

THE VILLAS AT OLD HAWTHORNE PLAT 1F

A REPLAT OF LOTS 115A THROUGH 119C OF THE
 VILLAS AT OLD HAWTHORNE PLAT 1
 APRIL 28, 2017

LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- PM PERMANENT MONUMENT
- (R) RADIAL LINE
- REC. RECORD
- DH X DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- 10,000 SQUARE FEET
- 1.50 ACRES
- - - EXISTING FENCE
- EXISTING STONE
- IP ○ IRON PIPE
- RB ○ REBAR
- C100 CURVE NUMBER

NOTES

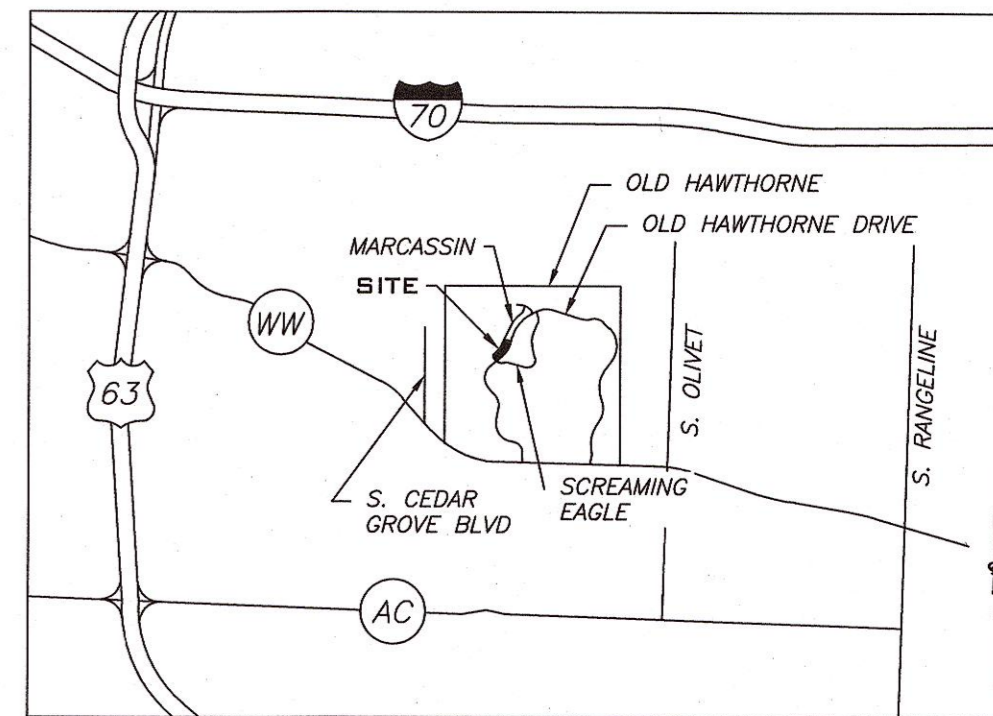
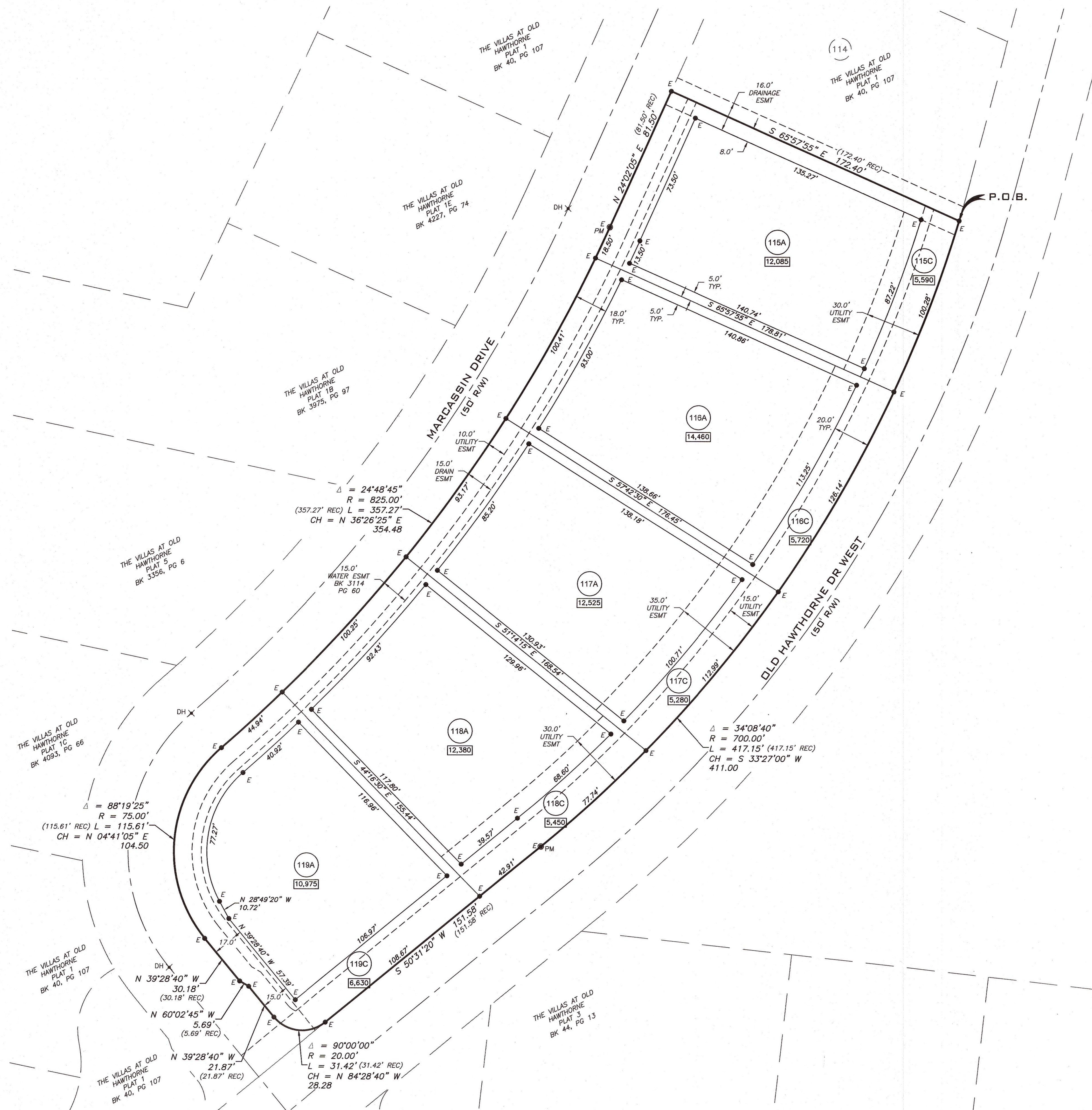
1. THIS IS AN URBAN CLASS SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
6. EXISTING LOT LINES FOR "A & B" LOTS OF THE VILLAS AT OLD HAWTHORNE PLAT 1 ARE NOT SHOWN FOR CLARITY PURPOSES, ONLY THE OUTER LOT LINES OF EXISTING "C" LOTS ARE SHOWN.
7. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
 FRONT YARDS - 20' FOR GARAGES, 18' FOR ALL OTHER PORTIONS OF BUILDINGS
 SIDE YARDS - 15' IF ALONG A STREET 5' EVERYWHERE ELSE
 REAR YARDS - 20' IF ALONG A STREET, 10' EVERYWHERE ELSE
 *ALL SETBACKS SHALL BE VERIFIED WITH ORDINANCE #19215 AND THE VILLAS AT OLD HAWTHORNE PUD PLAN.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C0292 AND #29019C0315E, DATED APRIL 19, 2017

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES SINCE THIS TRACT WAS SHOWN ON A FINAL PLAT APPROVED PRIOR TO JANUARY 2, 2007.



LOCATION MAP
 NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

LIFESTYLE DEVELOPMENT INC., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, DON STOHLDRIER HAS CAUSED THESE PRESENTS TO BE SIGNED.

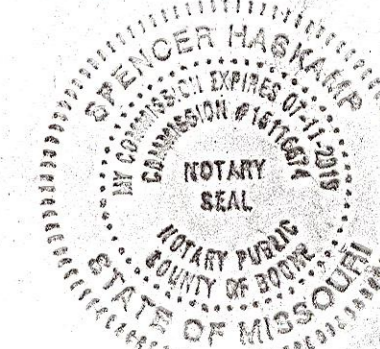
Don Stohldrier
 DON STOHLDRIER, PRESIDENT

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS DAY OF _____ IN THE YEAR 2017, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON STOHLDRIER KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Spencer Haskamp
 SPENCER HASKAMP

NOTARY PUBLIC
 MY COMMISSION EXPIRES
 JULY 11, 2019.



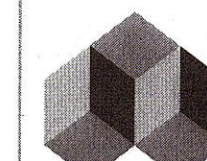
CERTIFICATION

THIS IS TO CERTIFY THAT IN APRIL 2017, I COMPLETED A SURVEY FOR LIFESTYLE DEVELOPMENT INC. OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 115A THROUGH 119C OF THE VILLAS AT OLD HAWTHORNE PLAT 1 AS RECORDED IN PLAT BOOK 40, PAGE 107 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 115C OF SAID VILLAS AT OLD HAWTHORNE PLAT 1, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF OLD HAWTHORNE DRIVE WEST; THENCE ALONG THE EAST LINE OF SAID PLAT AND SAID WEST RIGHT-OF-WAY LINE ALONG A 700.00-FOOT RADIUS CURVE TO THE RIGHT, 417.15 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S33°27'00"W, 411.00 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 31.42 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N84°28'40"W, 28.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MARCASSIN DRIVE; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING SIX (6) CALLS; N39°28'40"W, 21.87 FEET; THENCE N60°02'45"W, 5.69 FEET; THENCE N39°28'40"W, 30.18 FEET; THENCE ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, 115.61 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N04°41'05"E, 104.50 FEET; THENCE ALONG A 825.00-FOOT RADIUS CURVE TO THE LEFT, 357.27 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N36°26'25"E, 354.48 FEET; THENCE N24°02'05"E, 81.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 115C; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE NORTH LINE OF SAID LOT, 565°57'55"E, 172.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.09 ACRES.

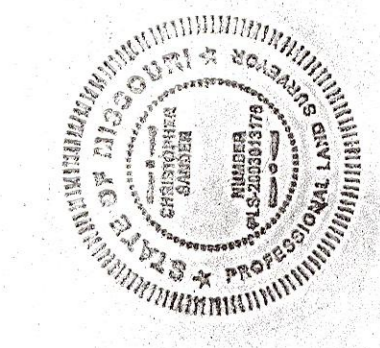
I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Christopher M. Sander
 CHRISTOPHER M. SANDER PLS 2003013178
 MO LAND SURVEYOR, MAY 31, 2017



A CIVIL GROUP, LLC
 MISSOURI LIMITED LIABILITY COMPANY
 3401 BROADWAY BUSINESS PARK CT SUITE 105
 COLUMBIA, MISSOURI 65203
 PH: (573) 817-5750
 MO CERT OF AUTHORITY: 2001006115

VILLAS AT OLD HAWTHORNE PLAT 1F
 COLUMBIA, MO

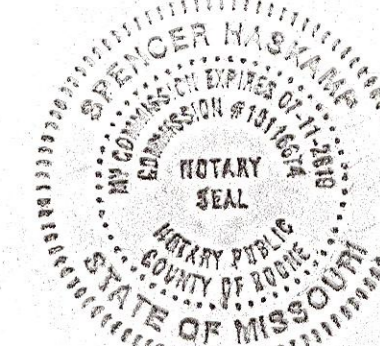


STATE OF MISSOURI }
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 31st DAY
 OF MAY, 2017.

Spencer Haskamp
 SPENCER HASKAMP

NOTARY PUBLIC MY
 COMMISSION EXPIRES
 JULY 11, 2019.



RECEIVED AND ACCEPTED BY THE COLUMBIA CITY
 COUNCIL THIS DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

