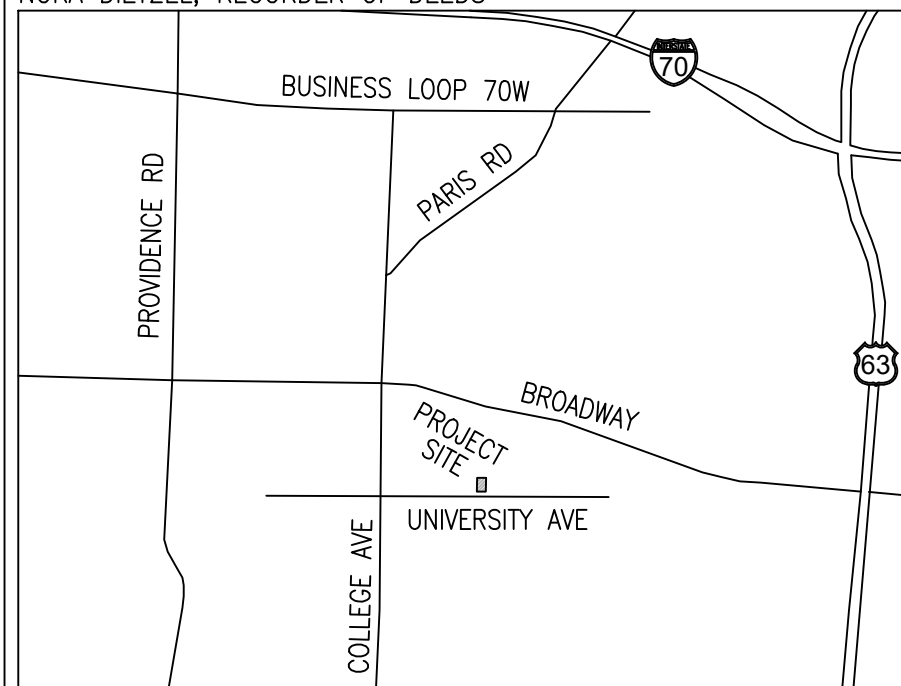


# FINAL PLAT FYFER'S SUBDIVISION, PLAT No. 3

A REPLAT OF PART OF LOTS 15 & 16, FYFER'S SUBDIVISION OF FYFER'S ADDITION  
 LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 MAY 24, 2021



**LOCATION MAP**

NOT TO SCALE

**KNOW ALL MEN BY THESE PRESENTS:**

THAT 1611 UNIVERSITY, 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 ALLEY RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS NOT OF RECORD 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 "FYFER'S SUBDIVISION, PLAT NO. 3".

IN WITNESS WHEREOF, 1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY

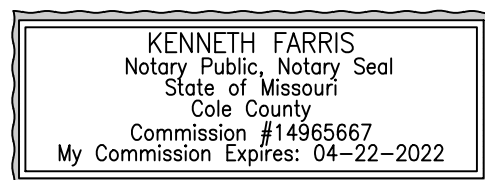
BY: MISSOURI REAL ESTATE, LP, A MISSOURI LIMITED PARTNERSHIP, SOLE MEMBER AND MANAGER OF 1611 UNIVERSITY, LLC  
 BY: MARK'S GP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, GENERAL PARTNER

MARK MILAM STEVENSON, TRUSTEE OF THE MARK MILAM STEVENSON REVOCABLE INTER VIVOS TRUST U/T/A DATED MARCH 13, 2003, AS AMENDED, SOLE MEMBER AND MANAGER

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 IN THE YEAR 2021.

\_\_\_\_\_  
 KENNETH FARRIS NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2022  
 COMMISSION NUMBER 14965667



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN MAY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR 1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OF A TRACT OF LAND LOCATED IN THE SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 15 AND 16, FYFER'S SUBDIVISION OF FYFER'S ADDITION TO THE CITY OF COLUMBIA RECORDED IN PLAT BOOK 1, PAGE 42 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2450, PAGE 171 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 12, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE FOR UNIVERSITY AVENUE AND WITH THE SOUTH LINE OF SAID FYFER'S SUBDIVISION, N 89°55'55"E, 229.61 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N 1°39'10"E, 230.60 FEET TO THE SOUTH RIGHT OF WAY LINE OF A PUBLIC ALLEY; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 89°28'05"E, 100.02 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 1°39'50"W, 229.55 FEET TO THE NORTH RIGHT OF WAY LINE FOR UNIVERSITY AVENUE; THENCE WITH SAID NORTH RIGHT OF WAY LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID FYFER'S SUBDIVISION, S 89°55'55"W, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.53 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 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

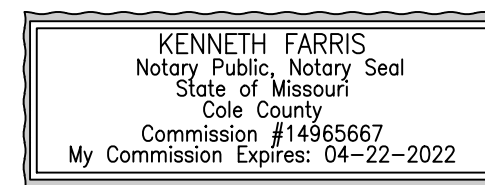
\_\_\_\_\_  
 DAVID T. BUTCHER, PLS-2002014095

7/2/21  
 DATE

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 IN THE YEAR 2021.

\_\_\_\_\_  
 KENNETH FARRIS NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2022  
 COMMISSION NUMBER 14965667



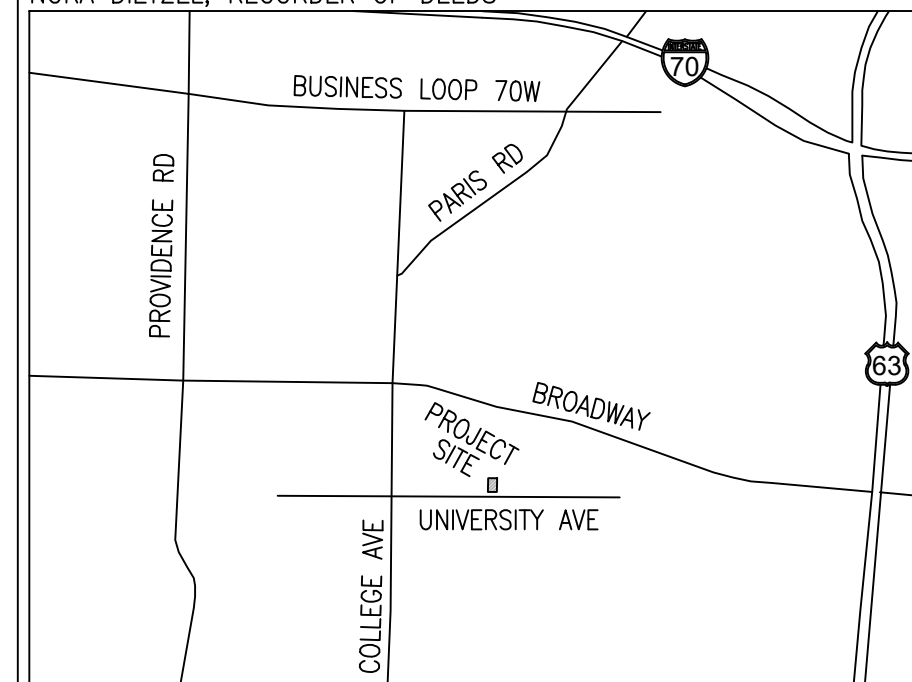
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_,  
 ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

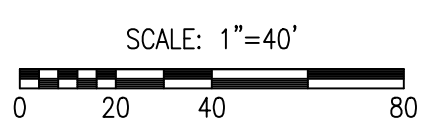
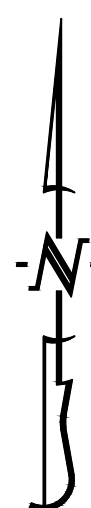
ATTEST:

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

<p>DAVID T. BUTCHER                  PROFESSIONAL LAND SURVEYOR                  PLS - 2002014095</p>	<b>FYFER'S SUBDIVISION, PLAT NO. 3</b>		<p>1000 W. Nifong Blvd., Building 1                  Columbia, Missouri 65203                  (573) 447-0292                  www.crockettengineering.com</p>
	A REPLAT OF PART OF LOTS 15 & 16, FYFER'S SUBDIVISION OF FYFER'S ADDITION, LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI		
CORPORATE NUMBER: 2000151304			
DATE: 5/24/2021	SCALE: NTS		
PROJECT: 200727	DRAWN BY: DWB		



LOCATION MAP  
 NOT TO SCALE



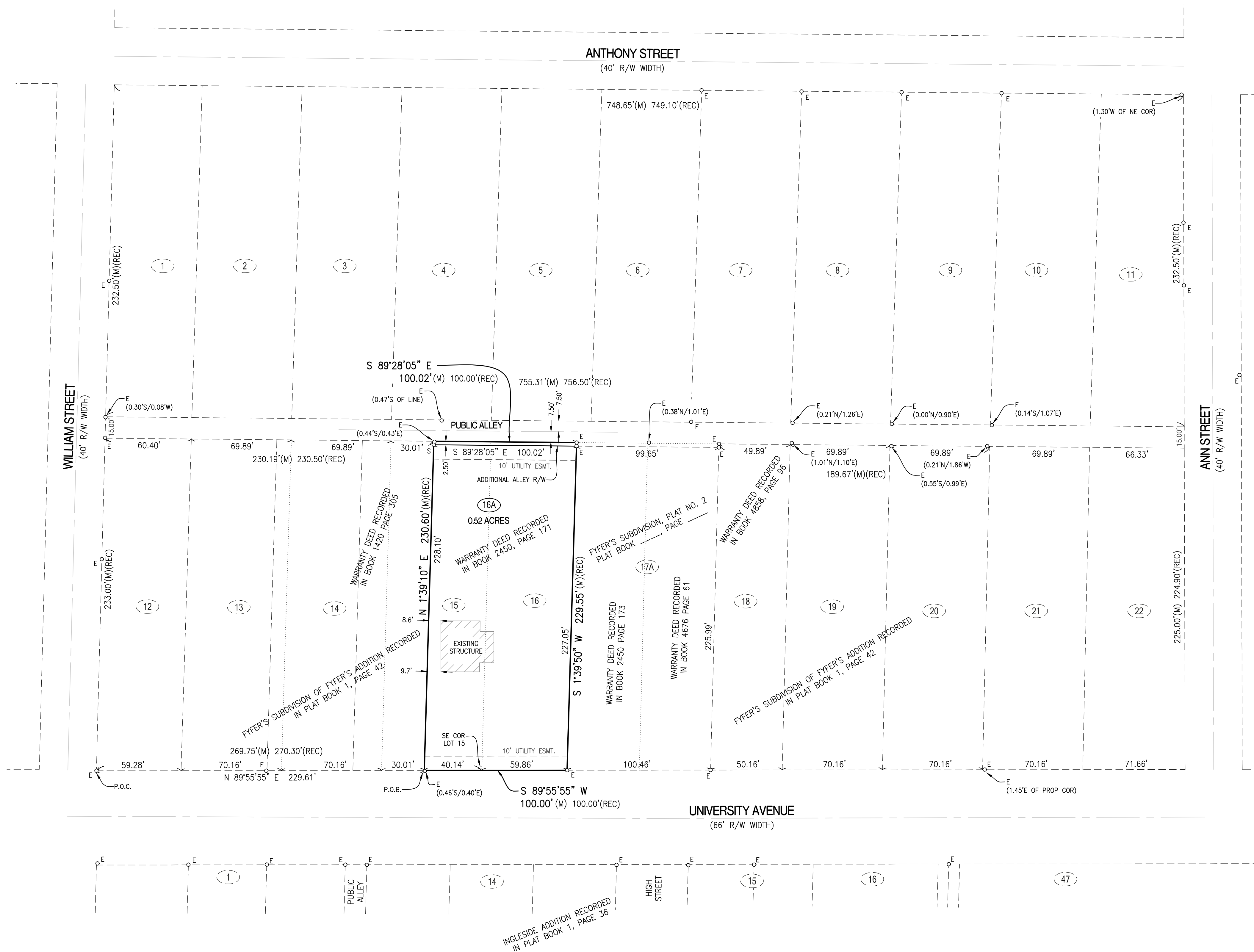
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

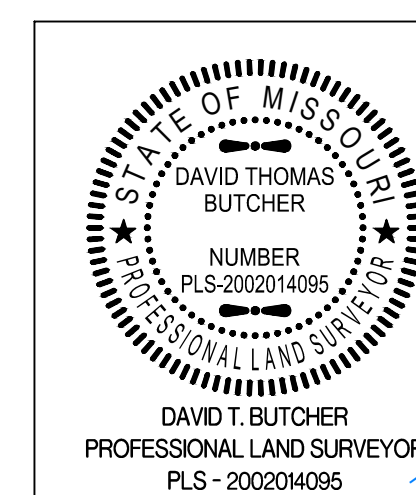
# FINAL PLAT FYFER'S SUBDIVISION, PLAT No. 3

A REPLAT OF PART OF LOTS 15 & 16 FYFER'S SUBDIVISION OF FYFER'S ADDITION  
 LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 MAY 24, 2021



NOTES:

1. 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. 29019C0280E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. 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.
5. THE PROPERTY OWNER, HEIRS, AND ASSIGNS SHALL RESTRICT THE DEVELOPMENT OF THE SUBJECT PROPERTY TO A MAXIMUM OF 1 DWELLING UNIT PER 3,230 SQUARE FEET OR A MAXIMUM OF 7 DWELLINGS UNITS.



FYFER'S SUBDIVISION, PLAT NO. 3	
A REPLAT OF PART OF LOTS 15 & 16, FYFER'S SUBDIVISION OF FYFER'S ADDITION, LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 5/24/2021	SCALE: 1" = 40'
PROJECT: 200727	DRAWN BY: DWB

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