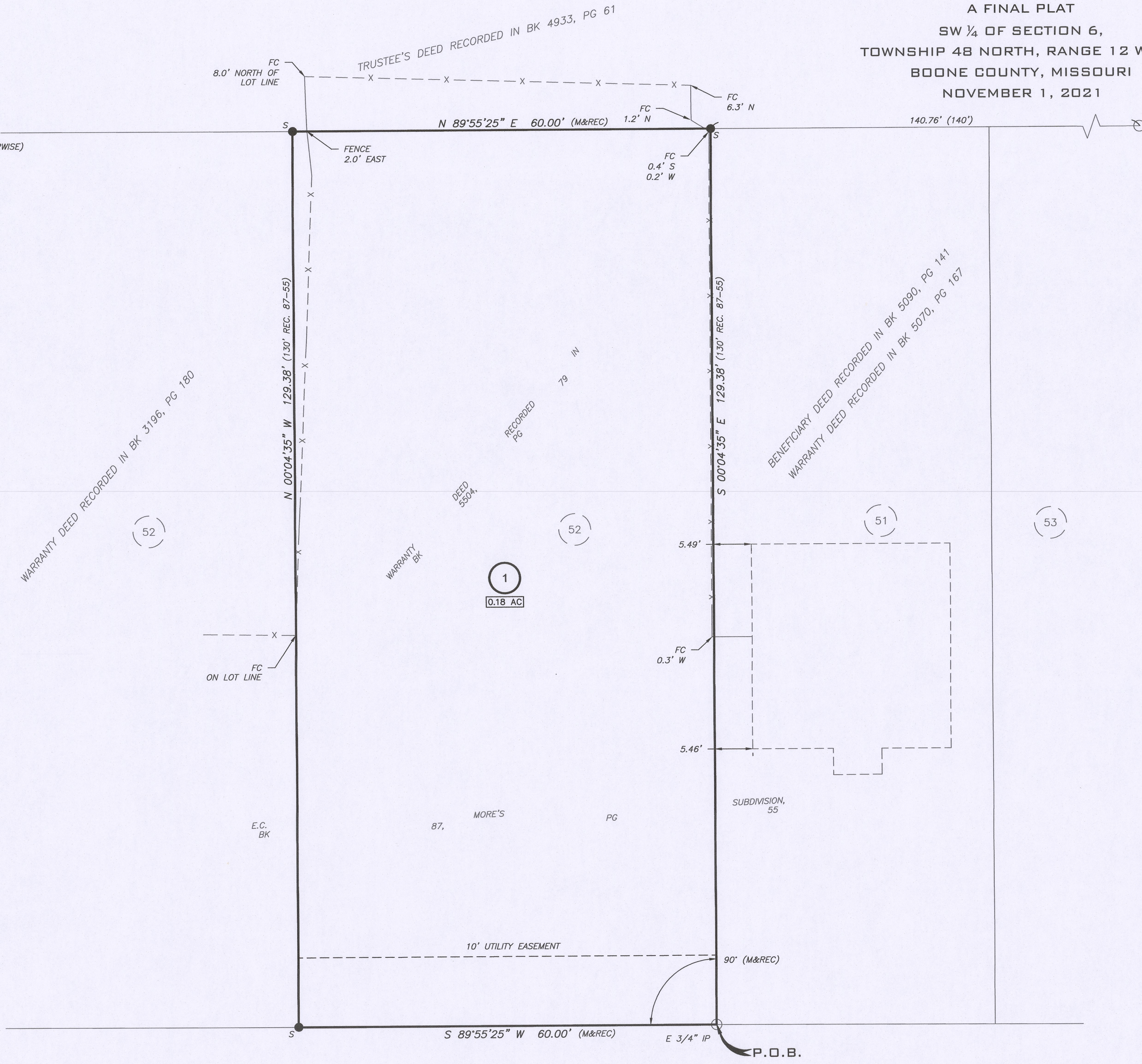


LAKEVIEW PLAT 1

A FINAL PLAT
 SW ¼ OF SECTION 6,
 TOWNSHIP 48 NORTH, RANGE 12 WEST,
 BOONE COUNTY, MISSOURI
 NOVEMBER 1, 2021

- LEGEND**
- 1/2" IRON PIPE W/ CAP #2001006115
 - E EXISTING
 - S SET
 - (M) MEASURED
 - (REC) RECORD WARRANTY DEED BK 5504, PG 79 (UNLESS NOTED OTHERWISE)
 - IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
 - RB REBAR
 - PM PERMANENT MONUMENT
 - 0.000 SQUARE FEET
 - ESMT EASEMENT
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE
 - P.O.B. POINT OF BEGINNING



FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL HAZARD AREA AS DEFINED IN CITY OF COLUMBIA ORDINANCE 29-1.11(C), PER THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C02280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THE 9th DAY OF December, 2021.

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2022.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS:

NEW HAVEN CUSTOM HOMES, LLC A MISSOURI LIMITED LIABILITY COMPANY, SOLE OWNERS OF THE BELOW DESCRIBED TRACTS, HAVE 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.

IN WITNESS WHEREOF, RUSS ANDERSON, HAS CAUSED THESE PRESENTS TO BE SIGNED.

BY: *Russ Anderson*
 RUSS ANDERSON, MANAGER

STATE OF MISSOURI
 COUNTY OF BOONE

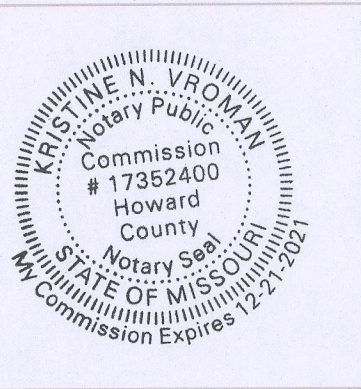
ON THIS 8th DAY OF December, IN THE YEAR 2021, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RUSS ANDERSON, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN,

ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

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

Kristine N. Vroman
 KRISTINE N. VROMAN, NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 21, 2021



PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF LOT 52 OF E.C. MORE'S SUBDIVISION RECORDED IN BOOK 87, PAGE 55, ALSO DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5504, PAGE 79 RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 52 OF E.C. MORE'S SUBDIVISION, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF LAKEVIEW AVENUE S 89°55'25"W, 60.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 00°04'35"W, 129.38 FEET; THENCE N 89°55'25"E, 60.00 FEET; THENCE S 00°04'35"E, 129.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.18 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN OCTOBER 2021, I COMPLETED A SURVEY FOR NEW HAVEN CUSTOM HOMES, LLC FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
 A CIVIL GROUP
 CORPORATE NUMBER 2001006115

Jay Gebhardt
 JAY GEBHARDT L.S. 2001001909
 MO LAND SURVEYOR

DATE: 12/8/21

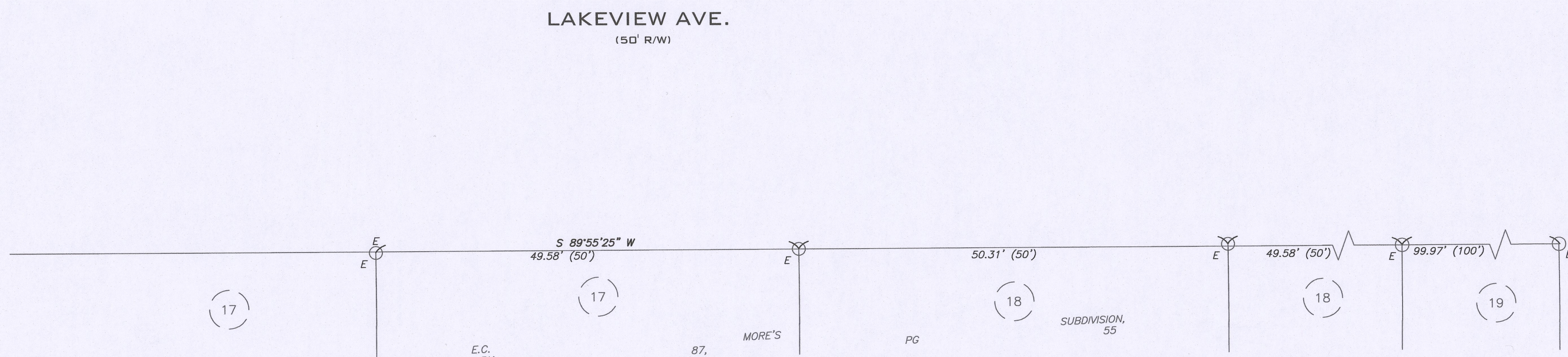
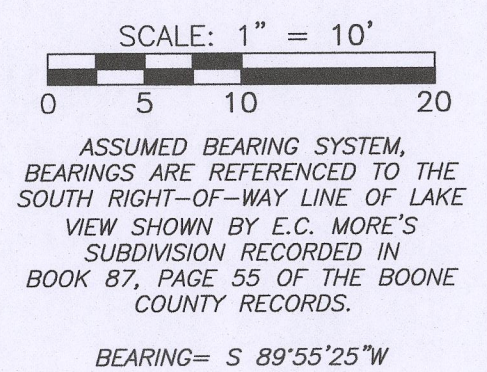
A CIVIL GROUP, LLC
 MISSOURI LIMITED LIABILITY COMPANY
 3401 BROADWAY BUSINESS PARK CT
 SUITE 105
 COLUMBIA, MISSOURI 65203
 PH: (573) 817-5750
 MO CERT OF AUTHORITY: 2001006115

A FINAL PLAT
LAKEVIEW PLAT 1
 2212 CHAPEL HILL RD., COLUMBIA, MISSOURI

STATE OF MISSOURI }
 COUNTY OF BOONE } 55

SUBSCRIBED AND AFFIRMED BEFORE ME
 THIS 8th DAY OF December, 2021.

Kristine N. Vroman
 KRISTINE N. VROMAN
 NOTARY PUBLIC, MY COMMISSION
 EXPIRES DECEMBER 21, 2021.



X:\Projects\ANM-ANDERSON\HOWES\1201 Lakeview\DRAWINGS\ANM\1201 Final Plat.dwg Final Plat