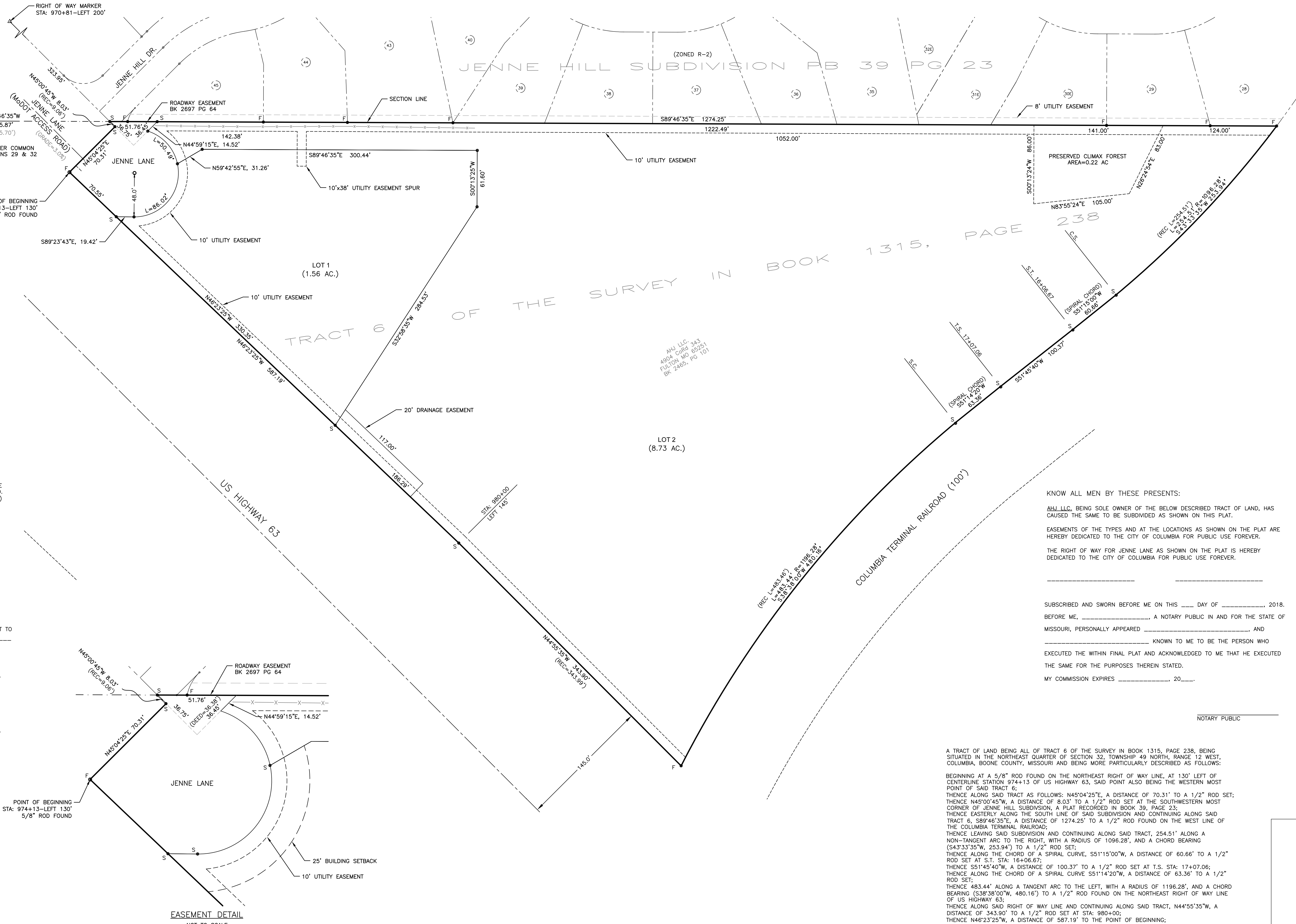
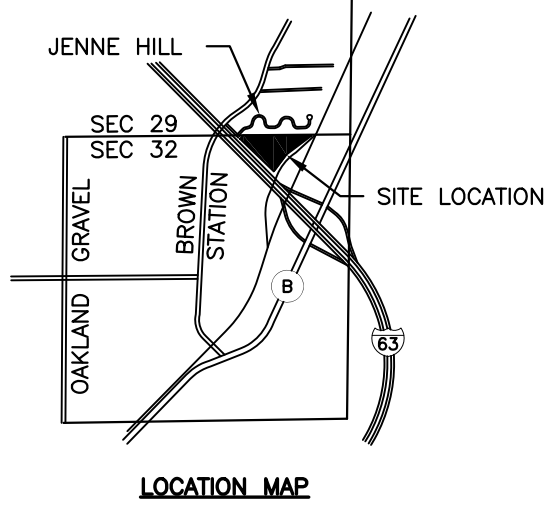


HILLTOP ESTATES

A MINOR PLAT
 (AHJ LLC - REQUESTED BY DAVID JATHO)
 A RETRACEMENT OF TRACT 6 OF THE SURVEY IN BK 1315, PAGE 238
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 32
 TOWNSHIP 49 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI



- LEGEND**
- 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
 - △ RIGHT OF WAY MARKER
 - ⊕ STONE MONUMENT
 - ⊙ CORNER POST
 - × FENCE LINE
 - OVERHEAD ELECTRIC
 - GAS LINE
 - SEWER LINE

SURVEYOR'S NOTES
 ORDER # 11466

THE BASIS OF BEARING IS GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR A URBAN CLASS PROPERTY.

THIS PROPERTY IS ZONED AS (PD) A PLANNED DEVELOPMENT.

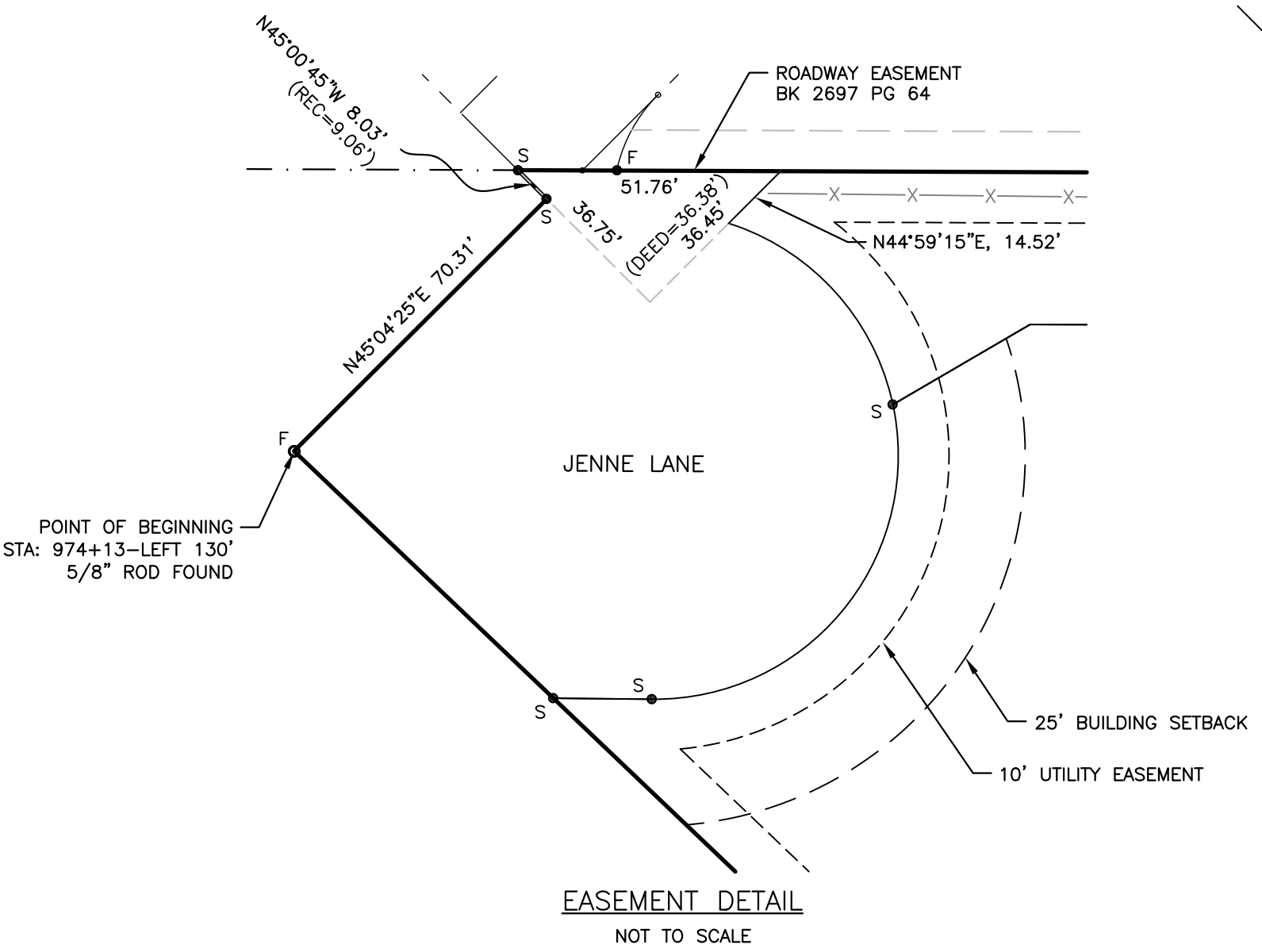
ALL OUTBOUNDARY MONUMENTS ARE LABELED EITHER FOUND (F) OR SET (S) UNLESS OTHERWISE NOTED. INTERNAL AND NEW MONUMENTS ARE ALL SET.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER FEMA FIRM NO. 29019C0281E EFFECTIVE DATE (4-19-2017)

THIS PROPERTY DOES NOT CONTAIN ANY STREAM BUFFER AS DEFINED BY: CHAPTER 12A, ARTICLE X, AS PER THE COLUMBIA QUADRANGLE USGS MAP.

APPROVED BY THE CITY COUNCIL PURSUANT TO RESOLUTION # _____ ON THIS DAY OF _____ 2018

BRIAN TREECE, MAYOR
 ATTEST:
 SHEELA AMIN, CITY CLERK



KNOW ALL MEN BY THESE PRESENTS:

AHJ LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT OF LAND, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

THE RIGHT OF WAY FOR JENNE LANE AS SHOWN ON THE PLAT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

SUBSCRIBED AND SWORN BEFORE ME ON THIS ____ DAY OF _____, 2018.

BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF MISSOURI, PERSONALLY APPEARED _____ AND _____ 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.

MY COMMISSION EXPIRES _____, 20____.

 NOTARY PUBLIC

A TRACT OF LAND BEING ALL OF TRACT 6 OF THE SURVEY IN BOOK 1315, PAGE 238, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" ROD FOUND ON THE NORTHEAST RIGHT OF WAY LINE, AT 130' LEFT OF CENTERLINE STATION 974+13 OF US HIGHWAY 63, SAID POINT ALSO BEING THE WESTERN MOST POINT OF SAID TRACT 6;

THENCE ALONG SAID TRACT AS FOLLOWS: N45°04'25"E, A DISTANCE OF 70.31' TO A 1/2" ROD SET;

THENCE N45°00'45"W, A DISTANCE OF 8.03' TO A 1/2" ROD SET AT THE SOUTHWESTERN MOST CORNER OF JENNE HILL SUBDIVISION, A PLAT RECORDED IN BOOK 39, PAGE 23;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION AND CONTINUING ALONG SAID TRACT 6, S89°46'35"E, A DISTANCE OF 1274.25' TO A 1/2" ROD FOUND ON THE WEST LINE OF THE COLUMBIA TERMINAL RAILROAD;

THENCE LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID TRACT, 254.51' ALONG A NON-TANGENT ARC TO THE RIGHT, WITH A RADIUS OF 1096.28', AND A CHORD BEARING (S43°33'35"W, 253.94') TO A 1/2" ROD SET;

THENCE ALONG THE CHORD OF A SPIRAL CURVE, S51°15'00"W, A DISTANCE OF 60.66' TO A 1/2" ROD SET AT S.I. STA: 16+06.67;

THENCE S51°45'40"W, A DISTANCE OF 100.37' TO A 1/2" ROD SET AT T.S. STA: 17+07.06;

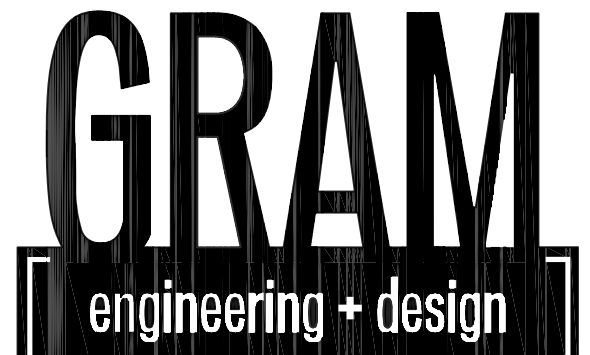
THENCE ALONG THE CHORD OF A SPIRAL CURVE S51°14'20"W, A DISTANCE OF 63.36' TO A 1/2" ROD SET;

THENCE 483.44' ALONG A TANGENT ARC TO THE LEFT, WITH A RADIUS OF 1196.28', AND A CHORD BEARING (S39°38'00"W, 480.16') TO A 1/2" ROD FOUND ON THE NORTHEAST RIGHT OF WAY LINE OF US HIGHWAY 63;

THENCE ALONG SAID RIGHT OF WAY LINE AND CONTINUING ALONG SAID TRACT, N44°55'35"W, A DISTANCE OF 343.90' TO A 1/2" ROD SET AT STA: 980+00;

THENCE N46°23'25"W, A DISTANCE OF 587.19' TO THE POINT OF BEGINNING;

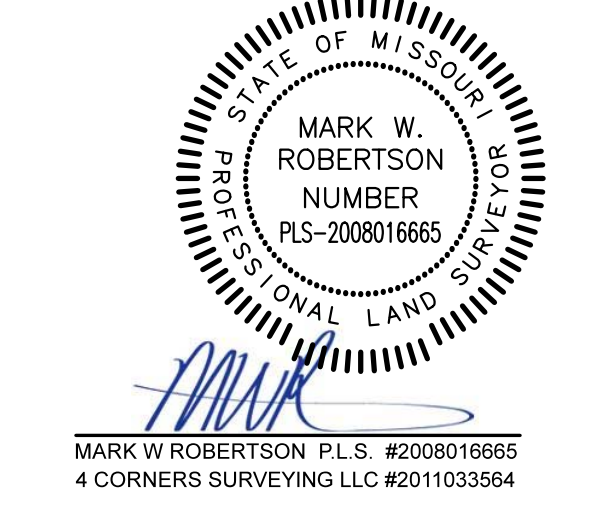
THE ABOVE TRACT OF LAND CONTAINS 10.5 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.



1016 W BROADWAY BOULEVARD
 SEDALIA, MISSOURI 65301
 PHONE: 660.851.1214

4 CORNERS SURVEYING LLC
 823 EMERALD DRIVE
 CENTRALIA, MISSOURI 65240
 PHONE: 660.287.0614

I HEREBY CERTIFY THE SURVEY PLATTED HEREON COMPLIES WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



ISSUE/REVISION	DATE
CITY COMMENTS	5-9-18
CITY COMMENTS	5-31-18
CITY COMMENTS	7-10-18
CITY COMMENTS	9-17-18

AHJ LLC.
 HILLTOP ESTATES
 JENNE HILL DRIVE
 COLUMBIA MISSOURI

DATE: APRIL 16, 2018

FINAL PLAT

DRAWN BY: KH
 CHECKED BY: MWR
 SHEET NUMBER: 01