

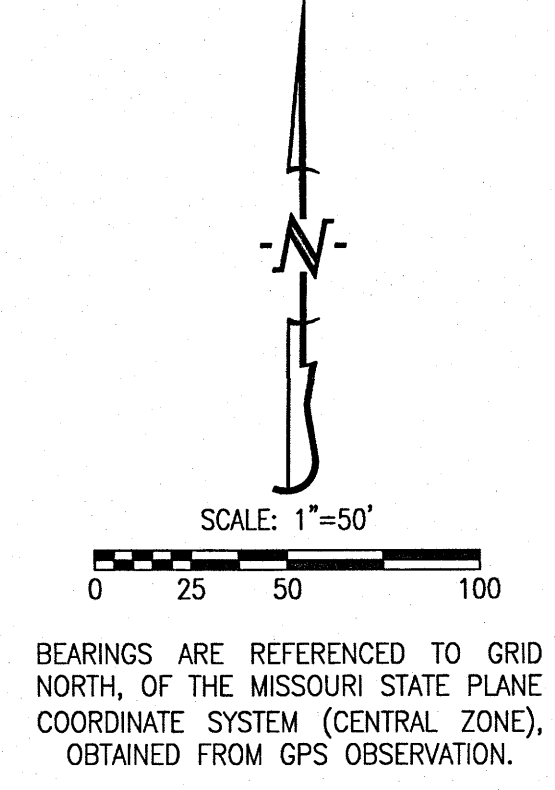
FINAL PLAT AUBURN HILLS, PLAT NO. 14-A

A REPLAT OF LOT C1401, AUBURN HILLS PLAT 14 LOCATED IN THE
NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 25, 2021

CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY 2021, I COMPLETED A SURVEY FOR AUBURN LANDS, LLC A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3583, PAGE 146 BEING ALL OF LOT C1401 AS SHOWN BY AUBURN HILLS PLAT, NO. 14 RECORDED IN PLAT BOOK 40, PAGE 102 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID AUBURN HILLS, PLAT NO. 14, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE FOR BROWN SCHOOL ROAD AND THE WEST RIGHT OF WAY FOR DERBY RIDGE DRIVE, THENCE WITH SAID WEST RIGHT OF WAY LINE, S 0°50'40"W, 99.40 FEET; THENCE TRANSITIONING TO THE NORTH RIGHT OF WAY LINE FOR CITADEL DRIVE, 59.22 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 47°50'40"W, 43.88 FEET; THENCE WITH SAID NORTH RIGHT OF WAY LINE, N 85°09'20"W, 138.20 FEET; THENCE 57.84 FEET ALONG A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 74°06'30"W, 57.48 FEET; THENCE N 63°03'45"W, 566.05 FEET; THENCE 580.47 FEET ALONG A 675.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 87°41'55"W, 562.75 FEET; THENCE TRANSITIONING TO THE EAST RIGHT OF WAY LINE FOR EDENTON BOULEVARD, 34.00 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 63°38'10"W, 30.05 FEET; THENCE WITH SAID EAST RIGHT OF WAY LINE, N 14°56'20"W, 36.43 FEET; THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE, 90.74 FEET ALONG A 525.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 19°53'25"W, 90.63 FEET; THENCE TRANSITIONING TO THE SOUTH RIGHT OF WAY LINE FOR BROWN SCHOOL ROAD, 117.93 FEET ALONG A 70.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 23°25'25"E, 104.47 FEET; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, 710.41 FEET ALONG A 899.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 85°41'15"E, 692.09 FEET; THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE, S 63°03'45"E, 580.52 FEET; THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE, S 50°30'15"E, 144.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.22 ACRES; EXCEPT FROM THE ABOVE DESCRIBED AREA LOTS 1401 THROUGH 1488 INCLUSIVE AS SHOWN BY AUBURN HILLS PLAT, NO. 14 RECORDED IN PLAT BOOK 40, PAGE 102; THIS TRACT CONTAINING 4.82 ACRES HEREIN PLATTED.



THIS SURVEY WAS MADE IN CONFORMANCE 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

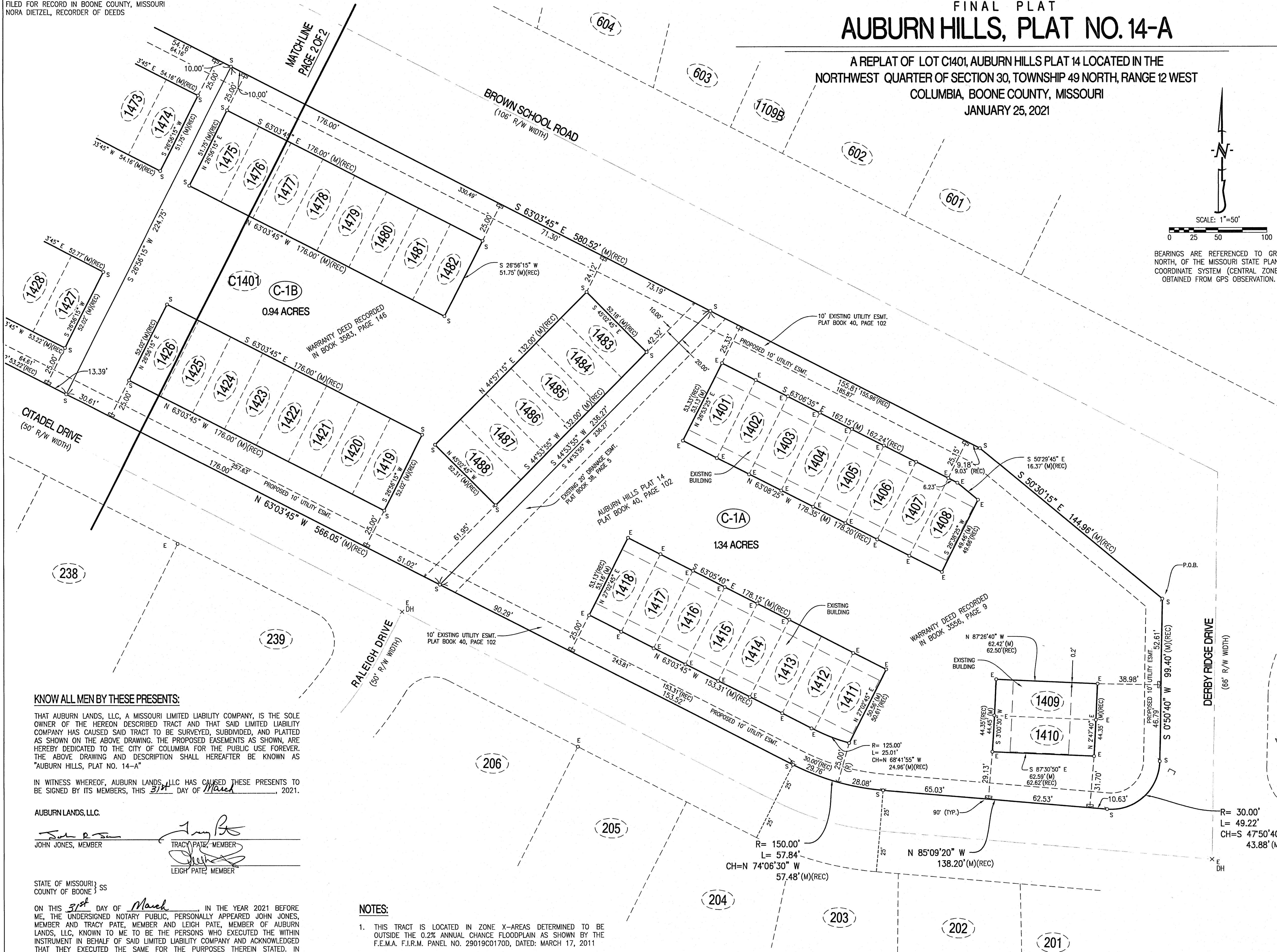
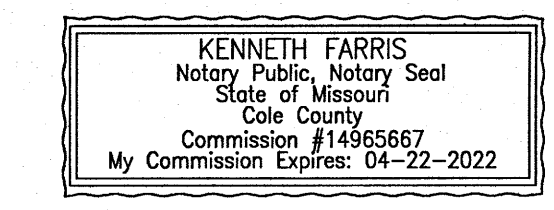
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
3/19/2021
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF March
IN THE YEAR 2021.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT AUBURN LANDS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HEREON 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 PROPOSED 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 "AUBURN HILLS, PLAT NO. 14-A"

IN WITNESS WHEREOF, AUBURN LANDS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 31st DAY OF March, 2021.

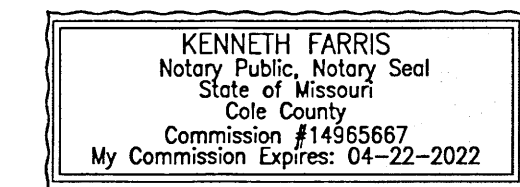
AUBURN LANDS, LLC.
John Jones JOHN JONES, MEMBER
Tracy Pate TRACY PATE, MEMBER
Leigh Pate LEIGH PATE, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 31st DAY OF March, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN JONES, MEMBER AND TRACY PATE, MEMBER AND LEIGH PATE, MEMBER OF AUBURN LANDS, LLC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN 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.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF March
IN THE YEAR 2021.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667

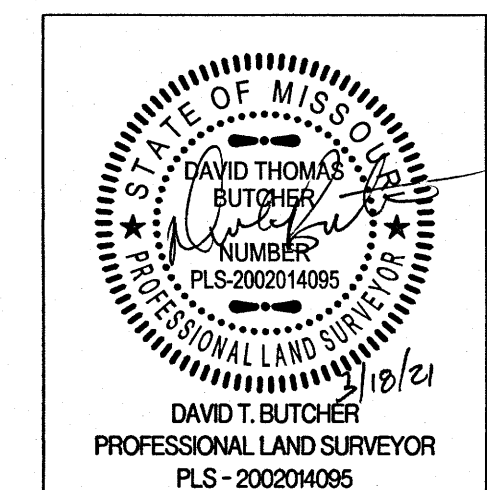


NOTES:

- 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. 29019C0170D, DATED: MARCH 17, 2011
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
- ALL MONUMENTS WILL BE SET WITHIN 12 MONTHS.

LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- DHx DRILL HOLE
- w/ CHISELED X PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL
- P.O.B. POINT OF BEGINNING

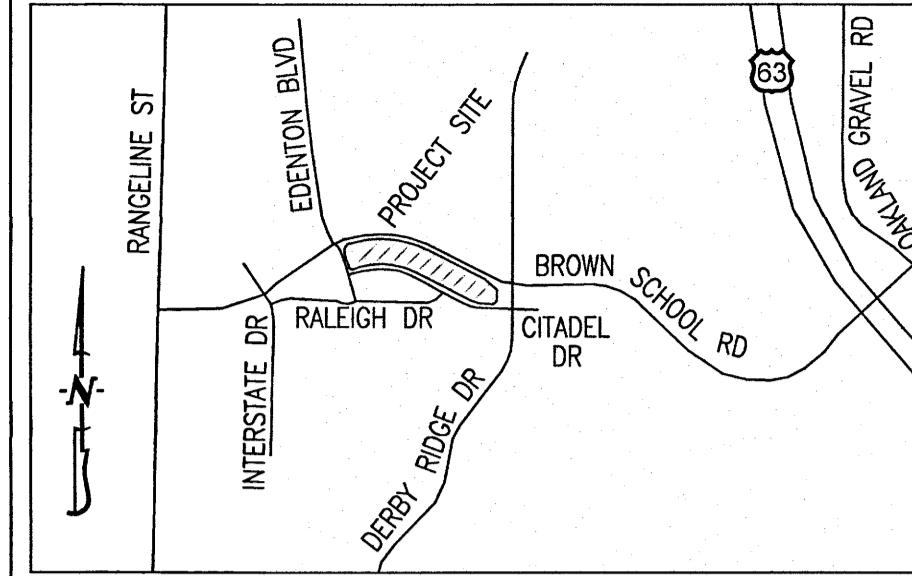


AUBURN HILLS, PLAT NO. 14-A	
A REPLAT OF LOT C1401, AUBURN HILLS PLAT 14 SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 1/25/2021	SCALE: 1" = 50'
PROJECT: 200437	DRAWN BY: DWB

CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2021.

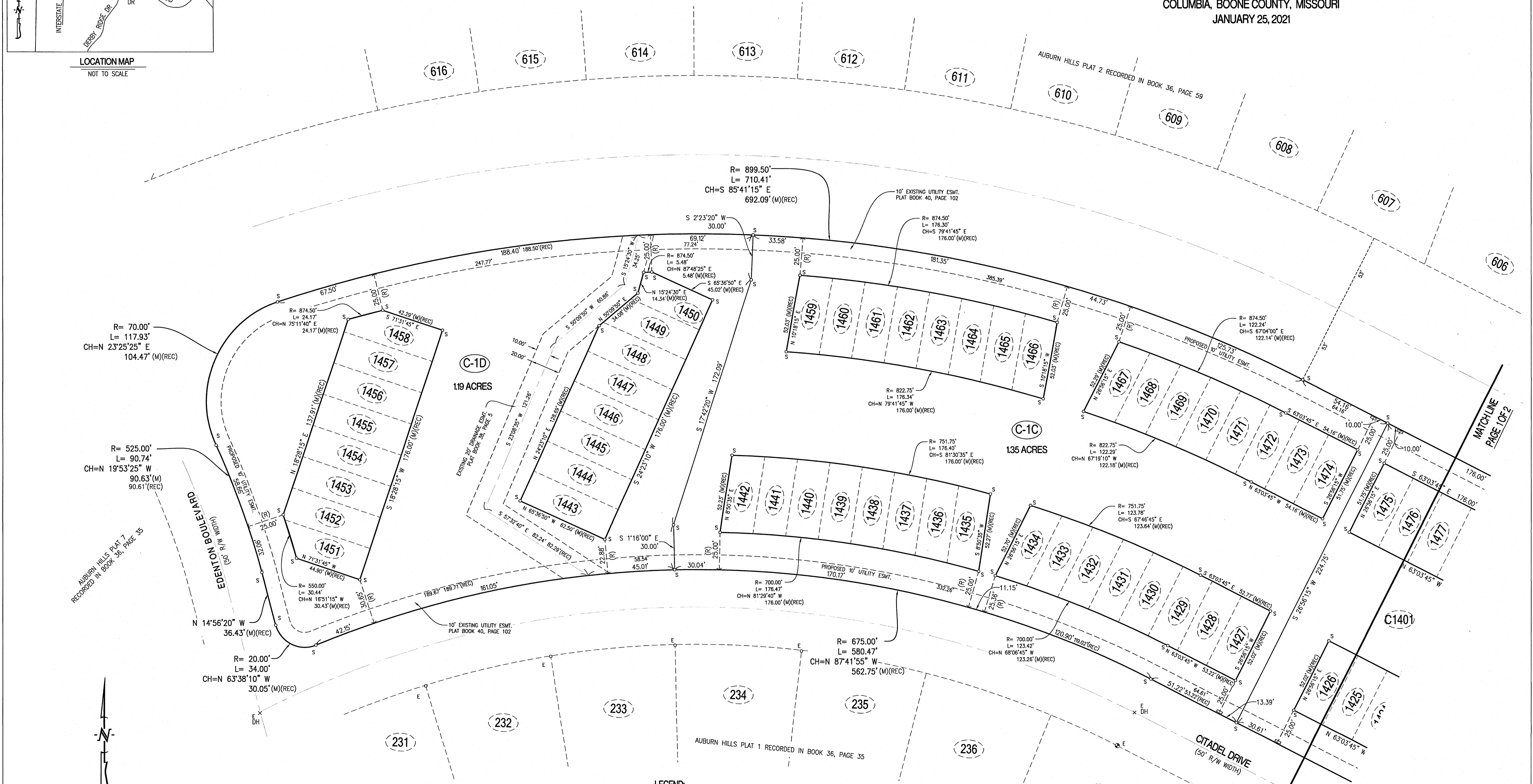
Brian Treece BRIAN TREECE, MAYOR
ATTEST:
Sheela Amin SHEELA AMIN, CITY CLERK



LOCATION MAP
 NOT TO SCALE

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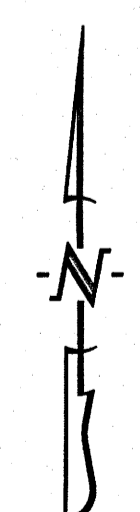
R = 70.00'
 L = 117.93'
 CH = N 23°25'25" E
 104.47' (M)(REC)

R = 525.00'
 L = 90.74'
 CH = N 19°53'25" W
 90.63' (M)
 90.61' (REC)

R = 700.00'
 L = 123.42'
 CH = N 87°41'55" W
 562.75' (M)(REC)

R = 700.00'
 L = 123.42'
 CH = N 87°41'55" W
 562.75' (M)(REC)

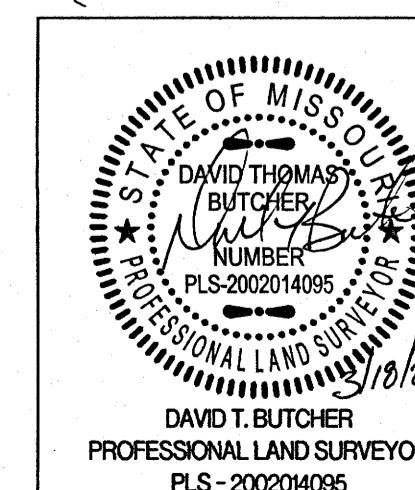
R = 700.00'
 L = 123.42'
 CH = N 87°41'55" W
 562.75' (M)(REC)



SCALE: 1"=50'
 0 25 50 100

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
 (UNLESS NOTED OTHERWISE)
 - DH x DRILL HOLE
 - W/ CHISELED X PERMANENT MONUMENT
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