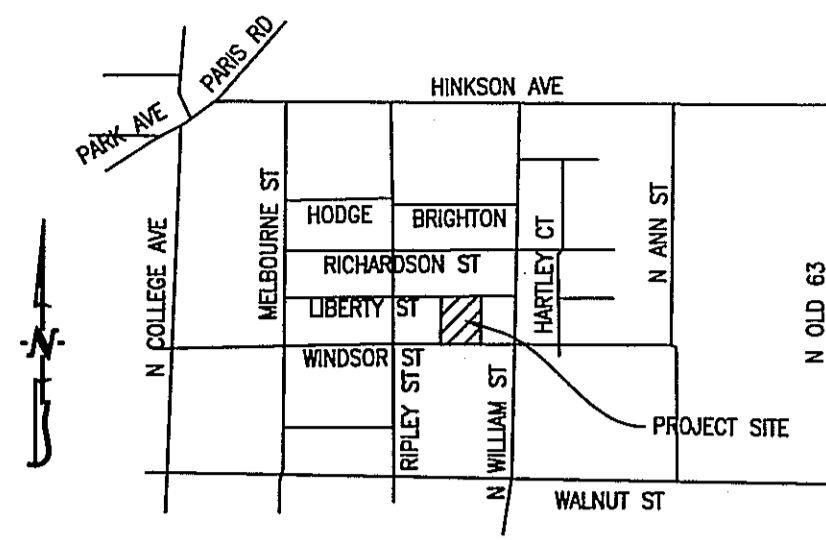
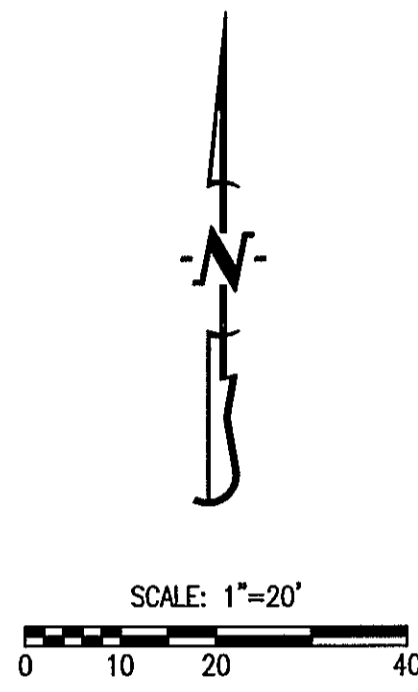


# WINDSOR PLACE, PLAT No. 1

A REPLAT OF LOTS 21-24, STEPHENS ADDITION TO THE TOWN OF COLUMBIA, A SUBDIVISION OF LOT 23  
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTH WEST QUARTER OF  
SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER 6, 2016  
CASE #17-22



LOCATION MAP  
NOT TO SCALE

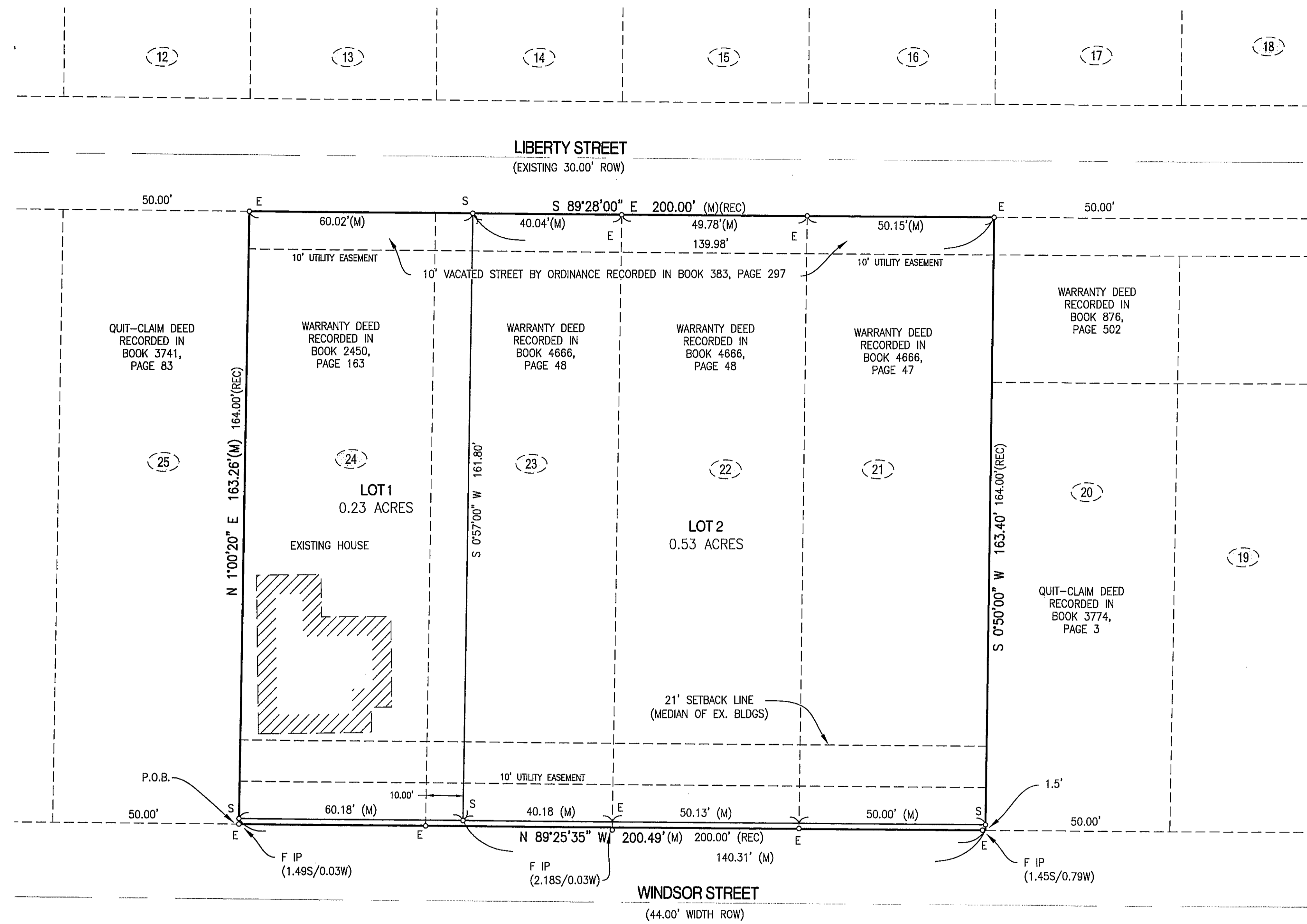


**BASIS OF BEARING:**

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**LEGEND:**

- E EXISTING
- S SET
- o 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (POB) POINT OF BEGINNING



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN NOVEMBER 2016, I COMPLETED A SURVEY FOR 1507 WINDSOR LLC AND 1511 WINDSOR TOWNHOMES, LLC OF (4) FOUR TRACTS, AND BEING ALL OF LOTS 21 THROUGH 24 AND LOCATED IN LOT 23 OF STEPHENS' SUBDIVISION RECORDED IN BOOK 44, PAGE 454 AND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 48, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 2450, PAGE 163 AND BOOK 4666, PAGE 47 AND BOOK 4666, PAGE 48 AND PART OF THE VACATED STREET RECORDED IN BOOK 383, PAGE 297 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 24 OF STEPHENS-SUBDIVISION OF LOT 23, RECORDED IN BOOK 44, PAGE 454 AND ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF WINDSOR STREET AND WITH THE EAST LINE OF SAID LOT 24, N 1°00'20" E, 163.26' TO THE NORTHWEST CORNER OF SAID LOT 24 AND BEING THE SOUTH RIGHT OF WAY LINE OF LIBERTY STREET; THENCE LEAVING EAST LINE OF SAID LOT 24 AND WITH THE SOUTH RIGHT OF WAY LINE, S 89°28'00" E, 200.00 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID STEPHENS-SUBDIVISION OF LOT 23; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID LOT 21, S 0°50'00" W, 163.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21 AND BEING THE NORTH RIGHT OF WAY LINE OF WINDSOR STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 89°25'35" W, 200.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.76 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

**SURVEY AND PLAT BY:**

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD., BLDG. 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

*David W. Borden*  
DAVID W. BORDEN, PLS-200200244

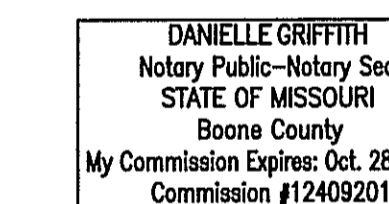


*12/6/16*  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DANIELLE GRIFFITH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2020  
COMMISSION NUMBER 12409201



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

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

**KNOW ALL MEN BY THESE PRESENTS:**

THAT 1507 WINDSOR, LLC IS AN 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 "WINDSOR PLACE, PLAT NO. 1".

IN WITNESS WHEREOF, 1507 WINDSOR, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OWNER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

1507 WINDSOR, LLC

\_\_\_\_\_  
MARK M. STEVENSON, OWNER

ATTEST  
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, AND \_\_\_\_\_, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE OWNER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT 1511 WINDSOR TOWNHOMES, LLC ARE THE OWNERS 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 "WINDSOR PLACE, PLAT NO. 1".

IN WITNESS WHEREOF, 1511 WINDSOR TOWNHOMES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

1511 WINDSOR TOWNHOMES, LLC

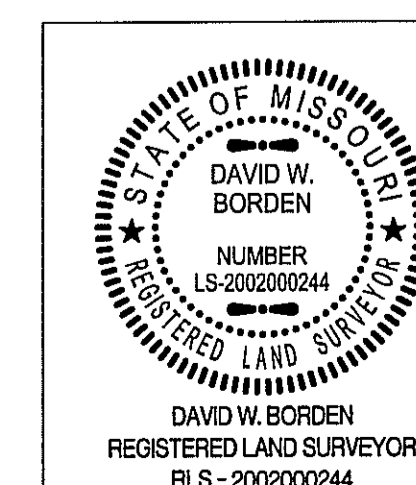
\_\_\_\_\_  
MARK M. STEVENSON, MEMBER      \_\_\_\_\_  
JUSTIN E. NAYDYHOR, MEMBER

ATTEST  
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE MEMBERS OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

**NOTES:**

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAN MAPS, PANEL NO. 29019C0280D, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1511674, DATED OCTOBER 8, 2015.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE. PLATTED PRIOR TO JANUARY 2007. QUADRANGLE: COLUMBIA



|   |                    |
|---|--------------------|
| <b>WINDSOR PLACE, PLAT NO. 1</b>  |                    |
| 1515 WINDSOR STREET<br>NE OF THE SW QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST<br>COLUMBIA, BOONE COUNTY, MISSOURI                                    |                    |
| CORPORATE NUMBER: 2000151304  |                    |
| DATE:<br>12/6/2016  | SCALE:<br>1" = 20' |
| PROJECT:<br>150522  | DRAWN BY:<br>DWB   |
| <br><b>CROCKETT ENGINEERING CONSULTANTS, LLC</b><br>1000 W. Nifong Blvd., Building 1<br>Columbia, Missouri 65203<br>(573) 447-0292<br>www.crockettengineering.com |                    |