



EX. 1/2" REBAR  
NORTH 1/4 CORNER OF SECTION 15, T50N,  
R12W AS SHOWN BY THE SURVEY REC. IN  
BOOK 1295, PAGE 221 AND THE SURVEY REC.  
IN BOOK 3201, PAGE 149

# WEST ACRES A MINOR PLAT

LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 50 NORTH, RANGE 12 WEST

BOONE COUNTY, MISSOURI

MARCH 21, 2025

## STREAM BUFFER STATEMENT

PART OF THIS TRACT IS LOCATED WITHIN A TYPE II STREAM BUFFER AS  
DEFINED IN THE BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY,  
MISSOURI ZONING REGULATIONS. THERE SHALL BE NO CLEARING, GRUBBING,  
GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS  
SPECIFICALLY APPROVED BY THE COUNTY DIRECTOR.

SCALE: 1" = 60'  
0 30 60 120

BEARINGS ARE REFERENCED TO GRID NORTH OF THE  
MISSOURI STATE PLANE COORDINATE SYSTEM, (NAD 83),  
CENTRAL ZONE, AS GATHERED BY GPS OBSERVATIONS.

## LEGEND

E	EXISTING 1/2" REBAR (UNLESS OTHERWISE NOTED)	△	R/W MARKER
S	SET 1/2" REBAR WITH CAP "TDG#2006-014470" (UNLESS NOTED OTHERWISE)	R/W	RIGHT-OF-WAY
○	IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)	CL	CENTERLINE
●	PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)	IP	IRON PIPE
■	STONE MONUMENT	RE	REBAR
---	FENCE	(M)	MEASURED DISTANCE
---	R/W LINE	(REC.)	RECORD MEASUREMENT
		CALC	CALCULATED POSITION/DISTANCE
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT
		WD XXX-XXX	DEED RECORDED IN BOOK XXX, PAGE XXXX
		X <sub>DH</sub>	DRILL HOLE WITH CHISELED "X"

## GENERAL NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR RURAL PROPERTY AS DEFINED  
BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR  
CHORD DIMENSIONS.
- RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT.
- TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, AND COVENANTS; WHETHER OF  
RECORD OR NOT.
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE

## PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 50 NORTH, RANGE 12 WEST,  
BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5165  
PAGE 70, AND AS SHOWN ON SURVEY RECORDED IN BOOK 5150 PAGE 123, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 15 AS SHOWN ON A SURVEY RECORDED IN BOOK 3201, PAGE 149,  
THENCE WITH THE QUARTER SECTION LINE N1°50'15"E 36.35 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY  
124; THENCE LEAVING SAID QUARTER SECTION LINE AND WITH SAID NORTH RIGHT-OF-WAY LINE S88°23'35"E 50.00  
FEET TO SOUTHWEST CORNER OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5165 PAGE 70,  
AND AS SHOWN ON SURVEY RECORDED IN BOOK 5150 PAGE 123; THENCE CONTINUING WITH SAID NORTH  
RIGHT-OF-WAY LINE, AND WITH THE SOUTH LINE OS SAID TRACT, S88°23'35"E 682.11 FEET THE POINT OF  
BEGINNING.

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, N1°36'25"E, 777.28 FEET TO THE NORTH  
LINE OF SAID TRACT; THENCE WITH SAID NORTH LINE, S88°23'35"E 300.00 FEET TO THE NORTHEAST CORNER OF  
SAID TRACT; THENCE WITH THE EAST LINE OF SAID TRACT, S1°36'25"W 777.28 FEET TO THE NORTH RIGHT-OF-WAY  
OF SAID HIGHWAY 124; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N88°23'35"W 300.00 FEET TO THE POINT OF  
BEGINNING AND CONTAINING 5.35 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS.

SURVEY AND PLAT BY

(MO) CERTIFICATE OF AUTHORITY FOR LAND SURVEYING #2008014470

**TREKK**  
DESIGN GROUP, LLC  
2313 SUITE C, INDUSTRIAL DR.  
COLUMBIA, MO 65202  
PH. (573) 445-4275  
MKLASING@TREKKDESIGNGROUP.COM

MICHAEL L. KLASING L.S. 2728

STATE OF MISSOURI } SS  
COUNTY OF }  
DATE  
SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC  
MY COMMISSION #  
EXPIRES

PRELIMINARY DRAFT	MINOR PLAT	
	FOR LUKE WEST/RED TOP RANCH, LLC LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 50 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI	
	CORPORATE NUMBER: 2006014470	<b>TREKK</b> DESIGN GROUP, LLC 2313 SUITE C, INDUSTRIAL DR. COLUMBIA, MO 65202 PH. (573) 445-4275 MKLASING@TREKKDESIGNGROUP.COM
	DATE: MARCH 21, 2025 PROJECT: 25-WEST 5 ACRE	
	SCALE: 1" = 60' DRAWN BY: DDF	

APPROVED FOR RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BILL FLOREA

## WASTEWATER TREATMENT NOTE

THIS 5.35 ACRE TRACT IS IN COMPLIANCE WITH THE BOONE COUNTY MINIMUM  
LAGOON SETBACKS. THE FOLLOWING SETBACKS APPLY BUT MAY NOT BE SHOWN.  
PROPERTY LINE: 75'  
HOUSE LOCATION: 100'  
STREAM BUFFER/ FEMA FLOOD PLAIN: 50'  
HEAVY TIMBER: 50'  
OVERLAND FLOW FROM PROPERTY LINE: 100'

## FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED IN ZONE "A" (AREAS OF UNDETERMINED BASE  
FLOOD ELEVATIONS) OF THE 100-YEAR FLOODPLAIN AS SHOWN BY FEDERAL  
EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY PANEL NUMBER 29019C01600,  
EFFECTIVE DATE: MARCH 17, 2011 AND COMMUNITY PANEL NUMBER 29019C0180E,  
EFFECTIVE DATE: APRIL 19, 2017. THE REMAINDER OF THE TRACT IS LOCATED WITHIN  
ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE  
FLOOD WITH AVERAGE DEPTH LESS THAN ONE-FOOT OR WITH DRAINAGE AREAS OF  
LESS THAN ONE SQUARE MILE) PER SAID MAPS.