

# 912 E. WALNUT SUBDIVISION

A REPLAT OF PART OF LOT 230 PLAT OF THE TOWN OF COLUMBIA AS SHOWN IN BOOK A PAGE 335  
LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST  
IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

SEPTEMBER, 2022

### LEGEND

- F FOUND
- S SET
- 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- DH DRILL HOLE WITH CUT CROSS
- ROW EXISTING RIGHT-OF-WAY MARKER
- 3/4" ROD
- REBAR
- IP IRON PIPE
- COTN COTTON SPINDLE
- CC CUT CROSS IN CONCRETE
- CV CUT V IN CONCRETE
- PM PERMANENT MONUMENT
- SAN SANITARY SEWER LINE
- X FENCE
- ET ELECTRIC TRANSFORMER
- P.O.B. POINT OF BEGINNING
- M MEASURED
- R RECORD
- CONC. CONCRETE
- P.O.B. POINT OF BEGINNING
- S/W SIDEWALK
- BUILDING
- ROD 1/2" REBAR 8" LONG
- O/S OFFSET MONUMENT

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

DATE OF SURVEY: SEPTEMBER, 2022  
SURVEY FOR THE CITY OF COLUMBIA

ACCURACY STANDARD: THIS SURVEY MEETS OR EXCEEDS THE URBAN ACCURACY STANDARD AS DEFINED BY 20 CSR 2030-16.040(2).

FLOOD PLAIN STATEMENT: THIS TRACT IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DETERMINED BY THE FEMA F.I.R.M. PANEL NO. 29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT: THIS PROPERTY IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE CHAPTER 12A-LAND PRESERVATION, ARTICLE X-STREAM BUFFER REQUIREMENTS, AS DEFINED IN SEC 12A-232(2).

ALL OFFSET MONUMENTS ARE LOCATED ALONG THE EXTENSION OF THE LOT LINE AT THE DISTANCES SHOWN.

A TRACT LOCATED IN THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 230 OF THE PLAT OF THE TOWN OF COLUMBIA AS SHOWN IN BOOK A PAGE 335, ALSO BEING THE TRACT DESCRIBED BY THE TRUSTEE'S DEED IN BOOK 4914 PAGE 46, ALL OF THE BOONE COUNTY RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 230 THENCE WITH THE NORTH LINE OF SAID LOT 230 S 86°46'20"E, 39.97 FEET TO THE NORTH EAST CORNER OF THE TRACT DESCRIBED BY SAID TRUSTEE'S DEED IN BOOK 4914 PAGE 46; THENCE WITH THE EAST LINE OF SAID TRACT S 01°07'30"W, 142.50 FEET TO THE SOUTH EAST CORNER OF SAID TRACT, ALSO BEING A POINT ON THE SOUTH LINE OF SAID LOT 230; THENCE WITH SAID SOUTH LINE N 88°46'20"W, 39.98 FEET TO THE SOUTH WEST CORNER OF SAID LOT 230; THENCE WITH THE WEST LINE OF SAID LOT 230 N 01°07'40"E, 142.50 FEET TO THE POINT OF BEGINNING AND CONTAINS 0.13 ACRES

CERTIFICATION: I HEREBY CERTIFY THAT THE DESCRIBED TRACT AND ATTACHED PLAT CORRECTLY PORTRAY A SURVEY AND SUBDIVISION MADE UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DANIEL BRUSH PLS 2499  
CITY LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 20th DAY OF SEPT, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/30/23

WENDY MORENO LISTER  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Boone County  
My Commission Expires: November 30, 2023  
Commission # 11434957

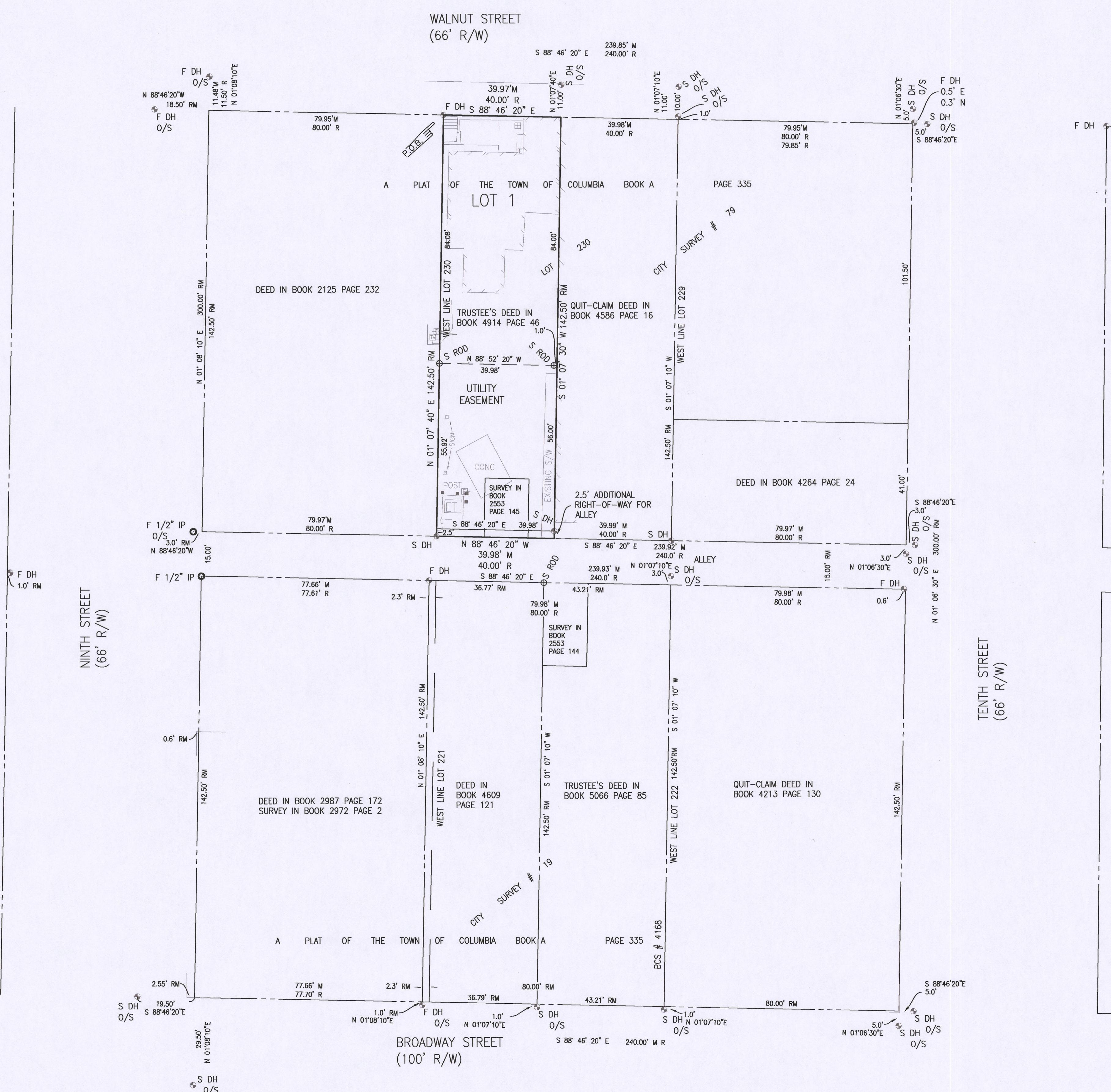
J. DANIEL BRUSH  
CITY LAND SURVEYOR  
PLS NUMBER 2499  
DATE: 9-20-22

City of Columbia, Missouri  
Public Works

701 E. Broadway  
Columbia, Missouri 65201  
573-874-7111

## 912 E. WALNUT SUBDIVISION

A REPLAT OF PART OF LOT 230 PLAT OF THE TOWN OF COLUMBIA AS SHOWN IN BOOK A PAGE 335  
LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST  
IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



KNOW ALL MEN BY THESE PRESENTS: THE CITY OF COLUMBIA, BEING THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THE PLAT. THE STREET RIGHT-OF-WAY AND EASEMENTS AS SHOWN ARE DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF THE CITY OF COLUMBIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS OFFICERS.

*Derek Seewood*

DECARLON SEEWOOD CITY MANAGER

STATE OF MISSOURI )  
COUNTY OF BOONE )

ON THIS 13th DAY OF October, IN THE YEAR 2022,

BEFORE ME Kristina Ann Wolf  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DECARLON SEEWOOD, CITY MANAGER, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN SUBDIVISION PLAT ON BEHALF OF THE CITY OF COLUMBIA, MISSOURI AND ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO EXECUTE THE SAME FOR THE PURPOSES THEREIN STATED.

*Kristina Ann Wolf*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/23/24

KRISTINA ANN WOLF  
Notary Public, Notary Seal  
State of Missouri  
Boone County  
Commission # 20295717  
My Commission Expires 06-23-2024

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BARBARA BUFFALO, MAYOR

ATTEST:  
SHEELA AMIN, CITY CLERK