

A TRACT OF LAND BEING ALL OF LOT 1, CENTRAL ADDITION PLAT NO. 2 RECORDED IN PLAT BOOK 52, PAGE 37 AND LOTS 10 & 12 AND PART OF LOT 9, CENTRAL ADDITION TO THE CITY OF COLUMBIA RECORDED IN PLAT BOOK 40, PAGE 638 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHEAST CORNER OF LOT 14 OF SAID CENTRAL ADDITION TO THE CITY OF COLUMBIA AND WITH THE EAST LINE THEREOF, S 1°02'50"W, 25.09 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID EAST LINE, S 1°02'50"W, 12.41 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5007, PAGE 114; THENCE WITH THE NORTH LINE OF SAID TRUSTEE'S DEED, S 89°43'25"E, 150.00 FEET TO THE WEST RIGHT OF WAY LINE FOR NORTH COLLEGE AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRUSTEE'S DEED; THENCE WITH SAID WEST RIGHT OF WAY LINE, S 1°02'55"W, 112.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 10, N 89°43'25"W, 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID LOT 12, S 1°02'50"W, 75.21 FEET TO THE NORTH RIGHT OF WAY LINE FOR HINKSON AVENUE; THENCE WITH SAID NORTH RIGHT OF WAY LINE, N 89°43'25"W, 140.01 FEET; THENCE TRANSITIONING FROM SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE FOR FAY STREET, N 63°00'20"W, 11.12 FEET; THENCE WITH SAID EAST RIGHT OF WAY LINE, SAID EAST LINE ALSO BEING THE WEST LINE OF SAID LOT 1, N 1°02'50"E, 195.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND WITH THE NORTH LINE OF SAID LOT 1, S 89°43'25"E, 150.01 TO THE POINT OF BEGINNING AND CONTAINING 1.08 ACRES.



DAVID W. BORDEN, PLS-2002000244

DATE

 CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	CONDITIONAL USE DESC. CENTRAL ADDITION TO THE CITY OF COLUMBIA LOT 10 AND PART OF LOT 9 COLUMBIA, BOONE COUNTY, MISSOURI
	DATE: 7/6/2021	
	PROJECT: 120206	