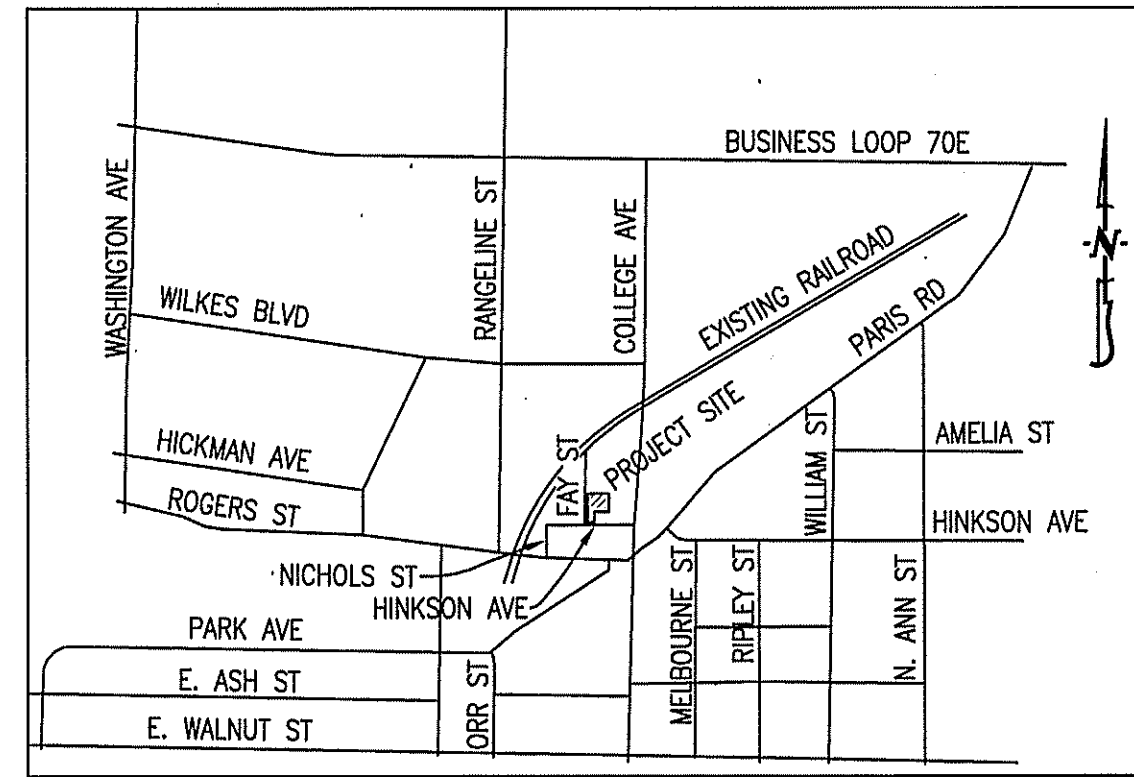
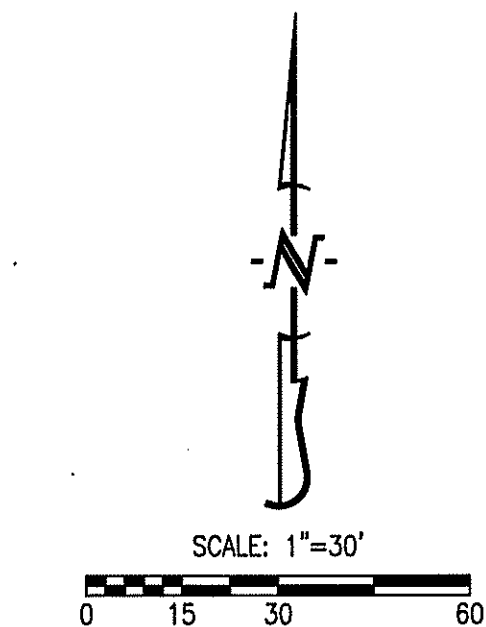


# MINOR PLAT CENTRAL ADDITION PLAT NO. 2

A REPLAT IN PART OF LOTS 12 & 14 AND ALL OF LOT 13,  
 IN CENTRAL ADDITION TO THE CITY OF COLUMBIA  
 BOONE COUNTY, MISSOURI  
 MARCH 5, 2018



LOCATION MAP  
 NOT TO SCALE

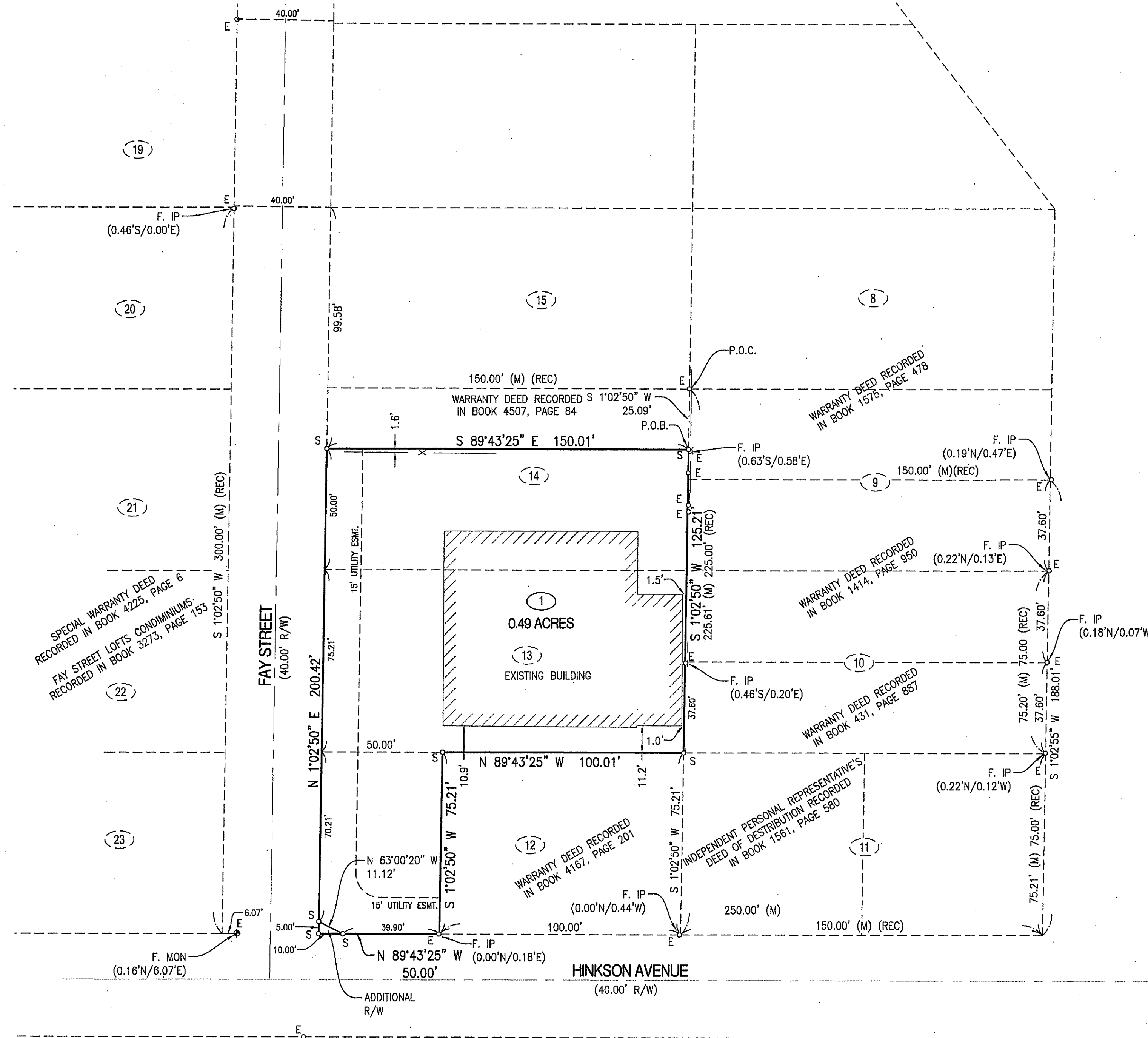


**LEGEND:**

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

**NOTES:**

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-80.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE. THIS TRACT IS LOCATED WITHIN THE TYPE II 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



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BRIAN TREECE, MAYOR  
 ATTEST:  
 SHEELA AMIN, CITY CLERK

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN FEBRUARY OF 2018, I COMPLETED A SURVEY AND SUBDIVISION REPLAT FOR WHITE OAK INVESTMENT PROPERTIES LLC., OF A TRACT OF LAND LOCATED IN THE WEST FIFTY FEET OF LOT 12 AND ALL OF LOT 13 AND THE SOUTH FIFTY FEET OF LOT 14, IN CENTRAL ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE PLAT RECORDED IN BOOK 40, PAGE 638 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 14 AND WITH THE EAST LINE THEREOF, S 1°02'50"W, 25.09 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND WITH SAID EAST LINE OF SAID LOT 14, S 1°02'50"W, 125.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID LOT 12, N 89°43'25"W, 100.01 FEET; THENCE LEAVING SAID NORTH LINE, S 1°02'50"W, 75.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE FOR HINKSON AVENUE; THENCE WITH SAID NORTH RIGHT OF WAY LINE, N 89°43'25"W, 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE FOR FAY STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH SAID EAST RIGHT OF WAY LINE, N 1°02'50"E, 200.42 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 89°43'25"E, 150.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES.

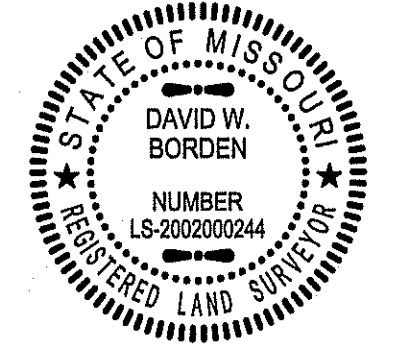
I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
 1000 W. NIFONG BLVD., BUILDING 1  
 COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

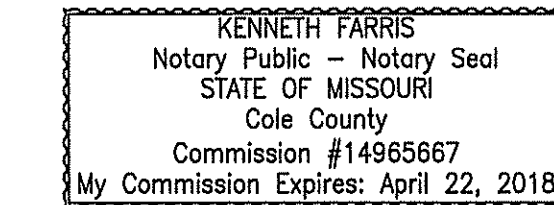
*David W. Borden*  
 DAVID W. BORDEN, PLS-2002000244  
 4-4-18  
 DATE



STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 4<sup>th</sup> DAY OF April, 2018.

*Kenneth Farris* NOTARY PUBLIC  
 KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018  
 COMMISSION NUMBER 14985667



**KNOW ALL MEN BY THESE PRESENTS:**

THAT WHITE OAK INVESTMENT PROPERTIES, LLC IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS 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 "CENTRAL ADDITION PLAT No. 2".

IN WITNESS WHEREOF, WHITE OAK INVESTMENT PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

WHITE OAK INVESTMENT PROPERTIES, LLC  
 JUSTIN GARDELL POWELL, MEMBER

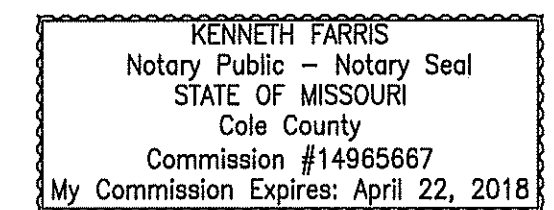
STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BEFORE ME PERSONALLY APPEARED JUSTIN GARDELL POWELL TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY HE IS A MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

KENNETH FARRIS NOTARY PUBLIC  
 KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018  
 COMMISSION NUMBER 14985667



<b>CENTRAL ADDITION PLAT NO. 2</b>	
MINOR PLAT A REPLAT IN PART OF LOTS 12 AND 14 AND ALL OF LOT 13, IN CENTRAL ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 3/5/2018	SCALE: 1"=30'
PROJECT: 120206	DRAWN BY: DWB
 <b>CROCKETT ENGINEERING CONSULTANTS</b> 1000 W. NIFONG BLVD., BUILDING 1 COLUMBIA, MISSOURI 65203 (573) 447-0292 www.crockettengineering.com	