

# FINAL PLAT

## THE VILLAS AT OLD HAWTHORNE PLAT 9A

A REPLAT OF A PORTION OF LOT 5 OF OLD HAWTHORNE PLAT 1

MAY 5, 2017

### NOTES

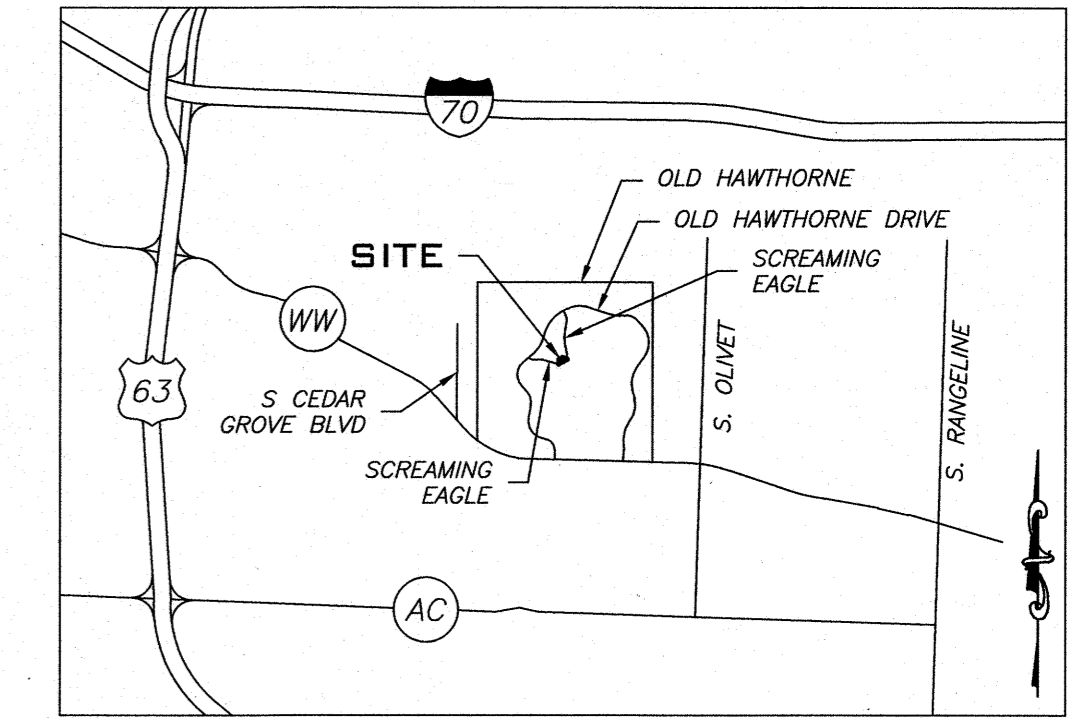
- THIS IS AN URBAN CLASS SURVEY.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- MINIMUM SETBACKS SHALL BE AS FOLLOWS:  
FRONT YARDS - 20' FOR GARAGES, 18' FOR ALL OTHER PORTIONS OF BUILDINGS  
SIDE YARDS - 15' IF ALONG A STREET 5' EVERYWHERE ELSE  
REAR YARDS - 20' IF ALONG A STREET, 10' EVERYWHERE ELSE  
\*ALL SETBACKS SHALL BE VERIFIED WITH ORDINANCE #19215 AND THE VILLAS AT OLD HAWTHORNE PUD PLAN.

### FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C0315E, DATED APRIL 19, 2017

### STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES SINCE THIS TRACT WAS SHOWN ON A FINAL PLAT APPROVED PRIOR TO JANUARY 2, 2007.



LOCATION MAP  
NOT TO SCALE

### KNOW ALL MEN BY THESE PRESENTS

LIFESTYLE DEVELOPMENT INC., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, DON STOHLDRIER HAS CAUSED THESE PRESENTS TO BE SIGNED.

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

*Don Stohldrier*  
DON STOHLDRIER, PRESIDENT

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 21<sup>st</sup> DAY OF JUNE, IN THE YEAR 2017, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON STOHLDRIER KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

*Spencer Haskamp*  
SPENCER HASKAMP

NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JULY 11, 2019.



### CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 5 OF OLD HAWTHORNE PLAT 1 RECORDED IN PLAT BOOK 40, PAGE 86 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 902 OF THE VILLAS AT OLD HAWTHORNE PLAT 9 AS RECORDED IN PLAT BOOK 51, PAGE 18; THENCE N19°52'45"E, 47.90 FEET; THENCE N16°25'35"W, 506.55 FEET; THENCE N00°50'25"E, 129.66 FEET; THENCE S87°14'50"E, 125.39 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCREAMING EAGLE LANE; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT 575.00-FOOT RADIUS CURVE TO THE LEFT, 192.48 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S06°50'15"E, 191.58 FEET; THENCE S16°25'35"E, 400.27 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 111.19 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S02°18'10"E, 110.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 902; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE NORTH LINE OF SAID LOT 902, N78°06'40"W, 143.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.02 ACRES.

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

*Christopher M. Sander*  
CHRISTOPHER M. SANDER, PLS. 2003013178  
MO LAND SURVEYOR, JUNE 26, 2017

**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

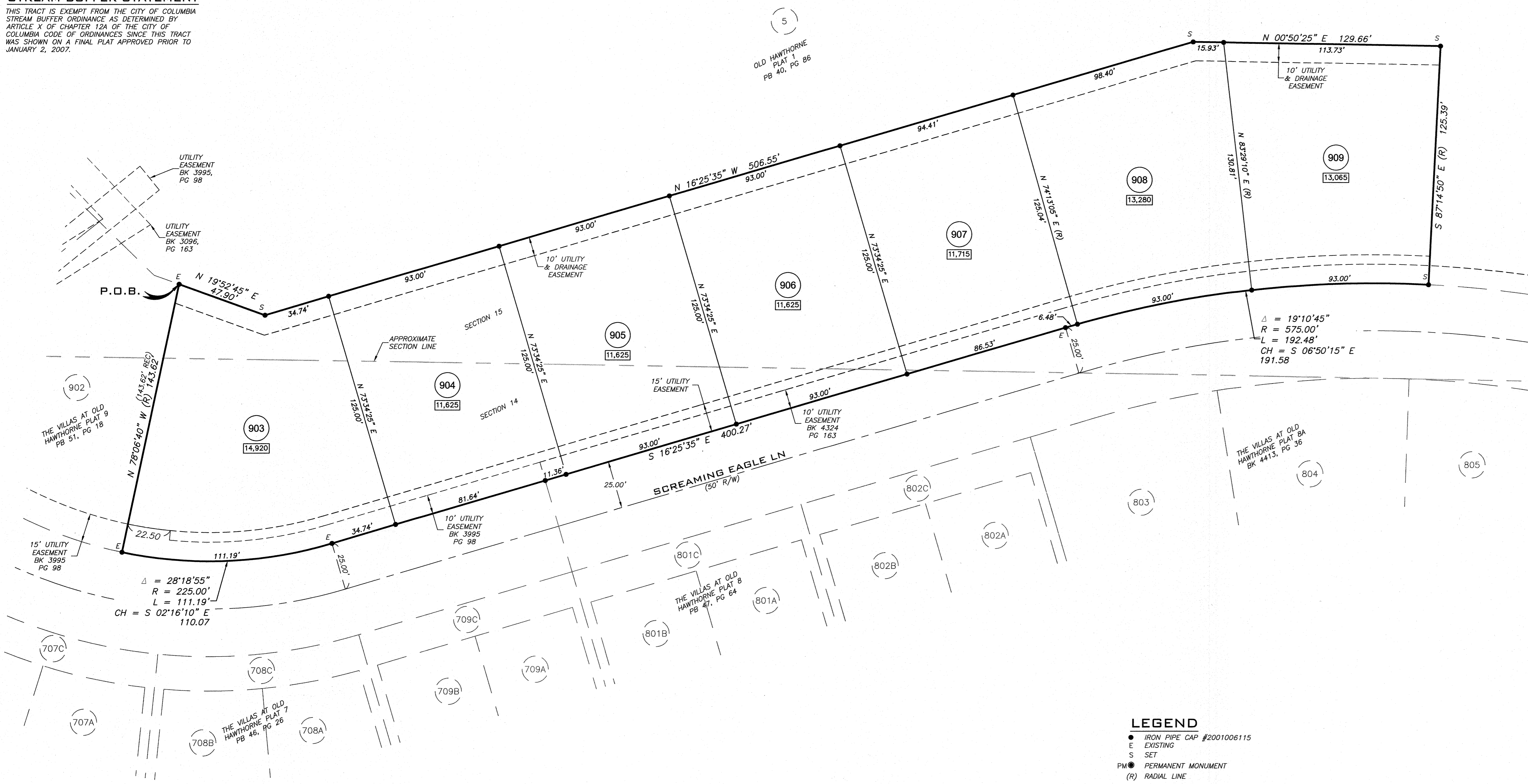
THE VILLAS AT OLD HAWTHORNE PLAT 9  
COLUMBIA, MO

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 26th DAY OF JUNE, 2017.

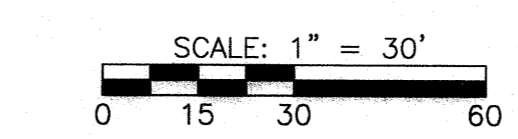
*Spencer M. Haskamp*  
SPENCER M. HASKAMP

NOTARY PUBLIC MY  
COMMISSION EXPIRES  
JULY 11, 2019.



### LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- PM ● PERMANENT MONUMENT
- (R) RADIAL LINE
- REC. RECORD
- DH X DRILL HOLE WITH CHISELED "X"
- € CENTERLINE
- [10,000] SQUARE FEET
- [1.50 AC] ACRES
- - - EXISTING FENCE
- EXISTING STONE
- IP ○ IRON PIPE
- RB ○ REBAR
- (C100) CURVE NUMBER



BEARINGS ARE REFERENCED TO THE VILLAS AT OLD HAWTHORNE PLAT 8 RECORDED IN PLAT BOOK 47, PAGE 64.

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_ DAY OF \_\_\_, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

**A CIVIL GROUP**  
CIVIL ENGINEERING, PLANNING, SURVEYING  
3401 BROADWAY BUSINESS PARK CT  
SUITE 105  
COLUMBIA, MO 65203  
PHONE: (573) 817-5750  
WWW.ACIVILGROUP.COM

X:\Project\Stohldrier\OLD HAWTHORNE\9A\STOH17-02\STOH17-02 VILLAS 9a.dwg FINAL PLAT