

LOCATION MAP

NOT TO SCALE

# FINAL PLAT MALLARD POINT, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
 SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 JANUARY 25, 2021

**KNOW ALL MEN BY THESE PRESENTS:**

THAT SCORIN PROPERTIES, LLC., A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, 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 "MALLARD POINT, PLAT NO. 1"

IN WITNESS WHEREOF, SCORIN PROPERTIES, LLC., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 18 DAY OF March, 2021.

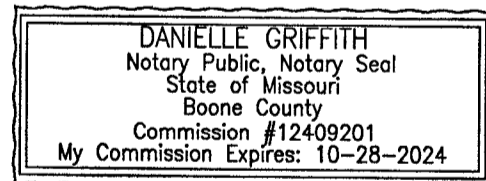
SCORIN PROPERTIES, LLC., A MISSOURI LIMITED LIABILITY COMPANY

[Signature] SCOTT BRAUDIS, MEMBER  
[Signature] DARRIN WILCOXSON, MEMBER

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

ON THIS 18 DAY OF March, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT BRAUDIS, MEMBER, AND DARRIN WILCOXSON, MEMBER, OF SCORIN PROPERTIES, LLC., A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

[Signature] DANIELLE GRIFFITH  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES OCTOBER 28, 2024  
 COMMISSION NUMBER 12409201



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN JANUARY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR SCORIN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 1 SHOWN IN THE SURVEY RECORDED IN BOOK 494, PAGE 823 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5343, PAGE 150 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3 AS SHOWN IN LAKELAND ACRES SUBDIVISION NO. 5, RECORDED IN PLAT BOOK 34, PAGE 24 AND THE SURVEY RECORDED IN BOOK 1481, PAGE 259 AND WITH THE EAST LINE OF SAID SECTION, S 0°18'00"W, 367.80 FEET TO THE NORTH LINE OF LOT 1 OF OPEN HEART SUBDIVISION RECORDED IN PLAT BOOK 34, PAGE 24; THENCE LEAVING THE EAST LINE OF SAID SECTION, AND WITH THE LINES OF SAID OPEN HEART SUBDIVISION, N 88°51'40"W, 449.96 FEET; THENCE S 0°17'50"W, 400.09 FEET TO THE NORTH LINE OF EVERGREEN ACRES RECORDED IN PLAT BOOK 30, PAGE 52 AND EVERGREEN ACRES PLAT NO. 2 RECORDED IN PLAT BOOK 36, PAGE 39; THENCE LEAVING THE LINES OF SAID OPEN HEART SUBDIVISION AND WITH THE NORTH LINE OF SAID EVERGREEN ACRES, N 88°52'05"W, 861.87 FEET TO THE EAST LINE OF GREYSTONE SUBDIVISION-PLAT 1, RECORDED IN PLAT BOOK 38, PAGE 13; THENCE LEAVING SAID EVERGREEN ACRES AND WITH SAID EAST LINE, N 0°18'05"E 767.79 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID SECTION 3, S 88°52'15"E, 1311.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.99 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

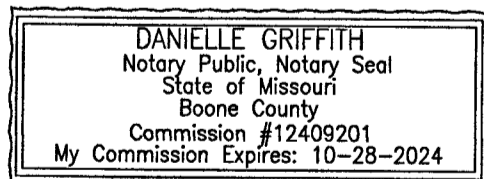
CORPORATE NUMBER: 2000151304

[Signature]  
 DAVID T. BUTCHER, PLS-2002014095  
3/18/2021  
 DATE

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF MARCH, IN THE YEAR 2021.

[Signature] DANIELLE GRIFFITH  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES OCTOBER 28, 2024  
 COMMISSION NUMBER 12409201



**NOTES:**

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0305E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(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. PART OF 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. STREAM BUFFER AVERAGING WAS USED TO DETERMINE THE LOCATION OF THE STREAM BUFFER AS PER SECTION 12A-236.(E) OF THE STREAM BUFFER ORDINANCE.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ON TO LAKE OF THE WOODS ROAD FROM LOTS 14, 15, 16, & 17.
7. LOTS C1, C2, C3, & C4 ARE COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION(HOA). THESE LOTS WILL BE USED FOR GREENSPACE, AMENITIES AND/OR STORM WATER MANAGEMENT. THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON LOTS.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
 BRIAN TREECE, MAYOR

ATTEST:

\_\_\_\_\_  
 SHEELA AMIN, CITY CLERK

	<b>MALLARD POINT, PLAT No. 1</b>	
	A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304		<p>1000 W. Nifong Blvd., Building 1                  Columbia, Missouri 65203                  (573) 447-0292                  www.crockettengineering.com</p>
DATE: 1/25/2021	SCALE: NO SCALE	
PROJECT: 190620	DRAWN BY: KWF	

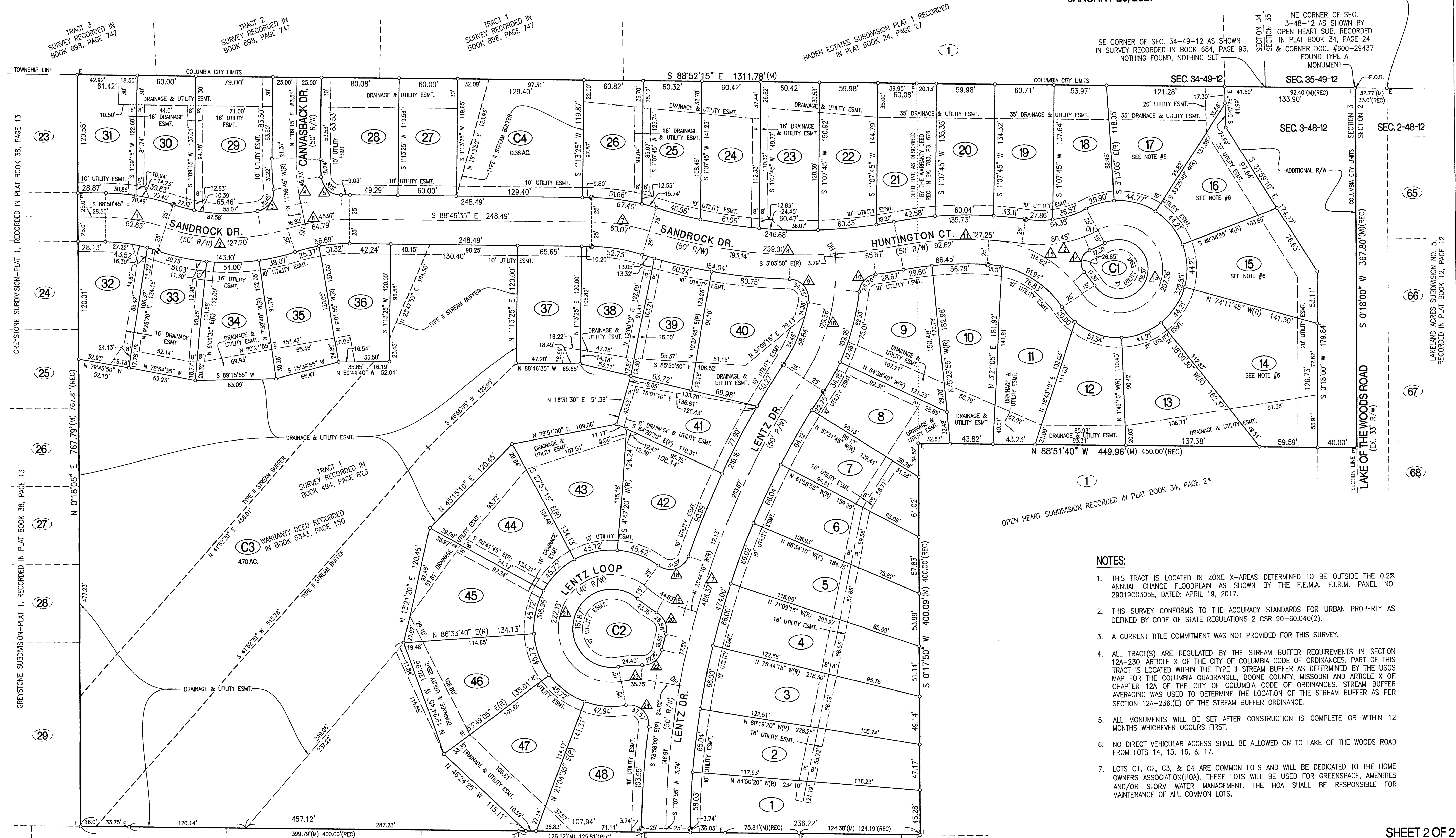
FINAL PLAT, MALLARD POINT, PLAT NO. 1

# FINAL PLAT MALLARD POINT, PLAT No. 1

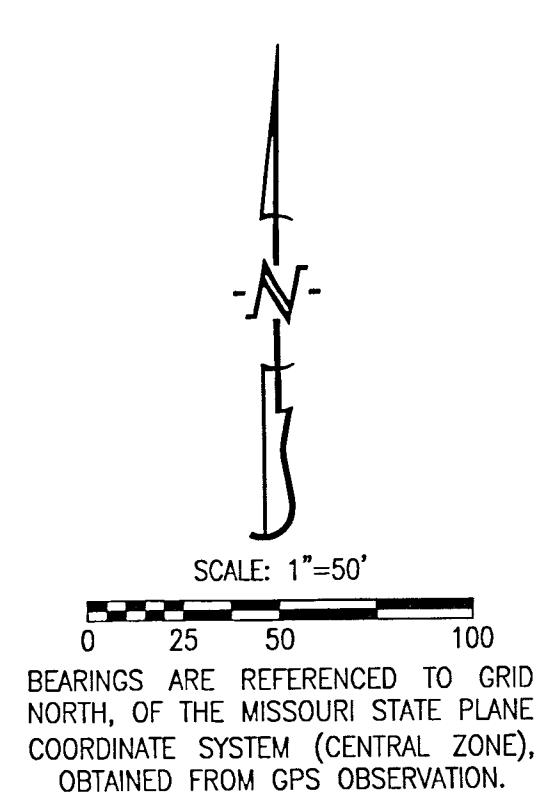
A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
 SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 JANUARY 25, 2021

NW CORNER OF LAKELAND ACRES NO. 5 AS SHOWN IN THE PLAT RECORDED IN PLAT BOOK 12, PAGE 12.  
 FOUND IRON ROD

CURVE	R	L	CHORD	CHDIST
1	200.00'	62.65'	S 79°52'20" E	62.40'
2	200.00'	127.20'	S 89°07'05" E	125.07'
3	200.00'	30.45'	N 36°49'00" E	27.59'
4	200.00'	45.73'	N 5°23'45" W	45.63'
5	20.00'	30.11'	S 47°56'45" E	27.35'
6	200.00'	64.79'	N 81°56'35" E	64.51'
7	205.00'	60.07'	S 80°22'55" E	59.86'
8	525.00'	259.01'	S 86°07'10" E	256.39'
9	20.00'	34.75'	N 38°15'35" W	30.54'
10	20.00'	26.70'	S 44°29'40" W	24.76'
11	375.00'	127.25'	N 89°28'05" E	126.64'
12	125.00'	80.48'	S 80°44'40" W	79.10'
13	45.00'	207.56'	N 14°26'10" E	66.74'
14	14.00'	26.85'	S 14°26'10" W	22.92'
15	125.00'	114.92'	S 59°45'50" E	110.92'
16	200.00'	129.56'	S 15°29'35" W	127.30'
17	850.00'	488.37'	S 17°35'30" W	481.68'
18	20.00'	37.57'	N 73°30'35" E	32.28'
19	100.00'	44.83'	N 60°53'30" W	44.46'
20	20.00'	25.88'	N 27°48'10" W	24.12'
21	55.00'	222.13'	S 16°15'00" E	99.12'
22	20.00'	27.76'	N 52°56'45" E	25.58'
23	100.00'	35.75'	S 89°12'30" E	35.56'
24	20.00'	37.57'	N 45°52'15" W	32.28'



- NOTES:**
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- LEGEND:**
- E EXISTING
  - S SET
  - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - PERMANENT MONUMENT
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - (R) RADIAL LINE
  - DH x DRILL HOLE
  - W/ CHISELED X
  - P.O.B. POINT OF BEGINNING

**MALLARD POINT, PLAT No. 1**

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 1/25/2021 SCALE: 1"=50'

PROJECT: 190620 DRAWN BY: KWF

DAVID T. BUTCHER  
 PROFESSIONAL LAND SURVEYOR  
 PLS-2002014086

**CROCKETT ENGINEERING CONSULTANTS**  
 1000 W. Nilong Blvd., Building 1  
 Columbia, Missouri 65203  
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 www.crockettengineering.com