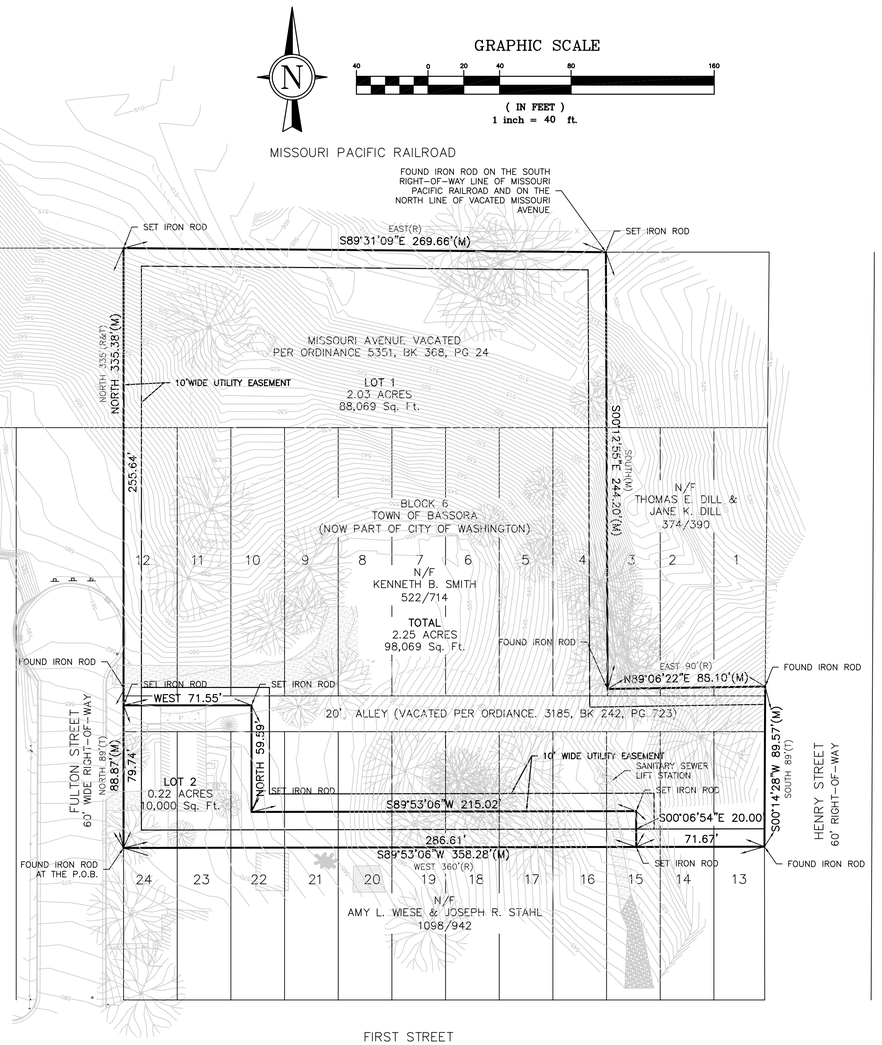
WYLIE SUBDIVISION
RESUBDIVISION OF LOTS 4 THRU 12, PART OF LOTS 1 THRU 3 AND 13 THRU 24, ALL OF THE ALLEY IN BLOCK 6 OF THE PLAT OF THE TOWN OF BASSORA, PART OF VACATED MISSOURI AVENUE
PART OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5th P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI.



OWNERS CERTIFICATE:

We, the undersigned, Kenneth B. Smith and Jane Wylie–Smith, husband and wife, the owners of the tract of land described in the Surveyor's Certificate and as shown hereon, have caused the same to be surveyed and subdivided in the manner shown on this plat. The subdivision shall hereafter be known as "WYLIE SUBDIVISION" and is the "Resubdivision of Lots 4 thru 12, part of Lots 1 thru 3 and 13 thru 24, all of the vacated Alley in Block 6 of the Plat of the Town of Bassora, and part of vacated Missouri Avenue.

Utility easements as shown hereon are hereby granted to the City of Washington, AT&T, Southwestern Bell, Missouri Natural Gas, Charter Communications, Ameren U.E., and their successors and assigns and a right of temporary usage of adjacent ground not occupied by improvements for the excavation reasonably necessary during installation, repair, or replacement of said underground utilities.

Building setback lines as noted hereon are hereby established as per R–1 Zoning of the Zoning Codes for the City of Washington.

IN WITNESS WHEREOF, said Kenneth B. Smith and Jane Wylie–Smith, husband and wife have caused these presents to be signed this _____ day of _____, 2007.

_____ _____

Kenneth B. Smith Jane Wylie–Smith

NOTARY CERTIFICATE:
STATE OF MISSOURI)
COUNTY OF FRANKLIN)SS

On this _____ day of _____,2007, before me personally appeared Kenneth B. Smith and Jane Wylie–Smith to me known to be the persons described in, who being by me duly sworn, did say that they are the owners of a tract of land describe in the foregoing Surveyors Certificate and that they acknowledged said instrument to be their free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal at my office in the City of Washington, Franklin County, Missouri the day and year first above written.

_____

My Commission Expires _____

RECORDER OF DEED'S CERTIFICATE:

STATE OF MISSOURI)
COUNTY OF FRANKLIN)SS

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 this _____day of_____, _____, at _____o'clock__m., and duly recorded is Document #_____.

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

COLLECTOR OF REVENUE'S CERTIFICATE:

I, Mary Ann Henderson, Collector of Revenue for Franklin County, Missouri, first being duly sworn, depose and say that I am familiar with the land belonging to and subdivided as "WYLIE SUBDIVISION" and further state that there are no delinquent tax assessments on the aforesaid land due Franklin County, or the State of Missouri in my office.

_____
Mary Ann Henderson, Collector of Revenue
Franklin County, Missouri

CITY CLERK'S CERTIFICATE:

I, Brenda Mitchell, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "WYLIE SUBDIVISION", was approved by the City Council of Washington, Missouri by Ordinance No._____ passed and approved the _____day of _____.

_____
Brenda Mitchell, City Clerk

Notes:

1. North derived from bearing of record for the east right–of–way line of Fulton Street as per the "Plat of the Town of Bassora", recorded September 30, 1858 in the Franklin County Recorder of Deeds Office. (North)

2. R = recorded boundary information as per the "Plat of the Town of Bassora", recorded September 30, 1858 in the Franklin County Recorder of Deeds Office.

3. T = recorded boundary information as per Tri–County Title, L.L.C. "Informational Report" Order No. 2390/2 & 4979/2.

4. M = boundary information by Buescher Frankenberg Associates, Inc.

DESCRIPTION:

A tract of land being all of Lots 4 thru 12, part of Lots 1 thru 3 and 13 thru 24, and the Alley in Block 6 of the "Plat of the Town of Bassora as recorded September 30, 1858 in the Franklin County Recorder of Deeds Office, all of vacated "Missouri Avenue" as vacated by Ordinance #5351, all being part of the Section 22, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County, Missouri to wit:

Beginning at a found iron rod at the southwest corner of a tract of land described in Deed Book 522, Page 714, also being on the east right–of–way line of Fulton Street, also being on the west line of said Lot 24, thence along said east right–of–way line and the northerly projection thereof and said west lot line and the northerly projection thereof and the west line of said Lot 12 and the northerly projection thereof North 335.38 ft. to a set iron rod on the north right–of–way line of said vacated Missouri Avenue also being on the south right–of–way line of Missouri Pacific Railroad; thence along said north right–of–way line and said south right–of–way line S89°–31'–09"E 269.66 ft. to a set iron rod at the intersection of the northerly projection of the east line of said Lot 4 and said right–of–way line; thence leaving said right–of–way line along said northerly projection and said east lot line S00°–12'–55"E 244.20 ft. to a found iron rod; thence leaving said line N89°–06'–22"E 88.10 ft. to a found iron rod on the west right–of–way line of Henry Street also being the east line of said Lot 1; thence along said west right–of–way line and said east lot line and the east line of said Lot 13 S00°–14'–28"W 89.57 ft. to a found iron rod at the southeast corner of said deed; thence leaving said right–of–way line and said Lot line along the south line of said deed S89°–53'–06"W 358.28 ft. to the point of beginning, containing 2.25 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

STATE OF MISSOURI)SS
COUNTY OF FRANKLIN)

This is to certify that at the request of Kenneth B. Smith and Jane Wylie–Smith we have, during the month of May, 2007 executed a survey and subdivision plat of a tract of land being all of Lots 4 thru 12, part of Lots 1 thru 3 and 13 thru 24, and the Alley in Block 6 of the "Plat of the Town of Bassora" as recorded September 30, 1858 in the Franklin County Recorder of Deeds Office, all of vacated "Missouri Avenue" as vacated by Ordinance #5351, all being part of the Section 22, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Natural Resources, Division of Land Survey and meets the accuracy requirement of an "Urban Property" as defined therein.

_____

_____
Date

Mark R. Frankenberg, L.S. #2365
State of Missouri
Registered Land Surveyor for
Buescher Frankenberg Associates, Inc.

RESUBDIVISION OF LOTS 4 THRU 12, PART OF LOTS 1 THRU 3 AND 13 THRU 24, ALL OF THE ALLEY IN BLOCK 6 OF THE PLAT OF THE TOWN OF BASSORA, PART OF VACATED MISSOURI AVENUE PART OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5th P.M. CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI.

E–MAIL: mail@bfaeng.com TELEPHONE (636) 239–4751
BUESCHER FRANKENBERG ASSOCIATES, INC.
consultants & engineers
103a ELM STREET WASHINGTON, MISSOURI 63090

DWN. BY	PLOT DATE:	PROJ. NO.
M.R.F.	05–18–07	06–2893
CHK'D	SCALE	DWG. NO.
APP'D	1"=40'	1 OF 1