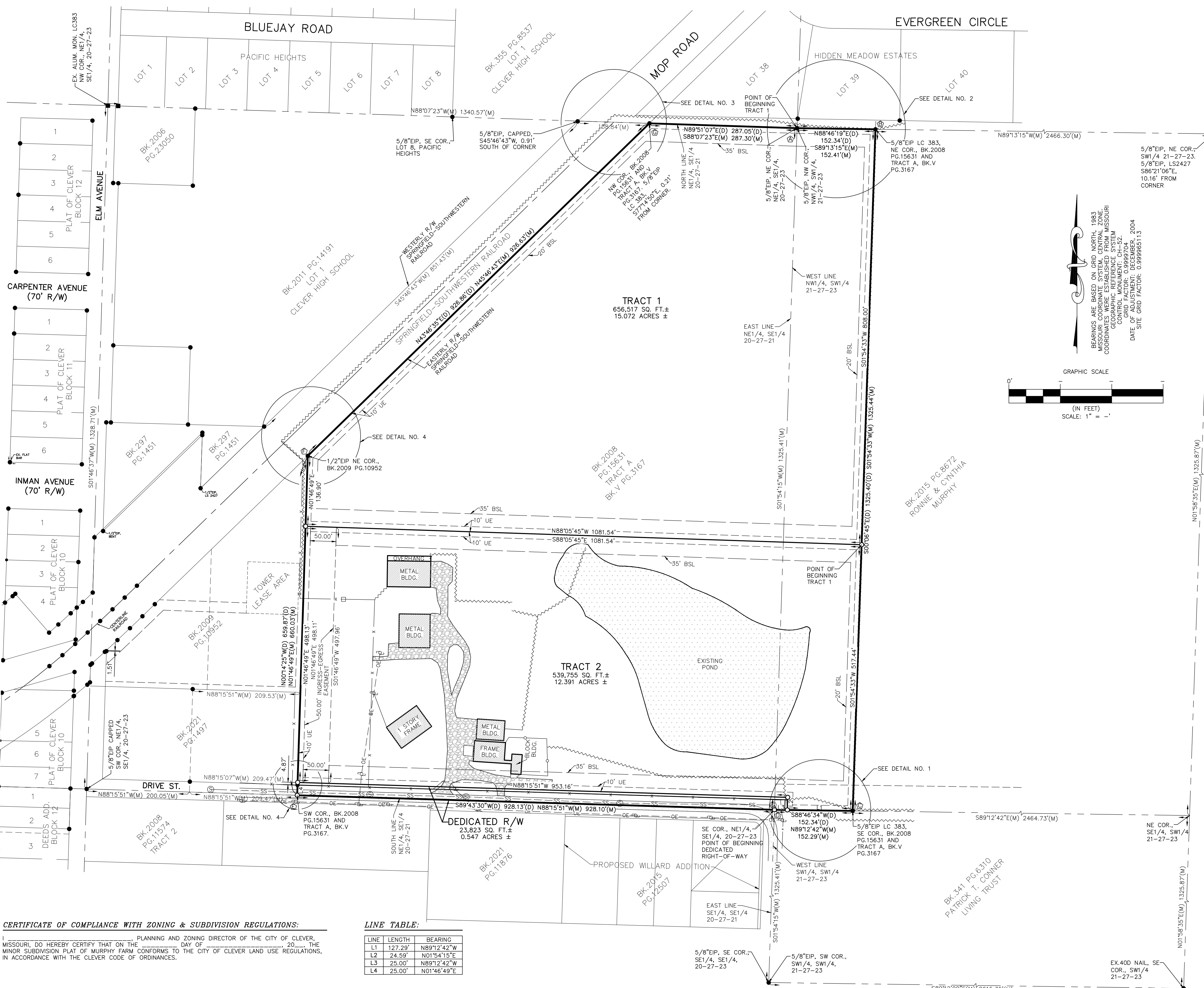
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

DECLARATION BY SURVEYOR:

THAT I, SHANE L. MACHIN, DO HEREBY CERTIFY THAT HIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY SHAFER & HINES, INC., DATED 12-22-2021 AND SIGNED BY SHANE L. MACHIN, P.L.S. NO. 2005019223 IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI, DEPARTMENT OF NATURAL RESOURCES' STANDARDS FOR PROPERTY BOUNDARY SURVEYS."



SHANE L. MACHIN, MO P.L.S. #2005019223 DATE _____



CERTIFICATE OF COMPLIANCE WITH ZONING & SUBDIVISION REGULATIONS:
 I, _____ PLANNING AND ZONING DIRECTOR OF THE CITY OF CLEVER, MISSOURI, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THE MINOR SUBDIVISION PLAT OF MURPHY FARM CONFORMS TO THE CITY OF CLEVER LAND USE REGULATIONS, IN ACCORDANCE WITH THE CLEVER CODE OF ORDINANCES.

LINE TABLE:

LINE	LENGTH	BEARING
L1	127.29'	N89°12'42"W
L2	24.59'	N01°54'15"E
L3	25.00'	N89°12'42"W
L4	25.00'	N01°46'49"E

PLANNING AND ZONING DEPARTMENT _____ DATE _____

DATE: _____

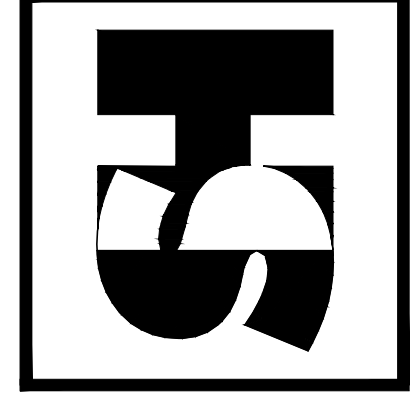
REVISION / ISSUE

NO.	



SHANE L. MACHIN - LAND SURVEYOR
 NO. P.L.S. - 2005019223

SHAFER & HINES
 CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
 DBE CERTIFIED COMPANY
 P.O. Box 493, Nixa, Missouri, 65714
 Tel: (417) 725-4663 - Fax: (417) 725-5230
 Email: shane@shafahines.com
 SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-983-D



PREPARED FOR:
RONNIE & CYNTHIA MURPHY
 317 E. DRIVE STREET
 CLEVER, MO 65631

DATE: 02-28-2019
 DRAWN BY: SIM
 CHECKED BY: SIM
 CLASS OF PROPERTY: URBAN
 DRAWING: 018ND0042.DWG
 SCALE: 1" = 100'
 JOB NO. 210042
 SHEET 1 OF 2