

FINAL PLAT PIEPER POINT, PLAT No. 1

A REPLAT LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 16, 2023



LOCATION MAP
NOT TO SCALE



SCALE: 1"=40'
0 20 40 80

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

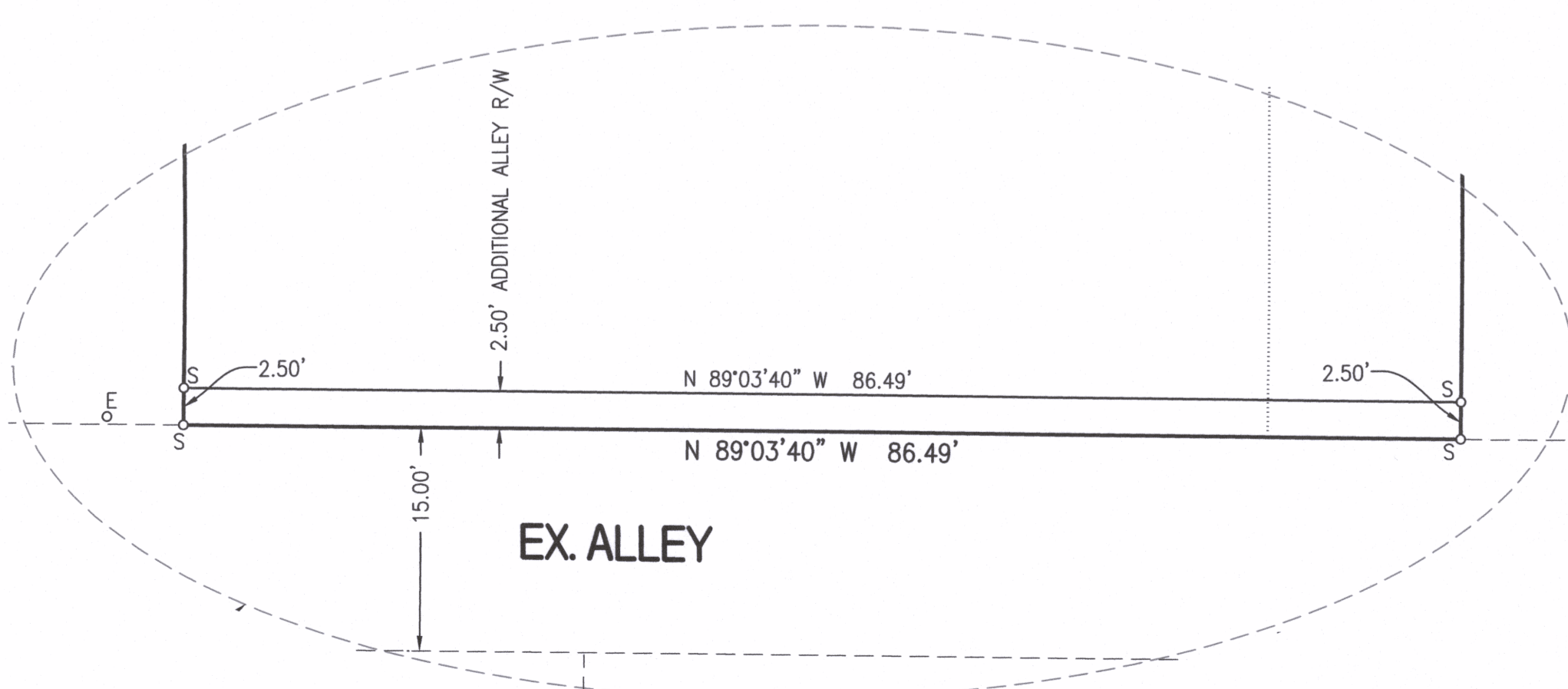
LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH× DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING
- ℄ CENTERLINE

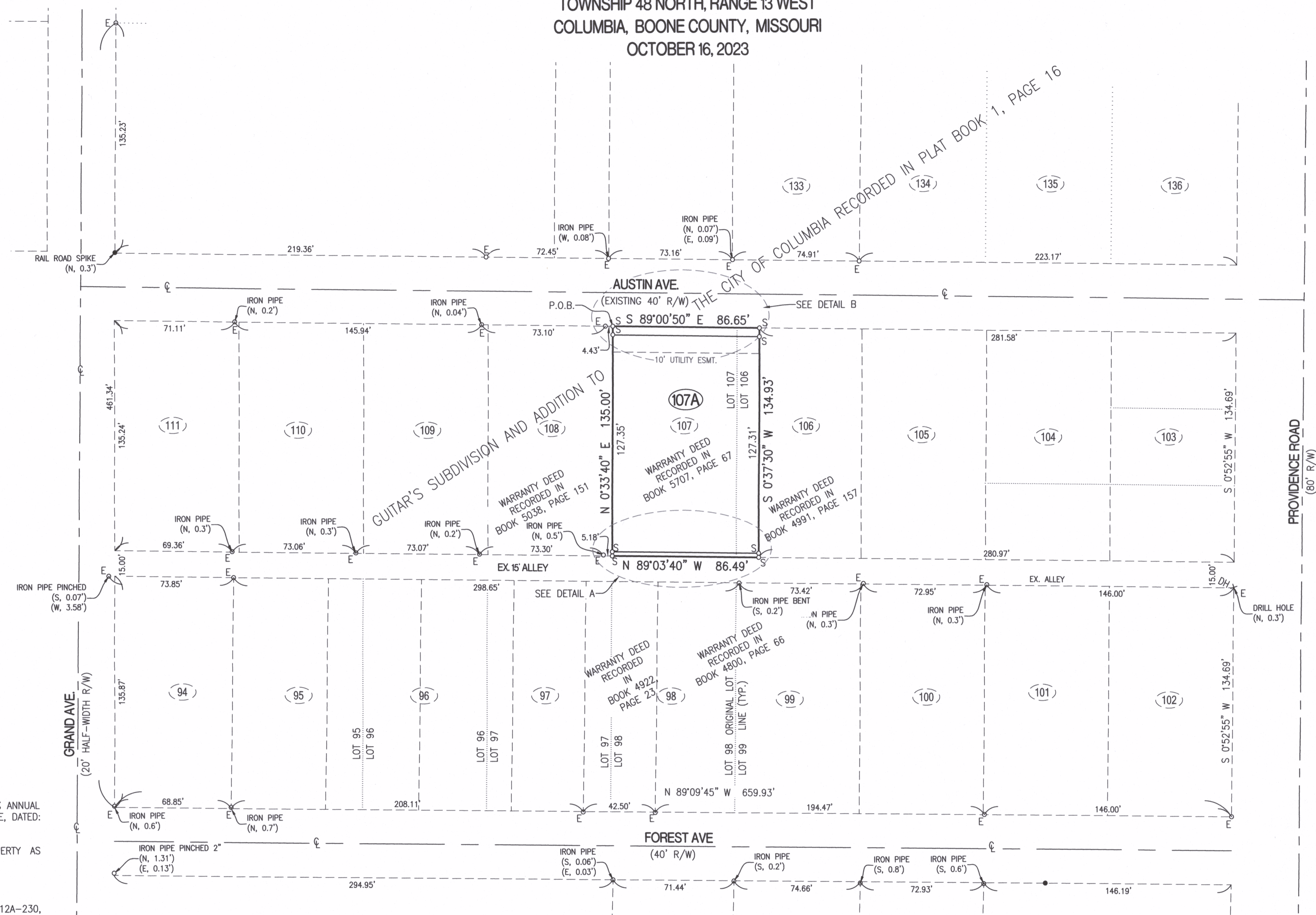
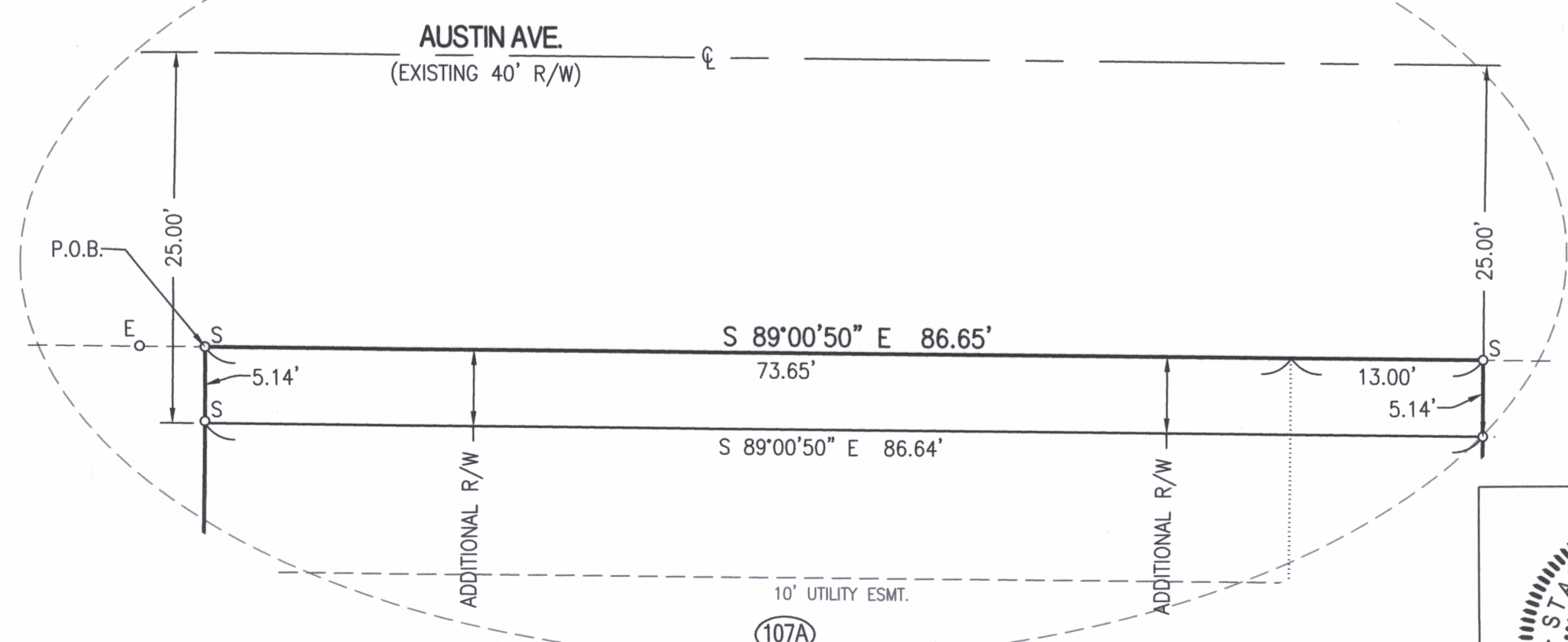
NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THIS TRACT DOES NOT CONTAIN ANY SUCH REGULATED STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE BOONE COUNTY, MISSOURI.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS UNLESS OTHERWISE NOTED.

DETAIL A
SCALE: 1"=10'



DETAIL B
SCALE: 1"=10'



CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2023, I COMPLETED A SURVEY AND SUBDIVISION FOR PAR INVESTMENT GROUP LLC, A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 107 AND THE EAST 13 FEET OF LOT 106 OF GUITAR'S SUBDIVISION AND ADDITION TO THE CITY OF COLUMBIA, RECORDED IN BOOK 1, PAGE 16 AND BEING DESCRIBED AS FOLLOWS: THE WARRANTY DEED RECORDED IN BOOK 5707, PAGE 67 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF AUSTIN AVENUE, AT THE NORTHWEST CORNER OF SAID LOT 107 AND WITH SAID SOUTH RIGHT OF WAY LINE, S 89°00'50"E, 86.65 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 0°37'30"W, 134.93 FEET TO THE NORTH RIGHT OF WAY LINE OF THE EXISTING PUBLIC ALLEY; THENCE WITH SAID NORTH RIGHT OF WAY LINE, N 89°03'40"W, 86.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 107; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE FEET LINE OF SAID LOT 107, N 0°33'40"E, 135.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.27 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095

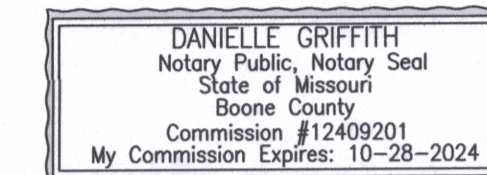
11/27/2023
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF NOVEMBER, IN THE YEAR 2023.

Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT PAR INVESTMENT GROUP LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS PIEPER POINT, PLAT NO. 1

IN WITNESS WHEREOF, PAR INVESTMENT GROUP LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 27 DAY OF NOVEMBER, 2023.

PAR INVESTMENT GROUP LLC

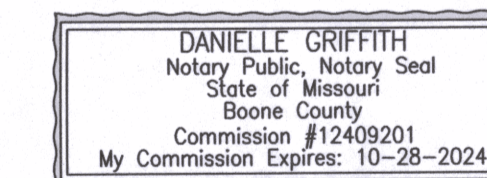
Stephen Dupre
STEPHEN DUPRE, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 27 DAY OF NOVEMBER, IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN DUPRE, MEMBER OF PAR INVESTMENT GROUP LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

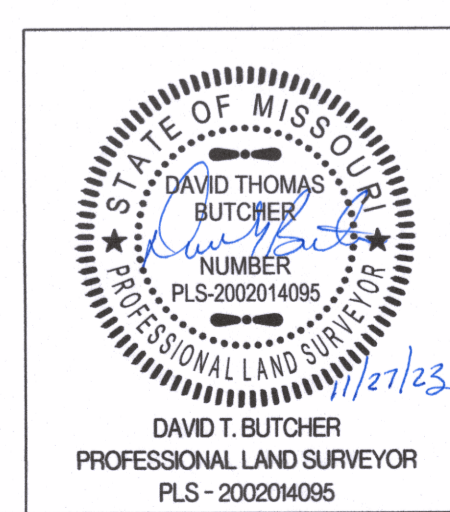
Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK



PIEPER POINT, PLAT NO. 1	
A REPLAT SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 10/16/2023	SCALE: 1"=40'
PROJECT: 230101	DRAWN BY: JWS