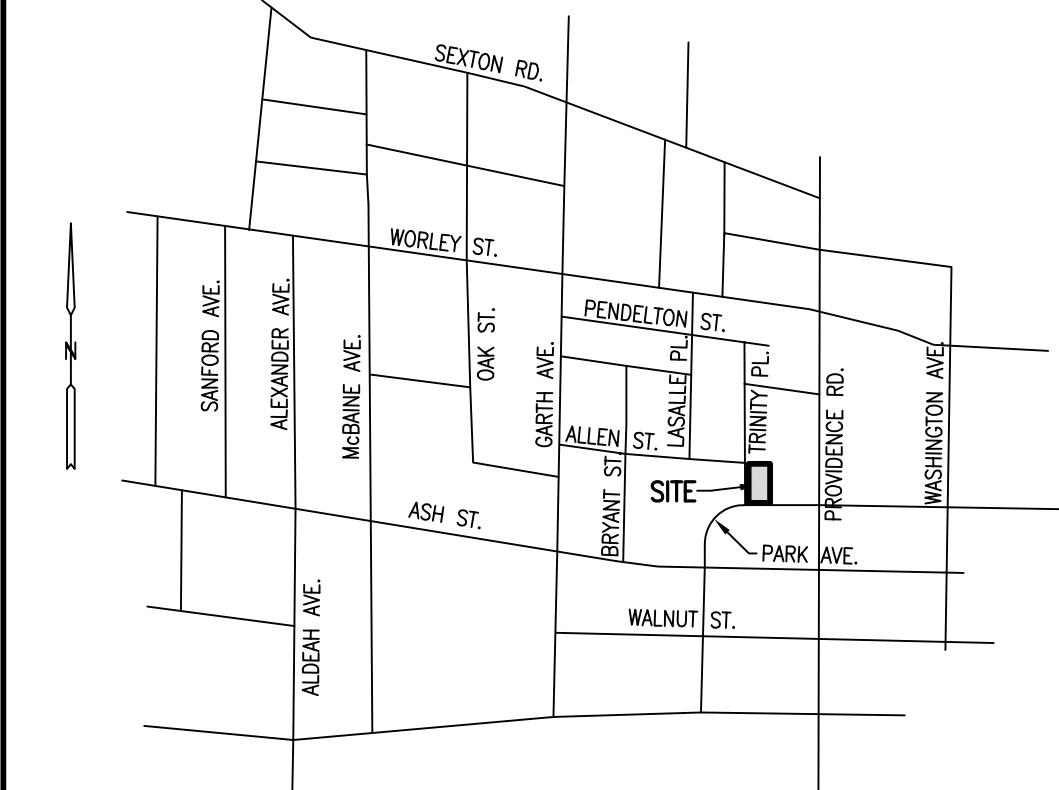


BRYANT WALKWAY APARTMENTS II - EAST

A REPLAT OF LOT'S 20, 21, AND 22, CROUCH'S ADDITION TO THE TOWN OF COLUMBIA AND A PORTION OF VACATED ALLEN STREET
LOCATED IN THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 27, 2017



LOCATION MAP
(NOT TO SCALE)

LEGEND

- E EXISTING 1/2" REBAR (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP "TDG#2006-014470" (UNLESS NOTED OTHERWISE)
- IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- STONE MONUMENT
- X_{DH} DRILL HOLE WITH CHISELED "X"
- △ R/W MARKER
- R/W RIGHT-OF-WAY CENTERLINE
- IP IRON PIPE
- RE REBAR
- (M) MEASURED DISTANCE
- (REC.) RECORD MEASUREMENT
- CALC CALCULATED POSITION/DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- WD XXX-XXX DEED RECORDED IN BOOK XXX, PAGE XXXX
- x - - - - - FENCE

GENERAL NOTES

- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- THAT PORTION OF ALLEN STREET AS DEPICTED ON PLAT LYING EAST OF TRINITY PLACE IS DESIGNATED AS BOONE DRIVE ON THE BOONE COUNTY ASSESSOR'S PARCEL VIEWER BY THE GIS DEPARTMENT.
- ALL MONUMENTS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- RECORD TITLE INFORMATION FOR THIS PLAT HAS NOT BEEN PROVIDED.

CURVE DATA				
Δ	RADIUS	ARC LENGTH	CHORD/LENGTH	
(A)	89°10'05"	20.00'	31.13'	N44°30'40"W, 28.08'

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN DESIGNATED LIMITS OF THE 100-YEAR FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: MARCH 15, 2011, COMMUNITY PANEL NUMBER 29019C0280D.

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT LIE WITHIN THE LIMITS OF A STREAM BUFFER REQUIREMENT AS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES, AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.

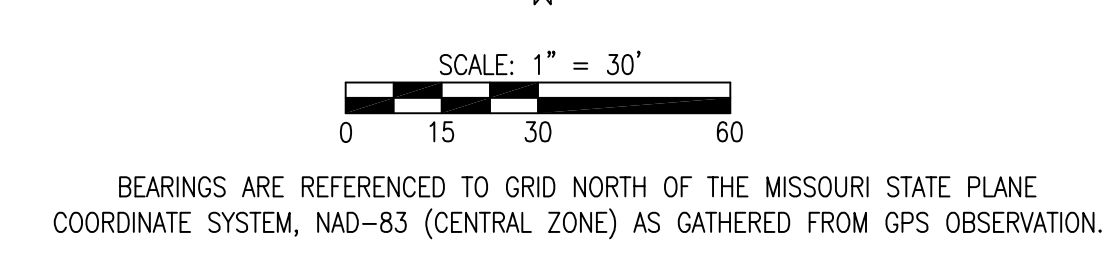
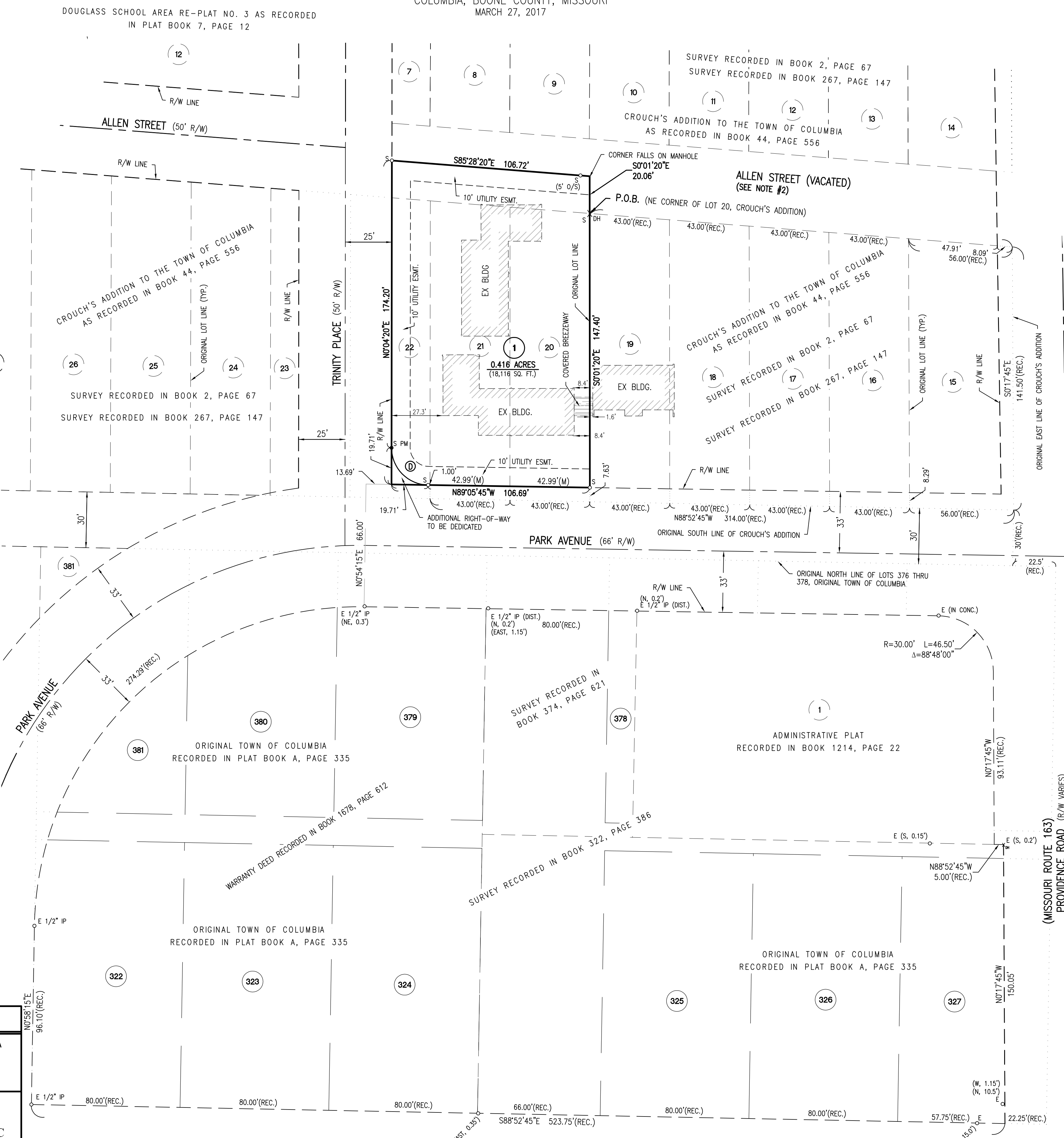
APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING THIS ____ DAY OF _____, 2017.

_____, CHAIRPERSON



KNOW ALL MEN BY THESE PRESENTS

COLUMBIA HOUSING AUTHORITY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, COLUMBIA HOUSING AUTHORITY HAVE CAUSED THESE PRESENTS TO BE SIGNED.

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

ADDITIONAL RIGHT-OF-WAY FOR STREETS AT THE LOCATIONS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

COLUMBIA HOUSING AUTHORITY
PHIL STEINHAUS, CHIEF EXECUTIVE OFFICER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

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

NOTARY PUBLIC
MY COMMISSION #
EXPIRES

CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, BEING PART OF LOTS 20, 21, AND 22, AND SOUTH HALF OF THE VACATED STREET FORMERLY KNOWN AS ALLEN STREET LYING ON THE NORTH SIDE OF SAID LOTS, ALL BEING IN CROUCH'S ADDITION TO THE TOWN OF COLUMBIA, AS RECORDED IN BOOK 44, PAGE 556, OF THE RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20, THENCE WITH THE LOT LINE BETWEEN SAID LOT 20 AND LOT 19 OF SAID CROUCH'S ADDITION, S0°01'20"E, 147.40 FEET; THENCE LEAVING SAID LOT LINE, N89°05'45"W, 106.69 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRINITY PLACE; THENCE WITH THE SAID EASTERLY RIGHT-OF-WAY LINE, N0°04'20"E, 174.20 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S85°28'20"E, 106.72 FEET; THENCE S0°01'20"E, 20.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.42 ACRES (18,199 SQUARE FEET).

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

SURVEY AND PLAT BY

(MO) CERTIFICATE OF AUTHORITY FOR LAND SURVEYING #2006014470

TREKK
DESIGN GROUP, LLC
2313 SUITE C, INDUSTRIAL DR.
COLUMBIA, MO 65202
PH. (573) 445-4275
MKLASING@TREKKDESIGNGROUP.COM

MICHAEL L. KLASING L.S. 2728

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC
MY COMMISSION #
EXPIRES

BRYANT WALKWAY APARTMENTS II - EAST	
A REPLAT OF LOT'S 20, 21, AND 22, CROUCH'S ADDITION TO THE TOWN OF COLUMBIA AND A PORTION OF VACATED ALLEN STREET LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2006014470	TREKK DESIGN GROUP, LLC 2313 SUITE C, INDUSTRIAL DR. COLUMBIA, MO 65202 PH. (573) 445-4275 MKLASING@TREKKDESIGNGROUP.COM
DATE: MARCH 24, 2017	
PROJECT: 17-038	SCALE: 1" = 30'
DRAWN BY: CRH	