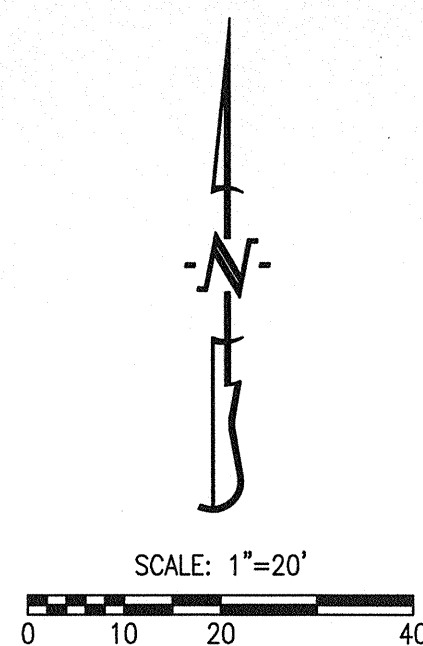


LOCATION MAP
NOT TO SCALE



- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - ⊕ PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - P.O.B. POINT OF BEGINNING

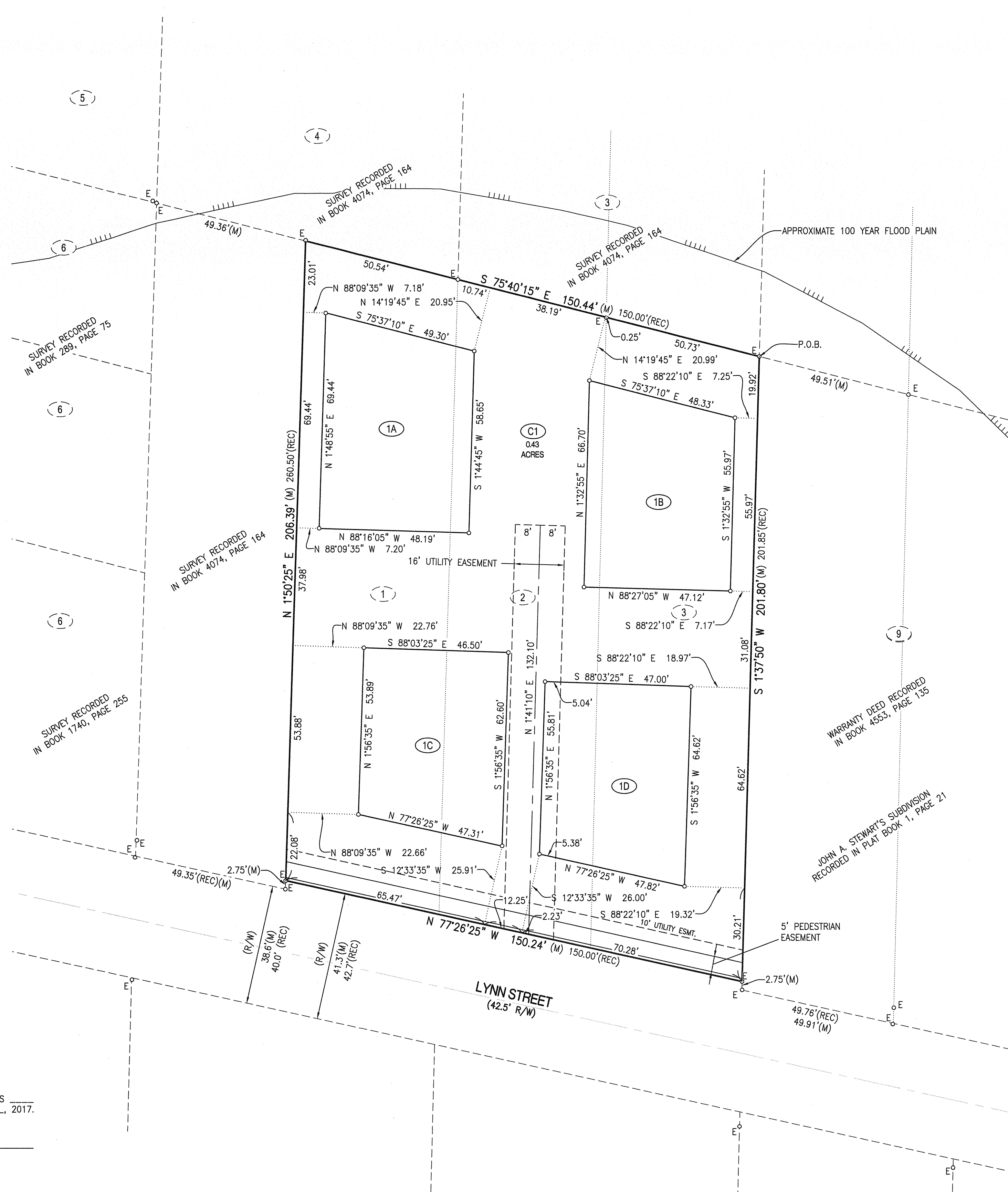
NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
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. THERE ARE NO REGULATED STREAMS ON THIS TRACT AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
6. LOT C1 WILL BE USED TO PROVIDE ACCESS TO LOTS 1A, 1B, 1C AND 1D.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



FINAL PLAT
LYNN STREET COTTAGES

REPLAT OF LOTS 1, 2, & 3 OF LYNN ST. SUBDIVISION PLAT 2 LOCATED
IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 7, 2017

CERTIFICATION:

I HEREBY CERTIFY THAT IN APRIL OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR THE CITY OF COLUMBIA, OF 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 LOTS 1, 2 AND 3, LYNN STREET SUBDIVISION PLAT 2, RECORDED IN PLAT BOOK 45, PAGE 2 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4495, PAGE 31 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF SAID LYNN STREET SUBDIVISION PLAT 2, AND WITH THE EAST LINE OF SAID LOT 3 THEREOF, S 1°37'50" W, 201.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LYNN STREET; THENCE WITH SAID RIGHT-OF-WAY LINE, N 77°26'25" W, 150.24 FEET TO THE WEST LINE OF SAID LOT 1 THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF LOT 1 OF SAID LYNN STREET SUBDIVISION, N 1°50'25" E, 206.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, S 75°40'15" E, 150.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.69 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

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

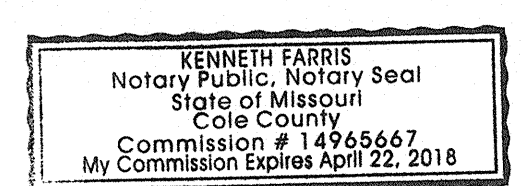
CORPORATE NUMBER: 2000151304

DAVID W. BORDEN, PLS-2002000244
6-7-17
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 7th DAY OF June, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES 4/22/18



KNOW ALL MEN BY THESE PRESENTS:

THAT COLUMBIA COMMUNITY LAND TRUST, INC. IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. 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 "LYNN STREET COTTAGES."

IN WITNESS WHEREOF, COLUMBIA COMMUNITY LAND TRUST, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS 7th DAY OF June, 2017.

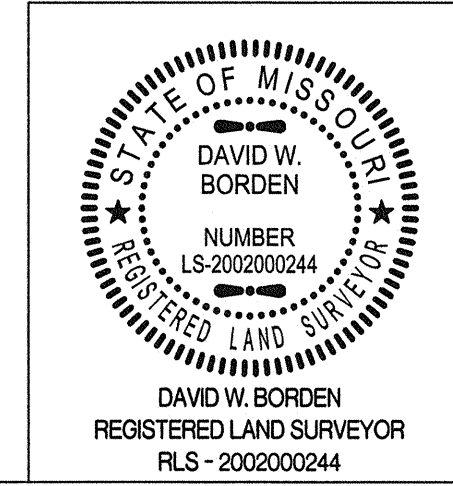
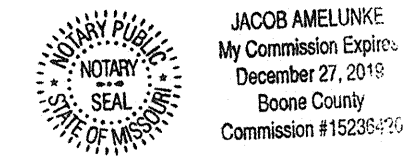
COLUMBIA COMMUNITY LAND TRUST, LLC.

PAUL PREVO, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 7th DAY OF June, 2017 BEFORE ME PERSONALLY APPEARED PAUL PREVO, PRESIDENT, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS AN OFFICER OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec 27, 2019



LYNN STREET COTTAGES FINAL PLAT	
ADDRESS 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: 06/07/2017	SCALE: 1" = 20'
PROJECT: 150374	DRAWN BY: KGL