

FINAL PLAT
KELLY FARMS

A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 1, 2017
PROJECT #17-134

CERTIFICATION:

I HEREBY CERTIFY THAT IN APRIL 2017, I COMPLETED A SURVEY FOR THE PARTNERSHIP FOR KELLY FARMS OF COLUMBIA, L.P. OF A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4733, PAGES 88 & 89 AND THE SURVEY RECORDED IN BOOK 4234, PAGE 167 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, AS SHOWN BY CROSSCREEK CENTER PLAT 1, RECORDED IN PLAT BOOK 42, PAGE 22, AND WITH THE NORTH LINE THEREOF, N 88°30'20"W, 1286.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE LEAVING THE NORTH LINE OF SAID CROSSCREEK CENTER PLAT 1 AND WITH THE LINES OF SAID EAST RIGHT-OF-WAY, N 30°10'15"W, 4.40 FEET; THENCE N 10°08'05"W, 356.34 FEET; THENCE N 72°05'E, 530.50 FEET; THENCE N 4°51'00"E, 70.00 FEET TO THE SOUTH LINE OF WATER TOWER PLACE SUBDIVISION, RECORDED IN PLAT BOOK 24, PAGE 4; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID WATER TOWER PLACE SUBDIVISION, N 88°29'25"E, 301.06 FEET TO THE SOUTHWEST CORNER OF WATER TOWER PLACE SUBDIVISION TOWER PLACE SUBDIVISION, N 88°29'25"E, 301.06 FEET TO THE SOUTHWEST CORNER OF WATER TOWER PLACE SUBDIVISION TOWER PLACE SUBDIVISION PLAT 2, S 89°43'05"E, 250.00 FEET; THENCE N 0°12'40"E, 249.88 FEET; THENCE N 89°42'05"W, 249.91 FEET TO THE EAST LINE OF SAID WATER TOWER PLACE SUBDIVISION; THENCE LEAVING THE LINES OF SAID WATER TOWER PLACE SUBDIVISION PLAT 2, AND WITH THE EAST LINE OF SAID WATER TOWER PLACE SUBDIVISION, N 0°17'35"E, 394.76 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 3703, PAGE 23; THENCE LEAVING THE LINES OF SAID WATER TOWER PLACE SUBDIVISION, AND WITH THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 3703, PAGE 23, S 89°32'05"E, 1009.32 FEET TO THE NORTH-SOUTH SUBDIVISION LINE OF SAID SECTION 17; THENCE WITH SAID NORTH-SOUTH SUBDIVISION LINE, S 1°15'10"W, 1628.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.98 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
7/19/2017
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 19th DAY OF July, 2017.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT PARTNERSHIP FOR KELLY FARMS OF COLUMBIA, L.P. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED PARTNERSHIP HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ATTACHED DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ATTACHED 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 ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "KELLY FARMS"

IN WITNESS WHEREOF, PARTNERSHIP FOR KELLY FARMS OF COLUMBIA, L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNER, THIS 19th DAY OF July, 2017.

PARTNERSHIP FOR KELLY FARMS OF COLUMBIA, L.P.
BY: KELLY FARMS OF COLUMBIA COMPANY, LLC.

Patrick L. Kelly
PATRICK L. KELLY, ITS MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 19th DAY OF July, 2017 BEFORE ME PERSONALLY APPEARED PATRICK L. KELLY, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF KELLY FARMS OF COLUMBIA COMPANY, LLC, AND THAT SAID LLC IS THE MANAGER OF SAID LIMITED PARTNERSHIP AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

KELLY FARMS

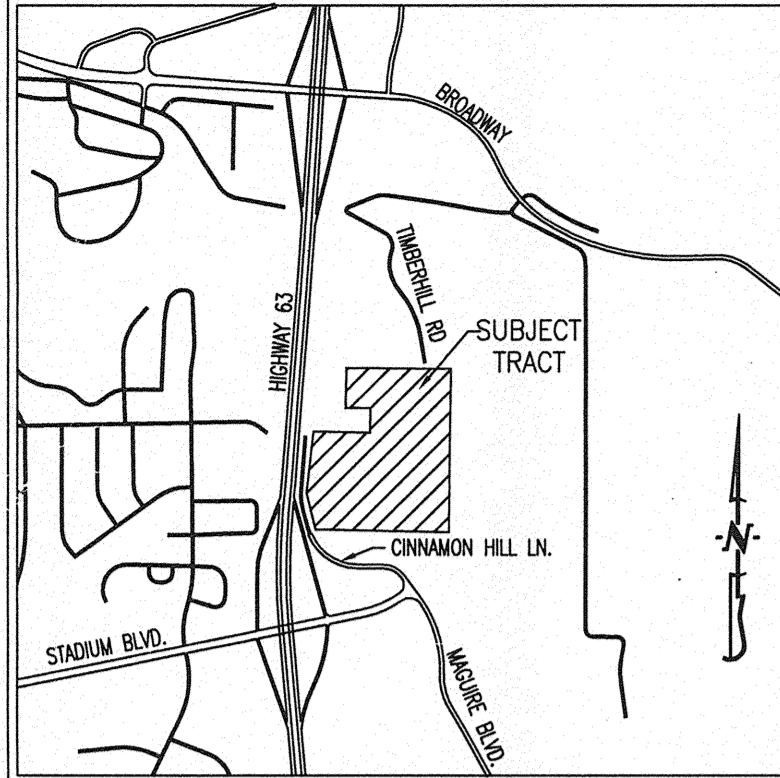
A MAJOR SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

CROCKETT
ENGINEERING CONSULTANTS
1000 W. HIRONG BLVD., BUILDING 1
COLUMBIA, MISSOURI 65203
(573) 447-0292
www.crockettengineering.com

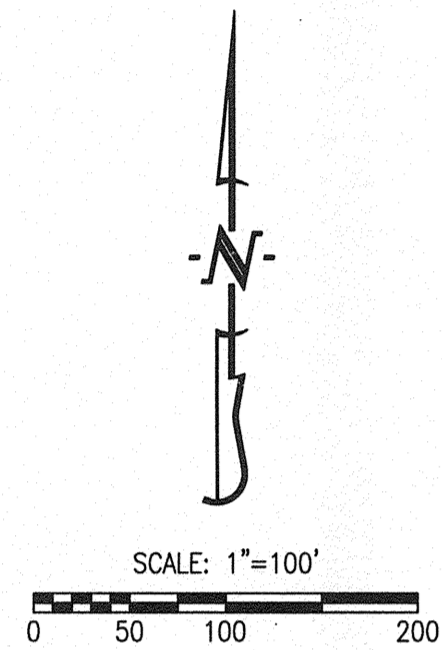
Recorded in Boone County, Missouri
Date and Time: 09/06/2017 at 03:59:47 PM
Instrument #: 2017018555 Book: 51 Page: 64
Instrument Type: PLAT
Recording Fee: \$169.00 S
No. of Pages: 3
Nora Dietzel
Nora Dietzel, Recorder of Deeds

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS



LOCATION MAP

NOT TO SCALE



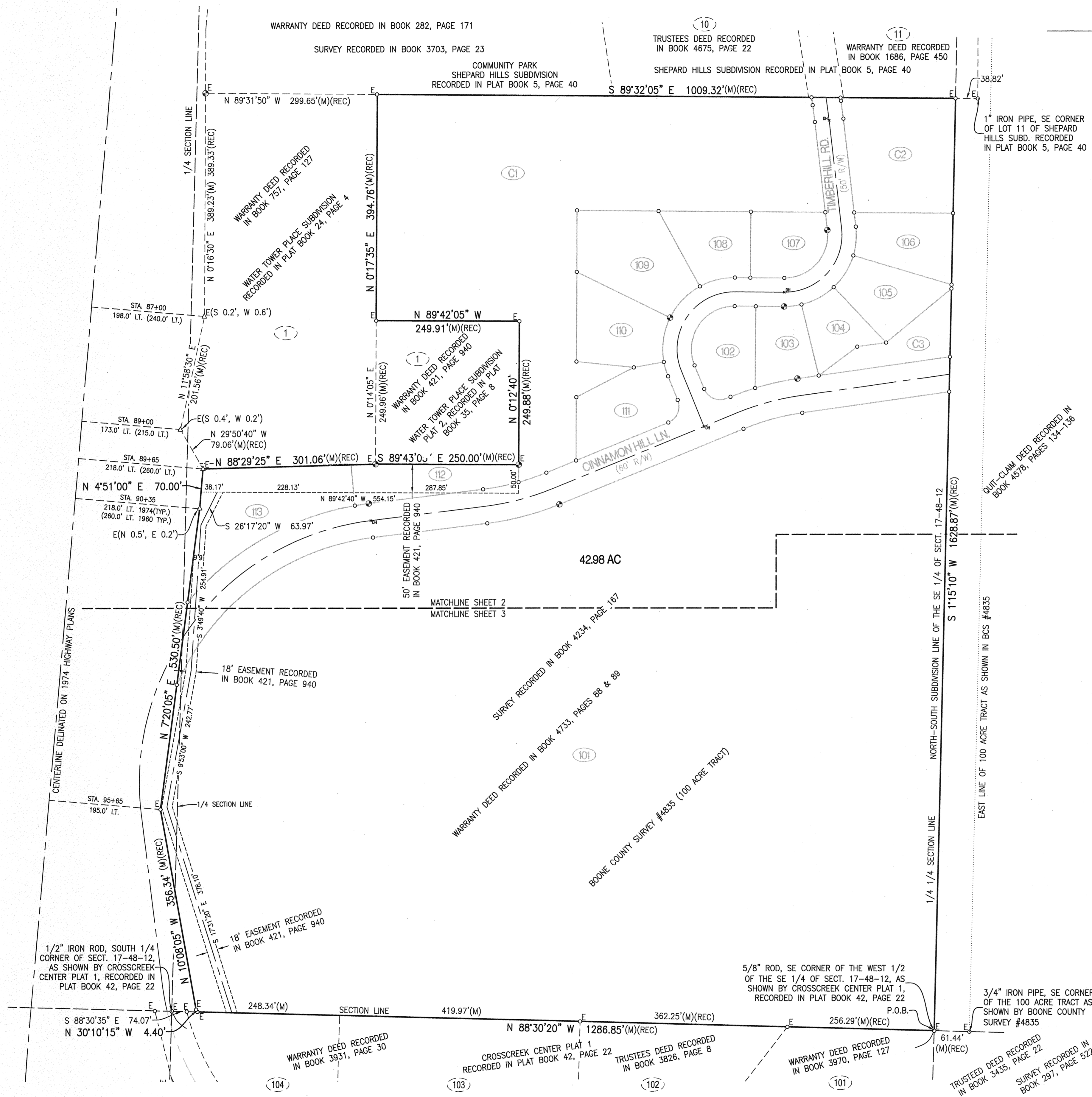
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- o PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- Δ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING

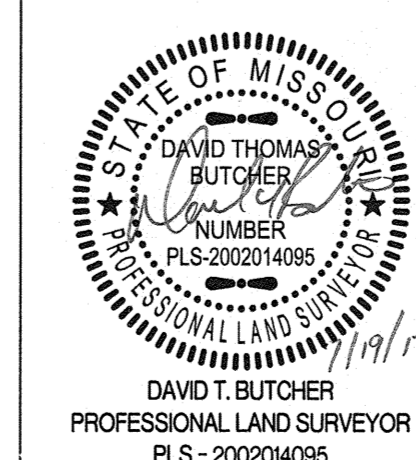
NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS, PANEL NO. 29019C0291E & 29019C0283E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- LOTS 102, 103, & 111 WILL NOT TAKE DIRECT DRIVE ACCESS ONTO CINNAMON HILL LANE.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 5th DAY OF September, 2017.

Brian Treece
BRIAN TREECE, MAYOR
Sheela Amin
SHEELA AMIN, CITY CLERK
Ord # 023286

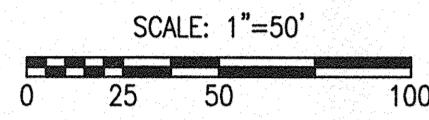


DATE:	5/01/2017	SCALE:	1" = 100'
PROJECT:	180297	DRAWN BY:	KWF

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

FINAL PLAT KELLY FARMS

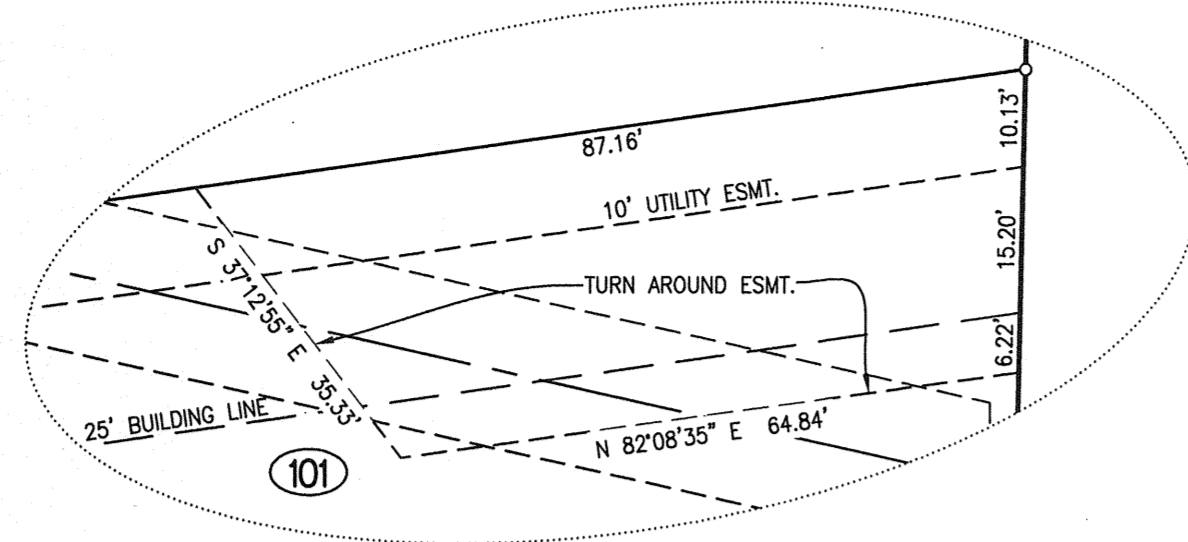
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 1, 2017
PROJECT #17-134



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

LEGEND:

- E EXISTING
- SET 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING



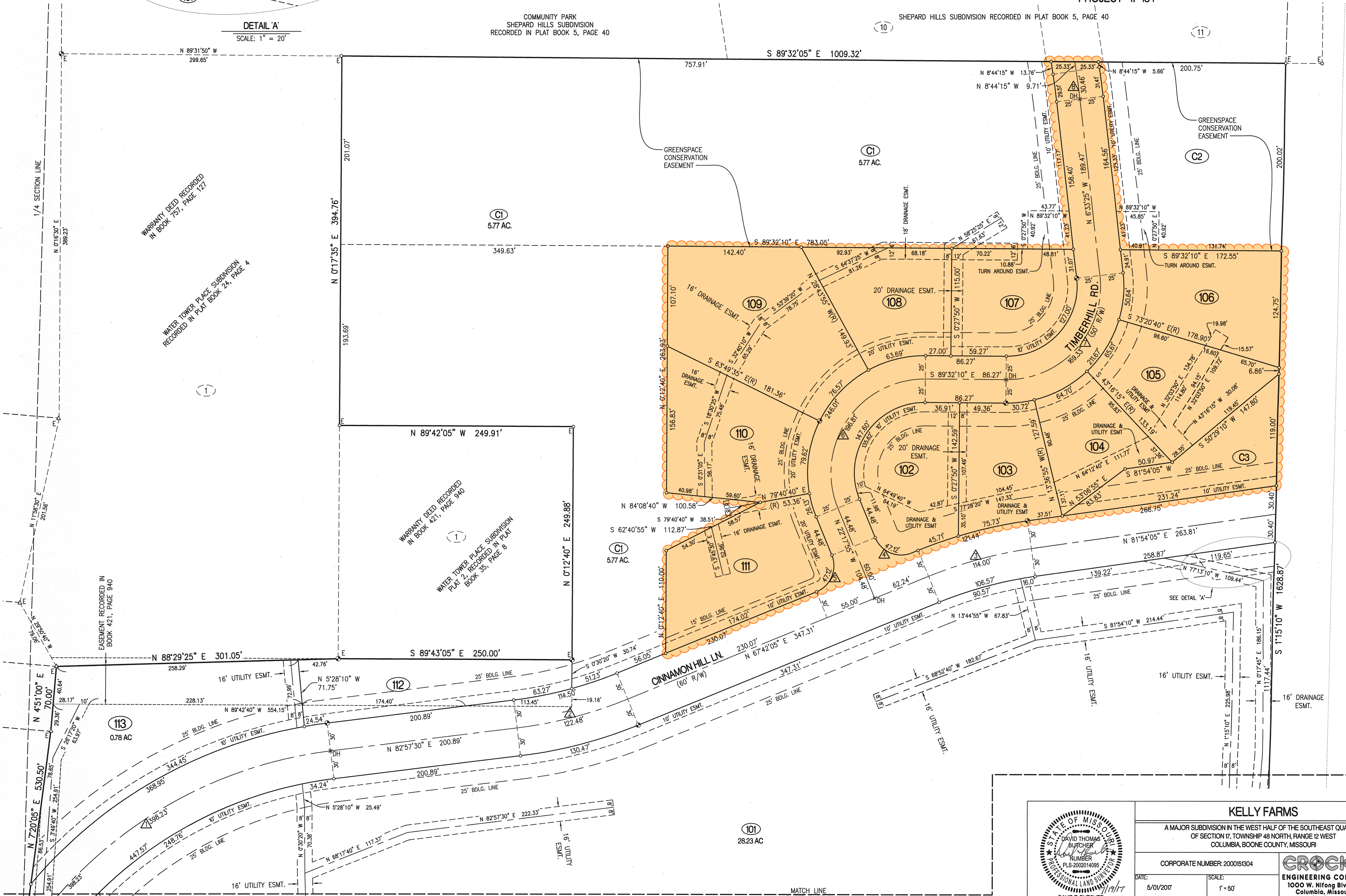
DETAIL 'A'

SCALE: 1" = 20'

CURVE	R	L	CH	CHDIST
1	460.00'	398.23'	N 58°09'25" E	385.91'
2	460.00'	122.48'	N 75°19'50" E	122.12'
3	460.00'	114.00'	N 74°48'05" E	113.71'
4	30.00'	47.12'	S 67°17'55" E	42.43'
5	30.00'	47.12'	N 22°42'05" E	42.43'
6	100.00'	196.81'	N 34°05'00" E	166.55'
7	100.00'	169.33'	N 41°57'15" E	149.81'
8	800.00'	30.46'	N 7°38'50" W	30.46'

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS, PANEL NO. 29019C0291E & 29019C0283E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- LOTS 102, 103, & 111 WILL NOT TAKE DIRECT DRIVE ACCESS ONTO CINNAMON HILL LANE.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS - 200204086

KELLY FARMS

A MAJOR SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200005904

DATE: 5/01/2017
PROJECT: 160297

SCALE: 1" = 50'
DRAWN BY: KWF

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(313) 447-0292
www.crockettengineering.com

MATCH LINE
SHEET 3 OF 3

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

FINAL PLAT KELLY FARMS

A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 1, 2017
PROJECT #17-134

SHEET 2 OF 3
MATCH LINE



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:

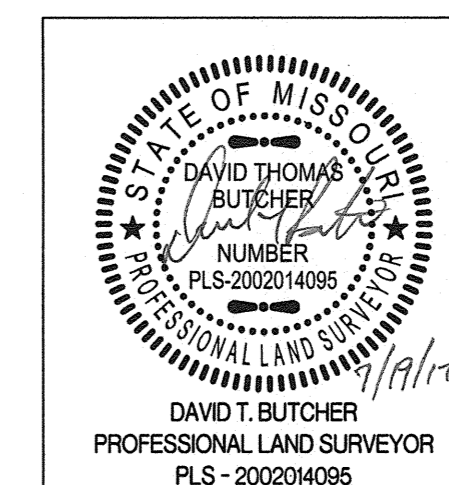
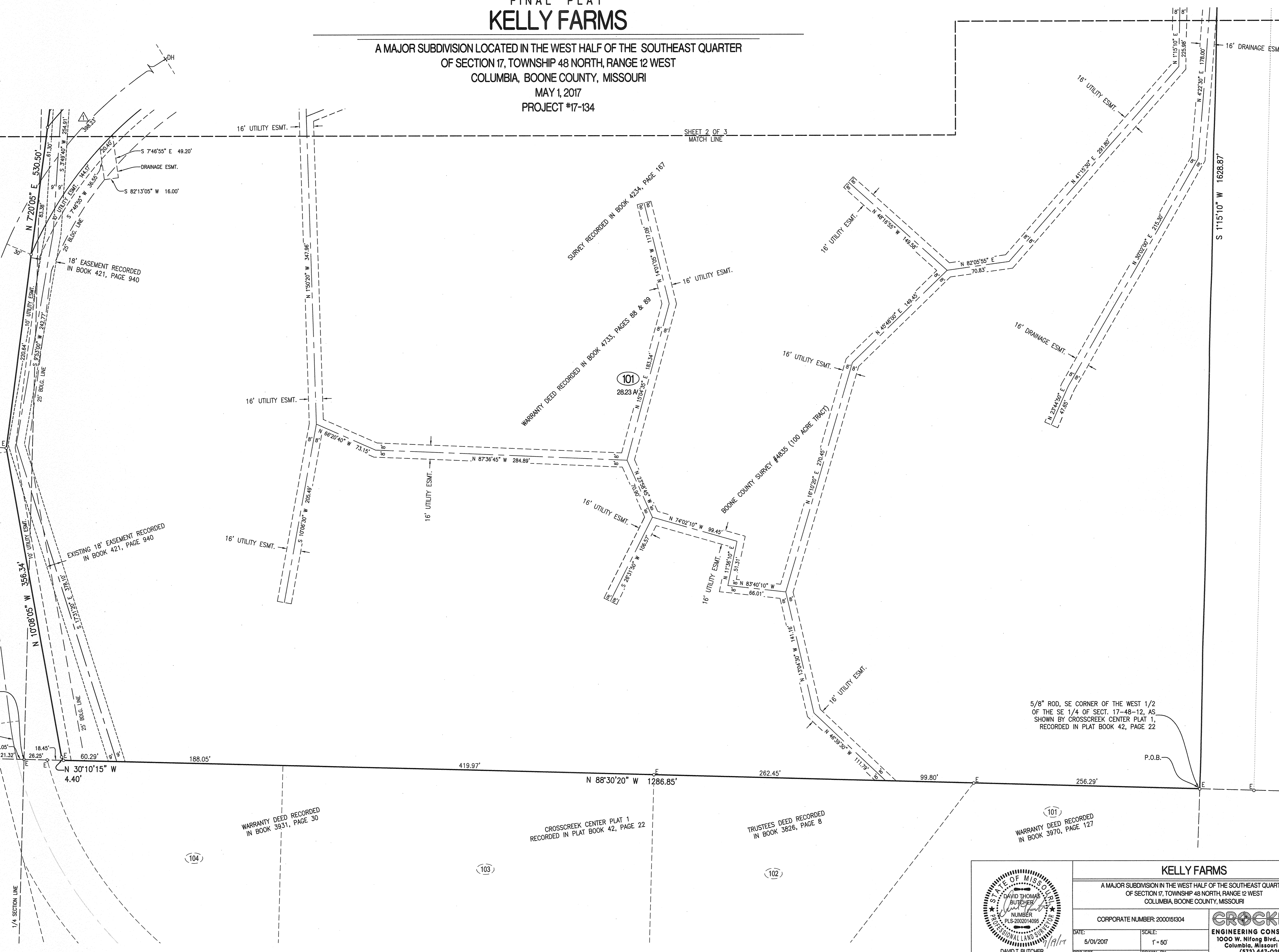
- E EXISTING
- SET 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING

1/2" IRON ROD, SOUTH 1/4
CORNER OF SECT. 17-48-12,
AS SHOWN BY CROSSCREEK
CENTER PLAT 1, RECORDED IN
PLAT BOOK 42, PAGE 22

L=42.93'
R=386.32'
CH= N 10°19'25" W
42.91'

5/8" ROD, SE CORNER OF THE WEST 1/2
OF THE SE 1/4 OF SECT. 17-48-12, AS
SHOWN BY CROSSCREEK CENTER PLAT 1,
RECORDED IN PLAT BOOK 42, PAGE 22

CINNAMON HILL LN.
(US 63 OUTER ROAD)



KELLY FARMS	
A MAJOR SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200005304	
DATE: 5/01/2017	SCALE: 1" = 50'
PROJECT: 160297	DRAWN BY: KWF
 CROCKETT ENGINEERING CONSULTANTS 1000 W. Nitong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	