

- S SET
- F FOUND
- DM DRILL HOLE
- PM PERMANENT MONUMENT
- IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL +
- △ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- × FENCE LINE
- (91/387) PG OF RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- R RECORD DISTANCE
- ① LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS
- OH OVERHEAD ELECTRIC
- UTILITY POLE

1/2" PINCHED IRON PIPE
GROWN INTO WALNUT
TREE NO ACCURATE SHOT
COULD BE TAKEN.

- 1/2" IRON PIPE FOUND
ACCEPTED AS THE CORNER
SHOWN BY SURVEY IN
PLAT BK 5018, PG 24

SURVEY RECORDED IN BOOK 5018, PAGE 24

WD BK 845, PG 681

- 1/2" IRON PIPE FOUND
(6.25' WEST)
ACCEPTED AS THE CORNER
SHOWN BY SURVEY IN
BK 5018, PG 24. AND
PLAT BK 38, PG 68


- 1/2" IRON PIPE FOUND
ACCEPTED AS THE CORNER
SHOWN BY SURVEY IN
PLAT BK 38, PG 68

1/2" IRON ROD FOUND
(1.97' E, 0.38' N)

5/8" IRON ROD FOUND
(BRUSH CAP) 5' OFFSET N
ACCEPTED AS THE CORNER
SHOWN BY SURVEY IN
BK 5018, PG 24.

S10°43'15"E
16.00

WALNUT BROOK PLAT 4
SURVEY RECORDED IN PLAT BOOK 38, PAGE 68


ANTHONY DERBOVEN, P.L.S. 2016019005
Date: JULY 7, 2021.

DEREK FORBIS
NOTARY PUBLIC

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.42 ACRES AND IS THE SAME LAND DESCRIBED BY DEEDS RECORDED IN BOOK 4996, PAGE 100 AND BOOK 5274, PAGE 74 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

SHEELA AMIN, CITY CLERK

A FINAL PLAT
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2,
TOWNSHIP 47 NORTH, RANGE 13 WEST
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

NO PART OF THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL
CHANCE FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE
RATE MAP: COMMUNITY-PANEL #29019C0290E, DATED APRIL 19,
2017.

ON THIS ____ DAY OF _____, 2021, JEREMY A. SPILLMAN & BROOKS CHANDLER, SOLE OWNERS OF THE HEREON DESCRIBED TRACT, HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND/OR PLATTED AS SHOWN HEREON.

THE UTILITY EASEMENTS AND ADDITIONAL RIGHT OF WAY AT THE LOCATIONS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, JEREMY A. SPILLMAN & BROOKS CHANDLER DID SAY
THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

JEREMY A. SPILLMAN

_____(SIGNED)

BROOKS CHANDLER

_____ (PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2021. MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION
REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL
ZONE).

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY PER MISSOURI CODE OF REGULATIONS 2 CSR 90-60.040(2).

THERE ARE NO REGULATED STREAMS ON THIS TRACT AS DEFINED IN CHAPTER 12A OF THE COLUMBIA CODE OF ORDINANCES.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.



**CENTRAL
COUNTIES
SURVEYING**

401 S. Cleveland St
Fayette, MO 65248
Phone (660) 728-5028
Jury Commision # 2014035993
R. Proctor PLS # 2000148666
J. Derboven PLS # 2016019005
J. Forbis PLS # 2021015380

200 Old Plank Road
Columbia, Boone County, MO

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