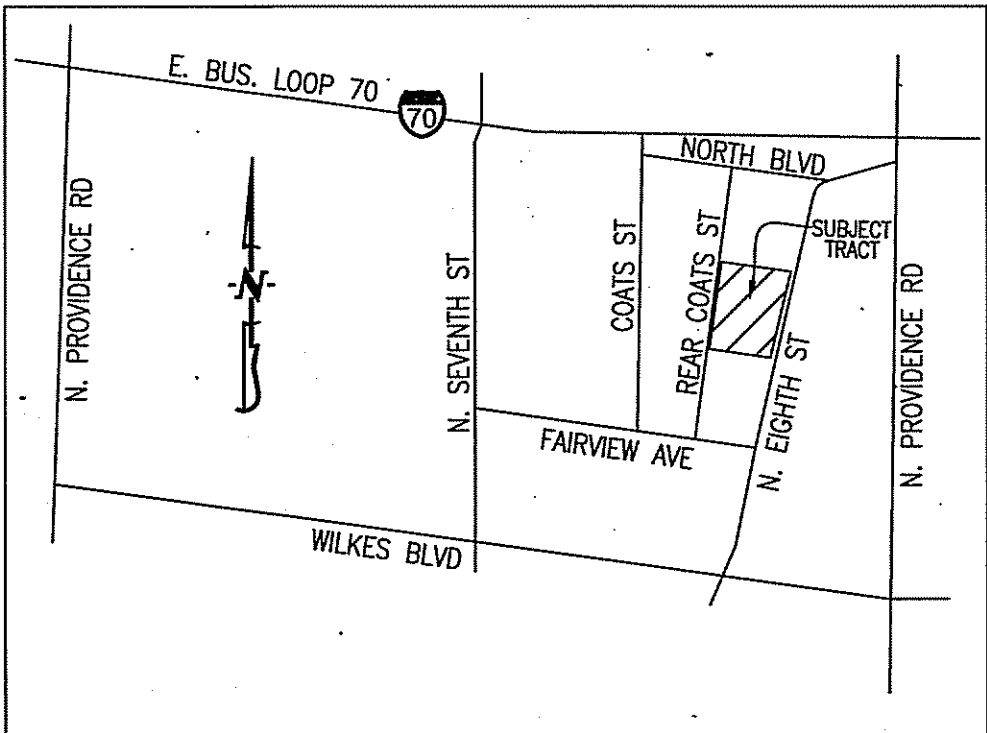


# FINAL PLAT CULLIMORE COTTAGES

REPLAT OF LOTS 4, 5, & 6 OF J.C. CONLEY'S ADDITION TO CITY OF COLUMBIA LOCATED  
IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JULY 15, 2019



LOCATION MAP  
NOT TO SCALE



### CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR COLUMBIA COMMUNITY LAND TRUST, INC., OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 4, 5, & 6, OF J.C. CONLEY'S ADDITION TO COLUMBIA RECORDED IN BOOK 89, PAGE 6 AND AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4899, PAGE 23, BOOK 4307, PAGE 127 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6 OF SAID J.C. CONLEY'S ADDITION TO COLUMBIA AND WITH THE NORTH LINE THEREOF, S 82°11'20"E, 221.42 FEET TO THE EAST LINE OF SAID LOT 6 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF EIGHTH STREET; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE S 13°26'15"W, 278.26 FEET TO THE SOUTH LINE OF SAID LOT 4 OF SAID J.C. CONLEY'S ADDITION TO COLUMBIA; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH SAID SOUTH LINE N 82°14'00"W, 194.15 FEET TO THE WEST LINE OF SAID LOT 4 ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF REAR COATS ALLEY; THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE N 7°48'50"E, 277.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.32 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

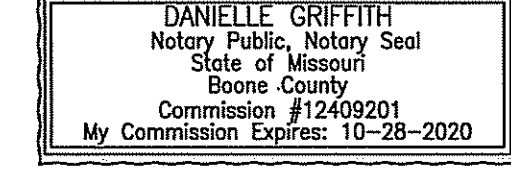
CORPORATE NUMBER: 2000151304

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
10/10/2019  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10 DAY OF OCTOBER, 2019.

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



### KNOW ALL MEN BY THESE PRESENTS:

THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 THE CITY OF COLUMBIA, MISSOURI, BEING SOLE OWNER OF THE HEREIN DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT. THE STREET RIGHT OF WAY SHOWN ON THE PLAT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "CULLIMORE COTTAGES".

IN WITNESS WHEREOF, CITY OF COLUMBIA, MISSOURI HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE ITS OFFICERS.

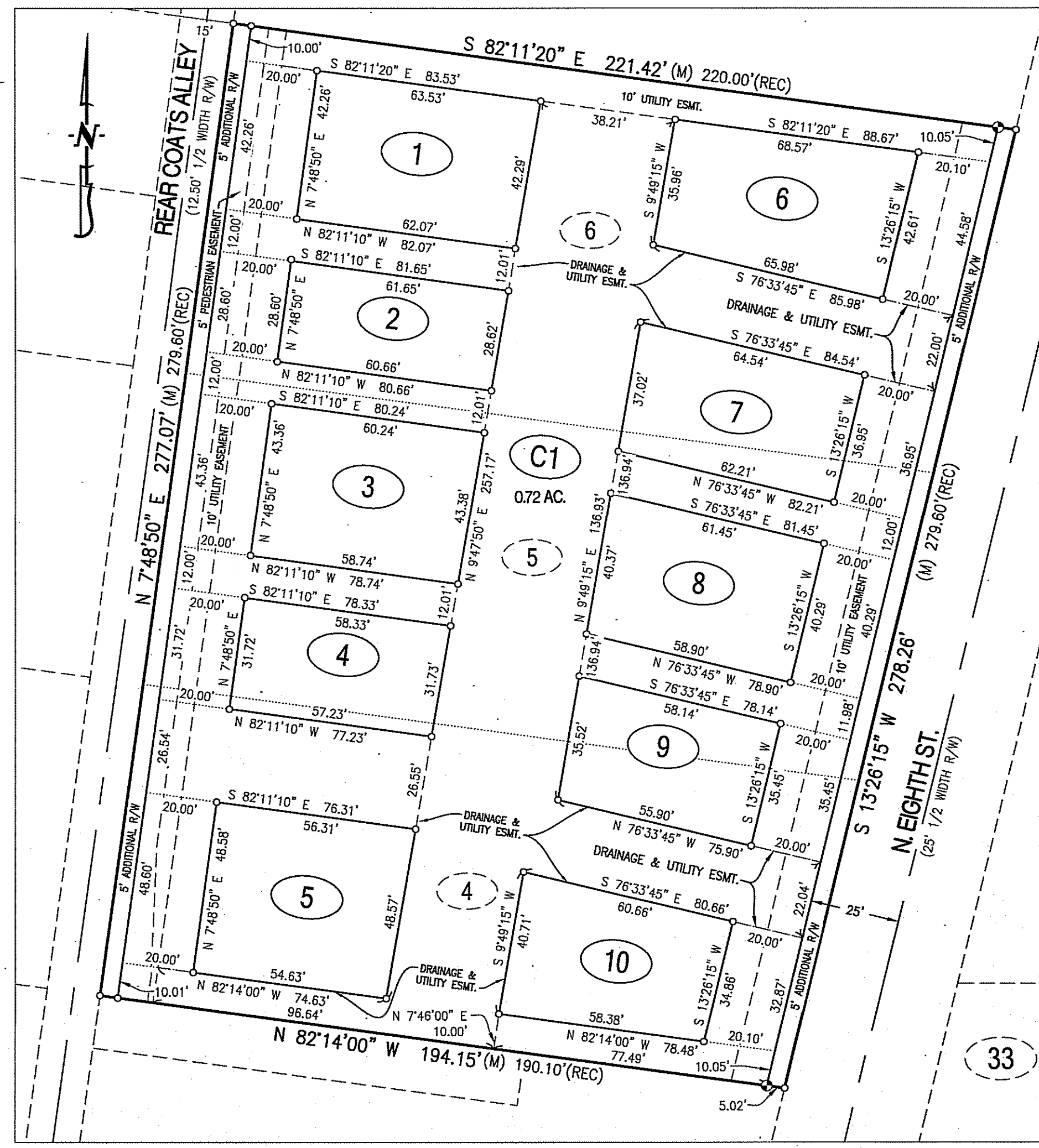
CITY OF COLUMBIA, MISSOURI

JOHN GLASCOCK, INTERIM CITY MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BEFORE ME APPEARED JOHN GLASCOCK, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID STATE THAT HE IS THE CITY MANAGER OF COLUMBIA, MISSOURI, AND THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CITY BY AUTHORITY OF ITS CITY COUNCIL, AND FURTHER ACKNOWLEDGED THIS INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CITY OF COLUMBIA.

NOTARY PUBLIC



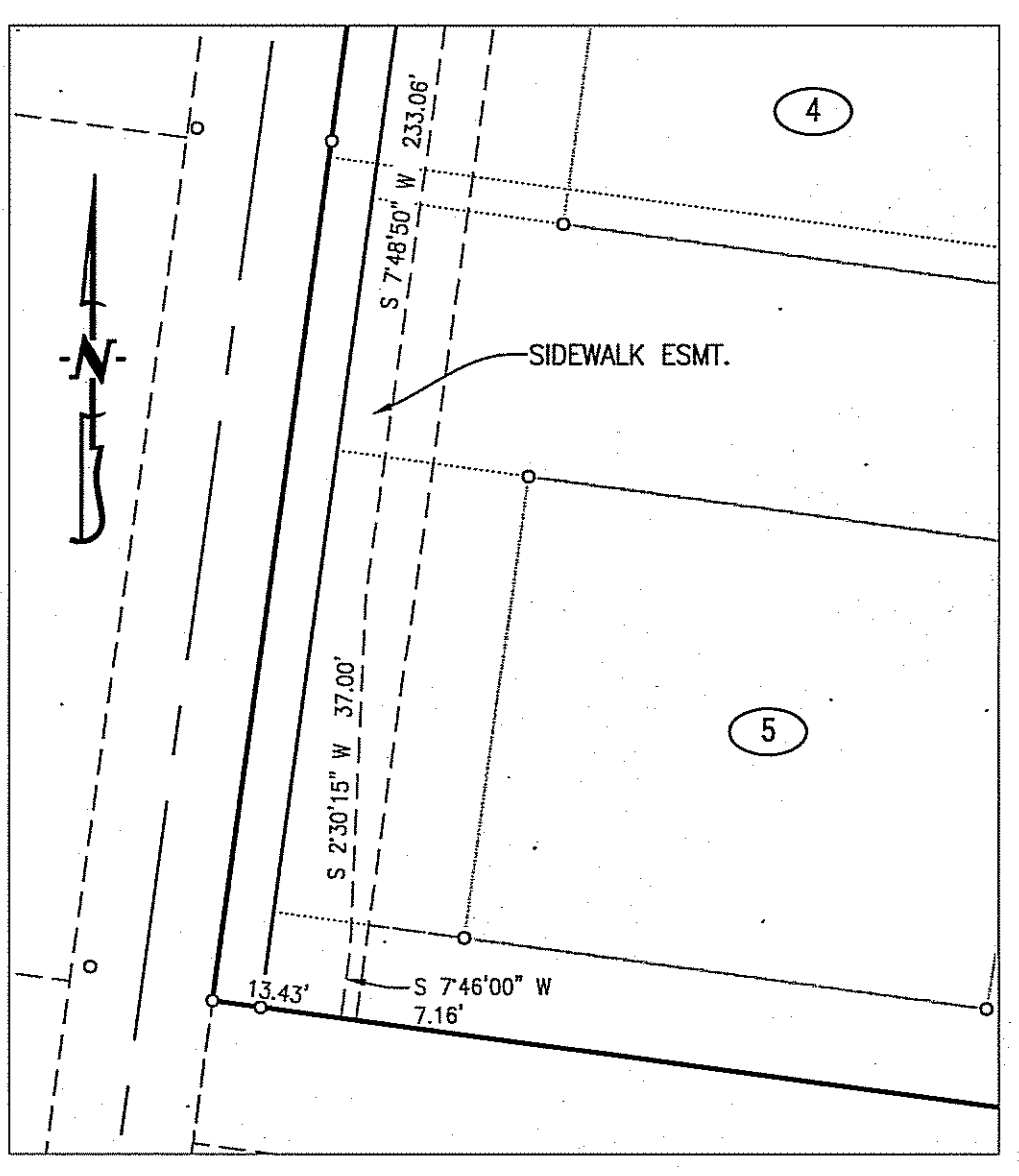
DETAIL A  
SCALE 1"=30'

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BRIAN TREECE, MAYOR

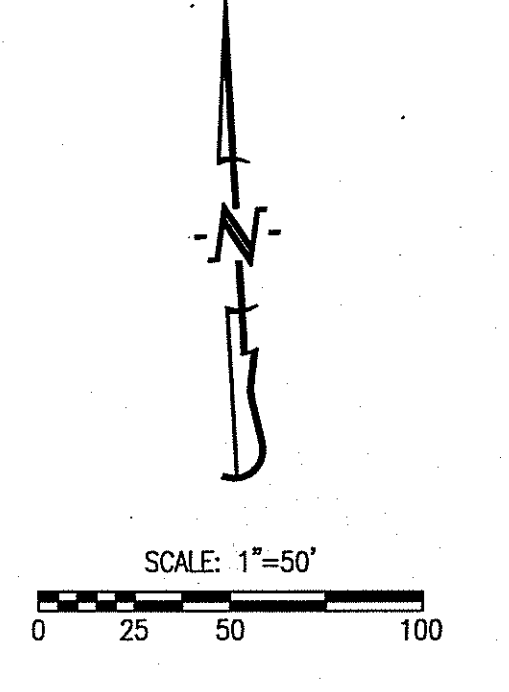
ATTEST:

SHEELA AMIN, CITY CLERK



DETAIL B  
SCALE 1"=20'

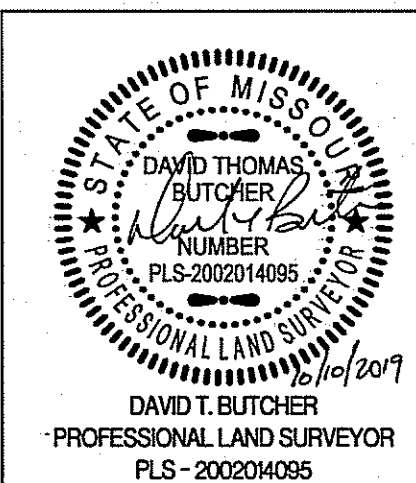
- LEGEND:**
- E EXISTING
  - S SET
  - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - PERMANENT MONUMENT
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - DH x DRILL HOLE
  - W/ CHISELED X P.O.B. POINT OF BEGINNING



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

### NOTES:

- 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.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- 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-230 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- LOT C1 IS INTENDED TO BE RETAINED BY THE COLUMBIA COMMUNITY LAND TRUST TO SERVE AS COMMON AREAS FOR THE OWNERS OF LOTS 1-10 OF THIS DEVELOPMENT.



CULLIMORE COTTAGES	
SECTION 12, TOWNSHIP 48 NORTH, 13 RANGE WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 7/15/2019	SCALE: 1"=50'
PROJECT: 180343	DRAWN BY: EWD
<b>CROCKETT ENGINEERING CONSULTANTS</b> 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	