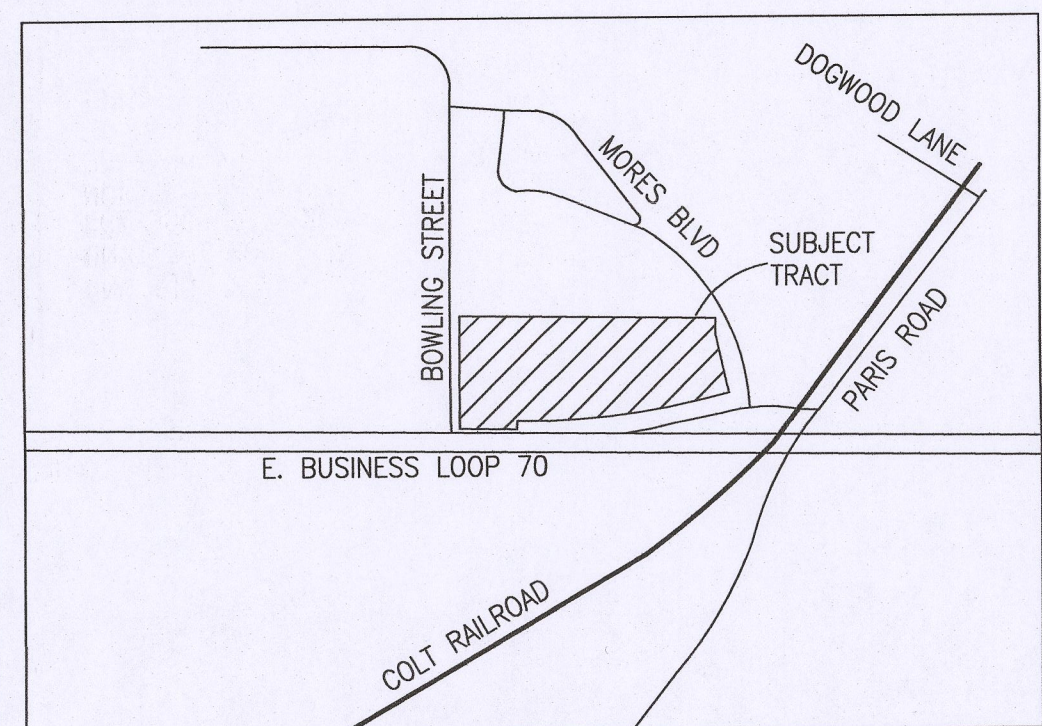


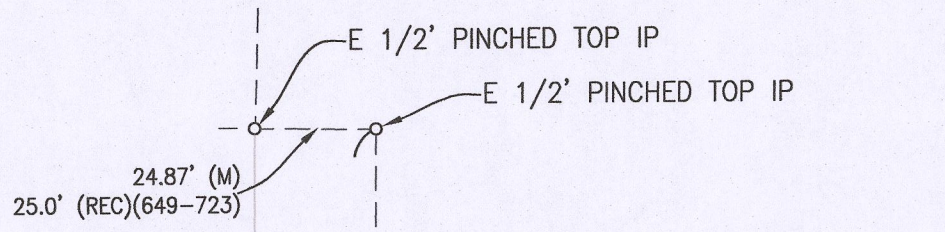
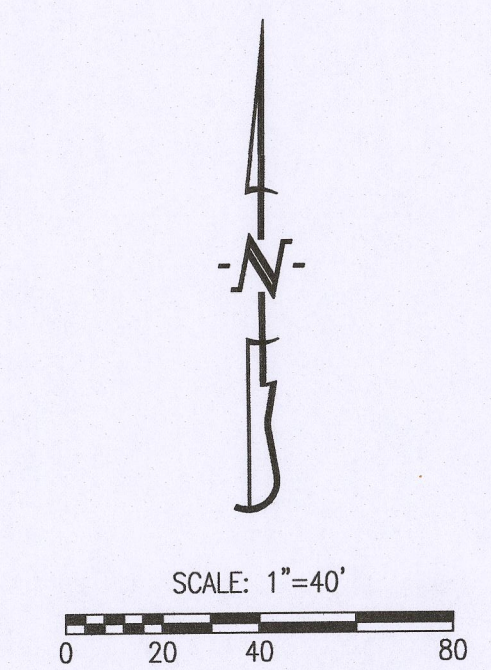
FINAL PLAT E.C. MORE'S SUBDIVISION, PLAT 1A

A REPLAT SUBDIVISION LOCATED IN
SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 5, 2022

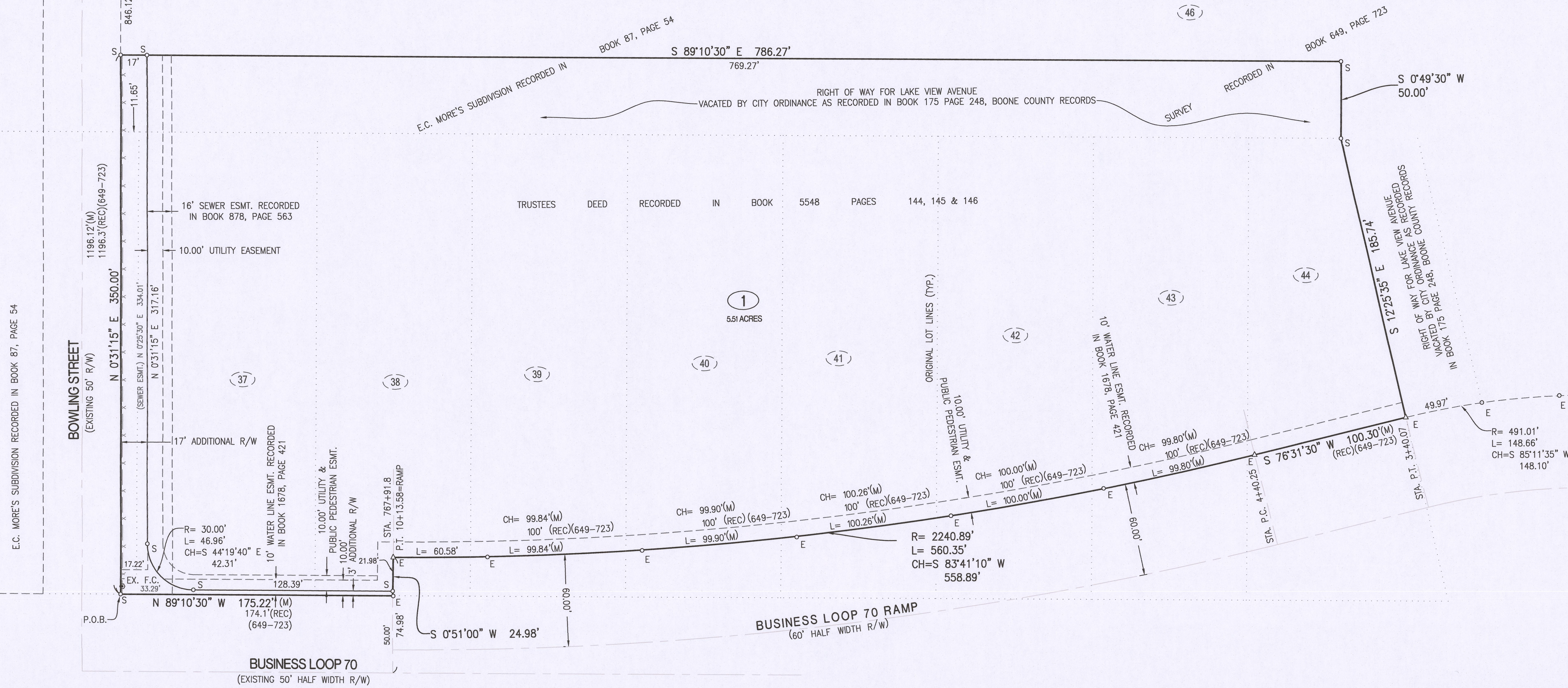


LOCATION MAP
NOT TO SCALE

- LEGEND:**
- E EXISTING
 - S SET
 - o 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
 - DH x DRILL HOLE
 - W/ CHISELED X
 - P.O.B. POINT OF BEGINNING
 - 35 LOT NUMBER
 - 35 EXISTING LOT NUMBER
 - R= RADIUS OF CURVE
 - L= LENGTH OF ARC
 - CH= CHORD DISTANCE & DIRECTION
 - FLOOD PLAIN
 - - - - - EXISTING LOT LINE
 - CENTERLINE
 - (REC) RECORD MEASUREMENT
 - (M) MEASURE DISTANCE
 - o EX. F.C. EXISTING FENCE CORNER
 - IP IRON PIPE



WARRANTY DEED RECORDED IN BOOK 1607, PAGE 373



CERTIFICATION:

I HEREBY CERTIFY THAT IN JUNE OF 2022, I COMPLETED A SURVEY AND SUBDIVISION FOR BOWLING STREET, LLC., OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 36, ALL OF LOT 37, AND PARTS OF LOTS 38-44, INCLUSIVE, ALL OF E.C. MORE'S SUBDIVISION RECORDED IN BOOK 87, PAGE 54 AND PART OF THE SURVEY RECORDED IN BOOK 649, PAGE 723 AND BEING ALL OF LOT 37 AND PART OF LOTS 38, 39, 40, 41, 42, 43 AND 44 OF THE LAND DESCRIBED BY THE TRUSTEE'S DEEDS RECORDED IN BOOK 5548 PAGES 144, 145 & 146 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 649, PAGE 723, AND WITH THE WEST LINE OF SAID SURVEY N 0°31'15" E, 350.00 FEET; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF THE VACATED LAKE VIEW AVENUE RIGHT-OF-WAY RECORDED IN BOOK 175, PAGE 248, S 89°10'30" E, 786.27 FEET; THENCE LEAVING SAID NORTH LINE, S 0°49'30" W, 50.00; THENCE S 12°25'35" E, 185.74 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BUSINESS LOOP 70; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, S 76°31'30" W, 100.30 FEET; THENCE 560.35 ALONG A 2240.89-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 83°41'10" W, 558.89 FEET; THENCE S 0°51'00" W, 24.98 FEET TO THE SOUTH LINE OF SAID SURVEY; THENCE WITH SAID SOUTH LINE, N 89°10'30" W 175.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.67 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

David T. Butcher
DAVID T. BUTCHER, PLS-200214095
8/22/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF August IN THE YEAR 2022.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT BOWLING STREET, 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 "E.C. MORE'S SUBDIVISION, PLAT 1A"

IN WITNESS WHEREOF, BOWLING STREET, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 1st DAY OF September, 2022.

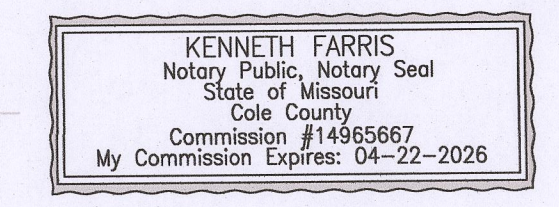
BOWLING STREET, LLC.

Elizabeth A. Peters
ELIZABETH A. PETERS, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF September IN THE YEAR 2022.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



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

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, 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. THERE ARE NO REGULATED STREAMS ON THIS SITE. NO PART OF THIS TRACT IS LOCATED WITHIN THE 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
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

	E.C. MORE'S SUBDIVISION, PLAT 1A A REPLAT SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI		
	CORPORATE NUMBER: 2000151304	DATE: 6/24/2022	
PROJECT: 220181	DRAWN BY: JWS	DATE: 6/24/2022	1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com