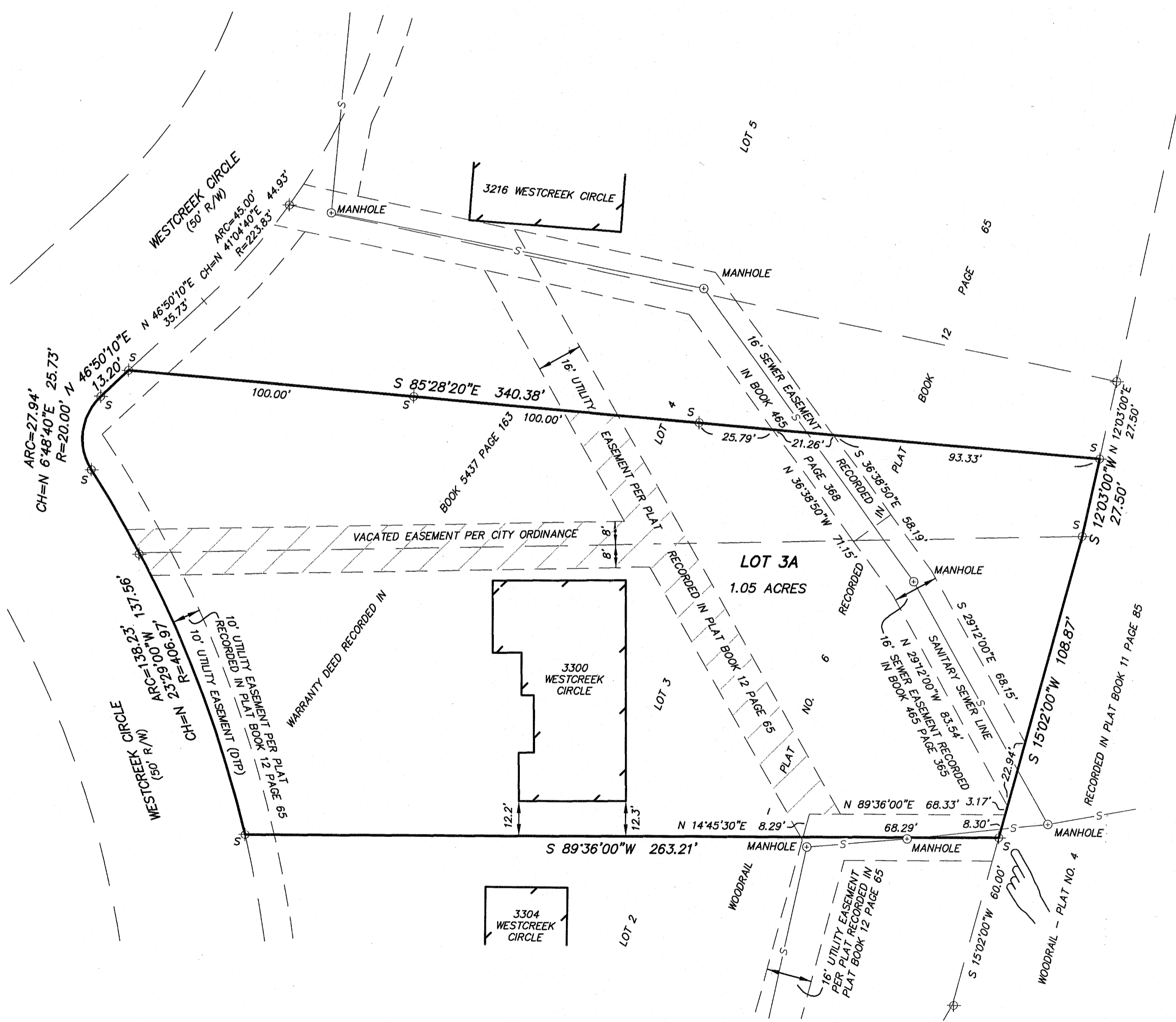
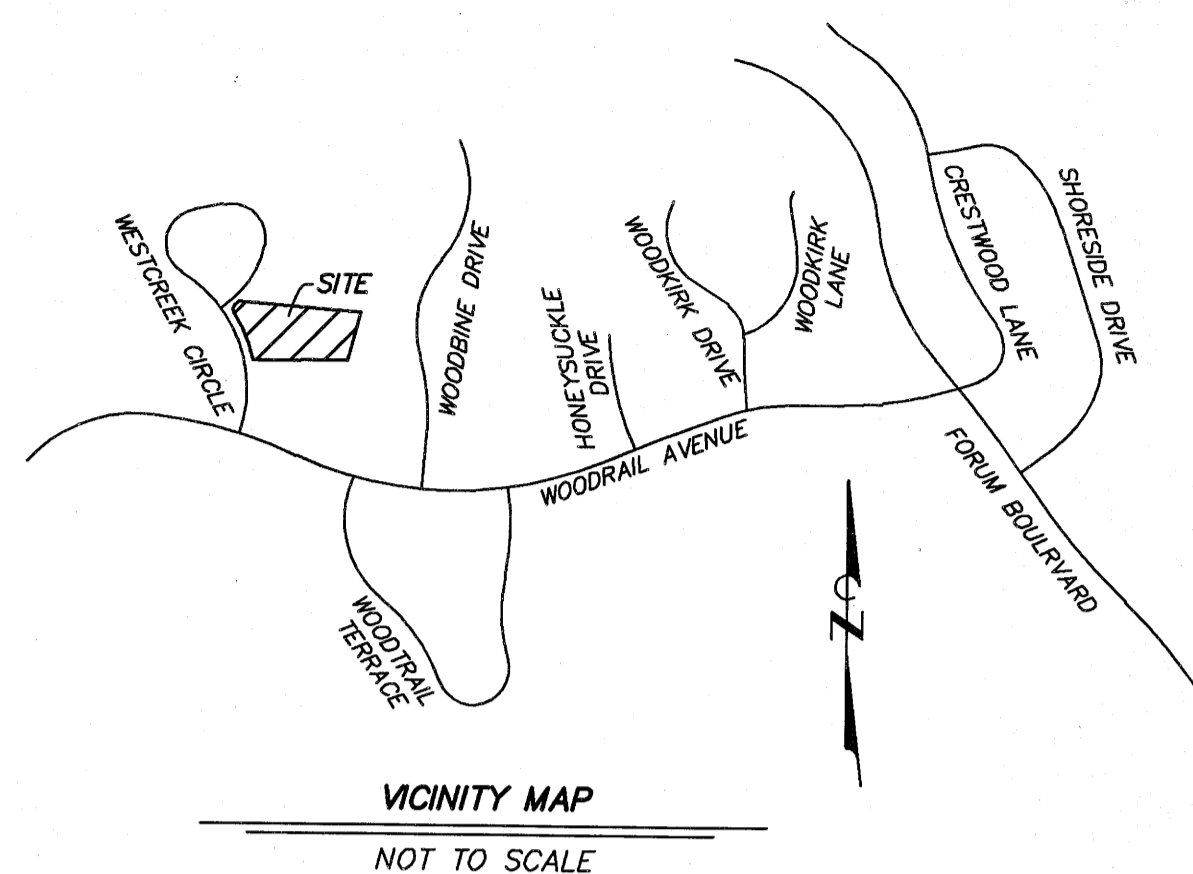


# WOODRAIL - PLAT NO. 6A

## REPLAT OF LOT 3 & PART OF LOT 4 OF WOODRAIL - PLAT NO. 6

### FINAL PLAT

NOVEMBER 10, 2021



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

\_\_\_\_\_  
 BRIAN TREECE, MAYOR

ATTEST:

\_\_\_\_\_  
 SHEELA AMIN, CITY CLERK

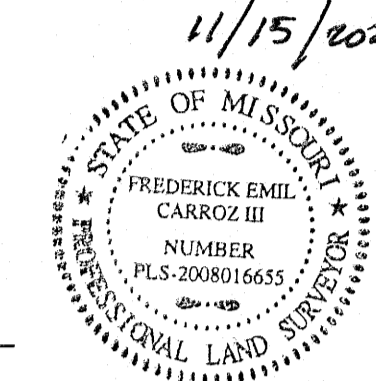
A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 SECTION 27 T48M R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 4 AND ALL OF LOT 3 OF WOODRAIL - PLAT NO. 6, RECORDED IN PLAT BOOK 12 PAGE 65, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF WOODRAIL - PLAT NO. 6, THENCE S 89°36'00"W 263.31 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 406.97 FEET, A DISTANCE OF 138.23 FEET, THE CHORD BEING N 23°29'00"W 137.56 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 27.94 FEET, THE CHORD BEING N 6°48'40"E 25.73 FEET; THENCE N 46°50'10"E 13.20 FEET THENCE S 85°28'20"E 340.38 FEET; THENCE S 12°03'00"W 27.50 FEET; THENCE S 15°02'00"W 108.87 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.05 ACRES.

THIS TRACT IS SUBJECT TO A 10 FOOT UTILITY EASEMENT PER PLAT RECORDED IN PLAT BOOK 12 PAGE 65 AND A 16 FOOT SEWER EASEMENT RECORDED IN BOOK 465 PAGE 365 AND BOOK 465 PAGE 368 LOCATED AS SHOWN ON THE PLAT.

THIS URBAN PROPERTY WAS SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES  
 MISSOURI L.S. CORP. #2004004672  
 1113 FAY STREET  
 COLUMBIA, MO 65201  
 PHONE: (573) 449-2646  
 EMAIL: FCARROZ@ESS-INC.COM

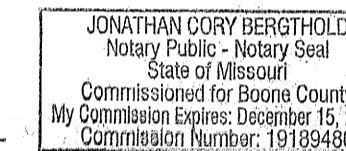


\_\_\_\_\_  
 FREDERICK E. CARROZ III  
 PROFESSIONAL LAND SURVEYOR  
 PLS - 2008016655

TRAVIS AND NAOMI MCGEE  
 WOODRAIL - PLAT NO. 6  
 NORTHEAST 1/4 SECTION 26 T46N R13W  
 COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS 15<sup>th</sup> DAY OF November, 2021 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
 MY TERM EXPIRES DECEMBER 15, 2023.



\_\_\_\_\_  
 JONATHAN CORY BERGHOLD, NOTARY PUBLIC

#### MONUMENT LEGEND

- ⊕ IRON
- ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET
- DTP DEDICATED THIS PLAT

BEARINGS ARE REFERENCED TO THE LINES OF WOODRAIL - PLAT NO 6 RECORDED IN PLAT BOOK 12 PAGE 65

#### STREAM BUFFER NOTE

THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY SITE INSPECTION AND BY THE USGS MAP FOR COLUMBIA AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

#### FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0286E, DATED APRIL 19, 2017.

KNOW ALL MEN BY THESE PRESENTS:

THAT, TRAVIS H. MCGEE AND NAOMI MCGEE, BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. THE 10' UTILITY EASEMENT AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

TRAVIS MCGEE AND NAOMI MCGEE

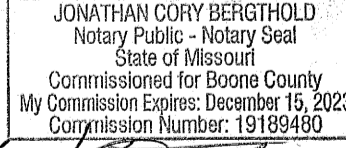
\_\_\_\_\_  
 TRAVIS H. MCGEE

\_\_\_\_\_  
 NAOMI MCGEE

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS 17<sup>th</sup> DAY OF November, 2021 BEFORE ME APPEARED TRAVIS H. MCGEE AND NAOMI MCGEE TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF 3300 WESTCREEK CIRCLE, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID OWNERS AND THE SAID TRAVIS MCGEE AND NAOMI MCGEE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
 MY TERM EXPIRES 12-15-2023



\_\_\_\_\_  
 JONATHAN CORY BERGHOLD, NOTARY PUBLIC