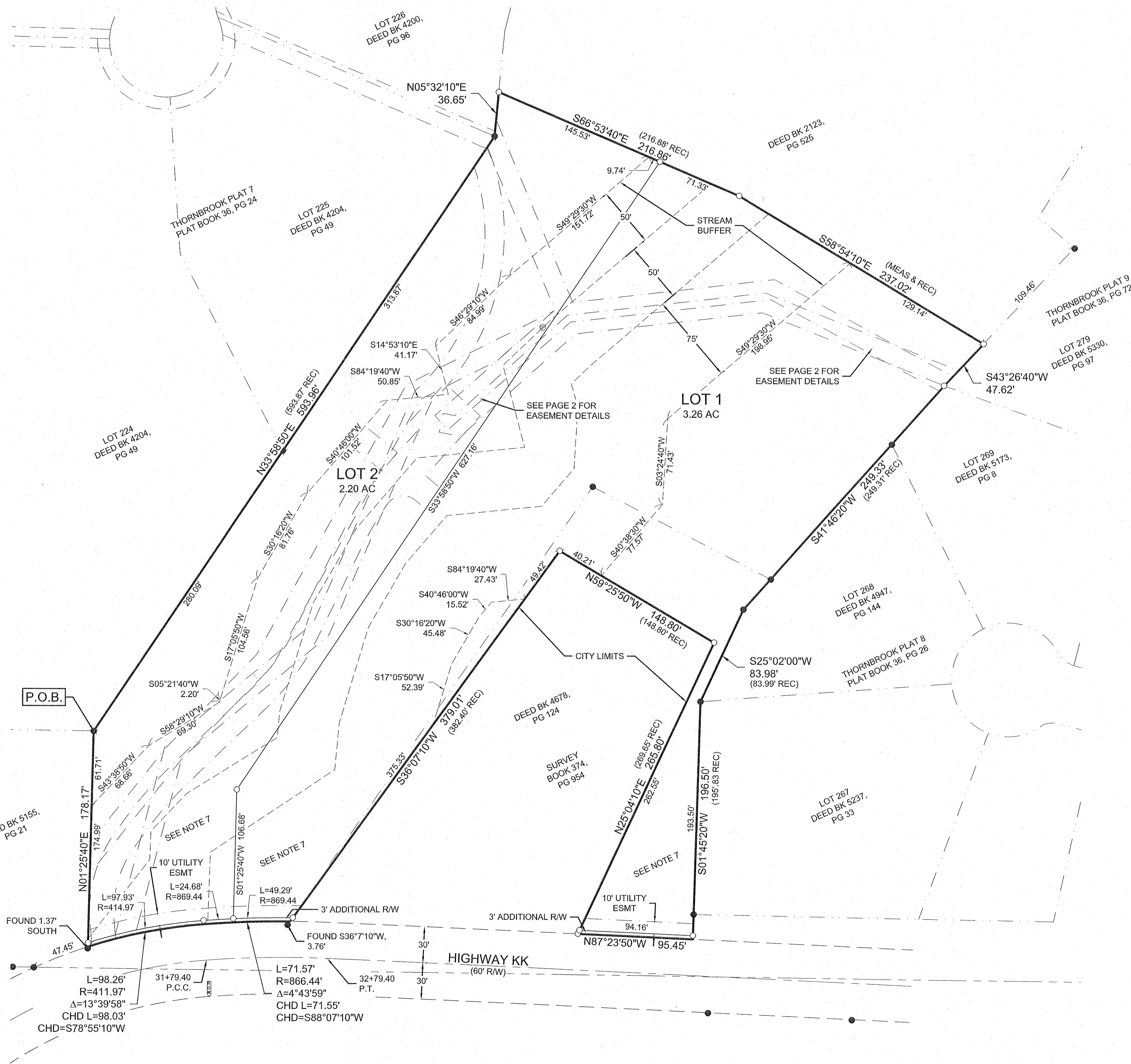
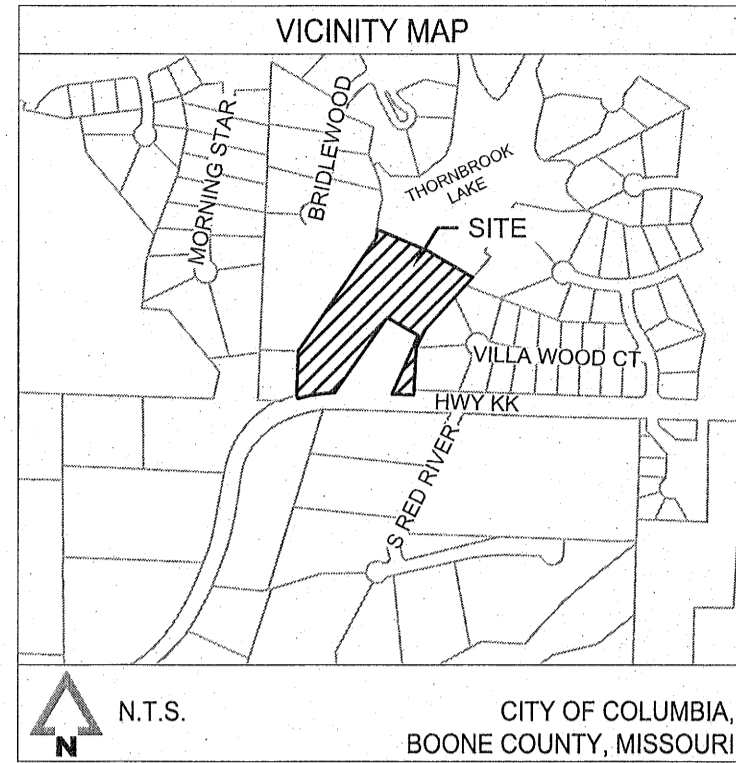


MINOR PLAT HARDY PLAT 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
(PAGE 1 OF 2)



PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ALL OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5143 AT PAGE 98, AND ALL OF THE TRACT DESCRIBED BY QUIT CLAIM DEED RECORDED IN BOOK 3109 AT PAGE 187 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN MOST CORNER OF LOT 224 OF THORNBROOK, PLAT NO. 7 AS RECORDED IN PLAT BOOK 36 AT PAGE 24 OF THE RECORDS OF BOONE COUNTY, THENCE ALONG THE LINES OF SAID PLAT 7, N33°58'50"E, 593.96 FEET; THENCE N05°32'10"E, 36.65 FEET; THENCE LEAVING THE LINES OF SAID PLAT 7 AND WITH THE LINES OF THE TRACT DESCRIBED BY DEED IN BOOK 5143 AT PAGE 98, S66°53'40"E, 216.88 FEET; THENCE S88°54'10"E, 237.02 FEET TO A POINT LYING ON THE WEST LINE OF LOT 279 OF THORNBROOK PLAT 9 AS RECORDED IN PLAT BOOK 36 AT PAGE 72; THENCE ALONG SAID WEST LINE, S43°28'40"W, 47.62 FEET TO THE NORTHERN MOST CORNER OF LOT 269 OF THORNBROOK PLAT 8 AS RECORDED IN PLAT BOOK 36 AT PAGE 28; THENCE ALONG THE WEST LINES OF SAID PLAT 8, S41°48'20"W, 249.33 FEET; THENCE S25°02'00"W, 83.99 FEET; THENCE S01°45'20"W, 196.50 FEET TO THE NORTH RIGHT OF WAY LINE OF MISSOURI ROUTE KK; THENCE LEAVING THE LINES OF SAID PLAT 8 AND WITH SAID NORTH RIGHT OF WAY LINE, N87°23'50"W, 95.45 FEET TO THE SOUTHEAST CORNER OF THE TRACT SHOWN BY SURVEY IN BOOK 374 AT PAGE 954; THENCE LEAVING SAID RIGHT OF WAY LINE AND WITH THE LINES OF SAID SURVEY, N25°04'10"E, 265.80 FEET; THENCE N69°25'50"W, 148.80 FEET; THENCE S36°07'10"W, 379.01 FEET TO THE NORTH RIGHT OF WAY LINE OF MISSOURI ROUTE KK; THENCE LEAVING THE LINES OF SAID SURVEY AND FOLLOWING ALONG SAID RIGHT OF WAY LINE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 866.44 FEET FOR AN ARC LENGTH OF 71.57 FEET, THE LONG CHORD BEARS S88°07'10"W, 71.55 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 411.97 FEET FOR AN ARC LENGTH OF 98.25 FEET, THE LONG CHORD BEARS S78°55'10"W, 98.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY DEED IN BOOK 5143 AT PAGE 98; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF MISSOURI ROUTE KK AND WITH THE LINES OF SAID DEED IN BOOK 5143 AT PAGE 98, N01°25'40"E, 178.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.48 ACRES.

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.04(2)(A)
- THIS TRACT LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM PANEL 29019C0270E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- A TITLE COMMITMENT FOR A PORTION OF THIS TRACT WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO. 2044630.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT CONTAINS A TYPE II STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, MISSOURI - BOONE COUNTY.
- SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL DEVELOPMENT SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO ROUTE KK UNLESS OTHERWISE APPROVED BY THE DIRECTOR.

KNOW ALL MEN BY THESE PRESENTS

MARSHALL G. MURRAY, A SINGLE PERSON, BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

RIGHT-OF-WAY FOR HIGHWAY KK AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

Marshall G. Murray
MARSHALL G. MURRAY

ON THIS 2nd DAY OF November IN THE YEAR 2021, BEFORE ME PERSONALLY APPEARED MARSHALL G. MURRAY, A SINGLE PERSON TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY HIM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

Christy Flood
CHRISTY FLOOD
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
BOONE COUNTY
COMMISSION # 12417259
MY COMMISSION EXPIRES: NOVEMBER 23, 2024

Christy Flood
NOTARY PUBLIC

APPROVED BY CITY OF COLUMBIA PLANNING & ZONING COMMISSION ON THIS 4th DAY OF November 2021.

Sara Joe
SARA JOE, CHAIRPERSON

THIS PLAT APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THIS _____ DAY OF _____ 2021.

DESIGN ADJUSTMENT FOR REQUIRED SIDEWALKS ALONG UNIMPROVED STREETS AS REQUIRED BY UDC SECTION 29-5.1(d)(2) APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THIS _____ DAY OF _____ 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

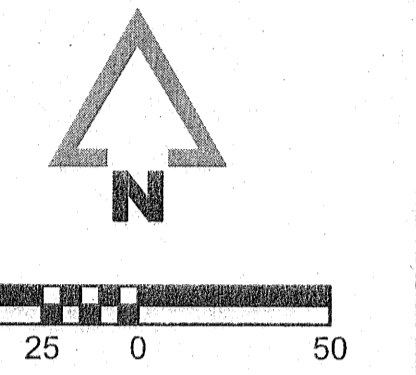


making lives better.

1901 PENNSYLVANIA AVE.
COLUMBIA, MO 65202
(573) 814-1568

CERTIFICATE OF AUTHORITY
No. LS-2012009395

SURVEY PREPARED FOR:
SURVEY FOR LEE HARDY
PROJECT NAME:
HARDY PLAT 1
PROJECT LOCATION:
BOONE COUNTY, MO
McCLURE PROJECT No.
202020



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. MODOT CORRS VRS NETWORK, NAD83 (2011)

GENERAL LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
SECTION LINE	---
EASEMENT LINE	---
FIELD FENCE	---
ROAD CENTERLINE	---
FOUND RW MARKER	○
FOUND IRON PIPE/REBAR	●
FOUND DRILL HOLE	⊗
SET 1/2" REBAR	○
FOUND PLSS CORNER	■
ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
CENTERLINE	CL

Christopher M. Sander



Christopher M. Sander
MO LS-2003013178
November 2, 2021

STATE OF MISSOURI) SS
COUNTY OF BOONE)

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 2nd DAY OF November, 2021.
Christy Flood
NOTARY PUBLIC
MY COMMISSION EXPIRES

