

LOCATION MAP
 NOT TO SCALE

NOTES:

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 2901900335D DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 20.30-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1403705, DATED JUNE 23, 2014.
- PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 2 STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION AND UTILITIES ARE COMPLETE.
- LOTS C1A & C1B ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN AMENITIES AND IS INTENDED TO BE GRANTED TO THE HOME OWNERS ASSOCIATION OR CITY OF COLUMBIA FOR PARK PURPOSES.
- NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO MISSOURI ROUTE K, UNLESS APPROVED BY MISSOURI DEPARTMENT OF TRANSPORTATION AND THE CITY OF COLUMBIA, MISSOURI.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJUTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,
 THIS ____ DAY OF _____, 2016.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

FINAL PLAT COBBLESTONE COTTAGES COMMON AREA

A MAJOR SUBDIVISION AND REPLAT OF LOT C1 COBBLESTONE COTTAGES PLAT
 LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 DECEMBER 7, 2016

KNOW ALL MEN BY THESE PRESENTS:

THAT MIKE TOMPKINS, SHAUN TOMPKINS, FELICIA TOMPKINS, BRETT McCALLISTER AND JENNIFER McCALLISTER ARE THE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT THEY HAVE 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 ALREADY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE ALREADY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "COBBLESTONE COTTAGES COMMON AREA".

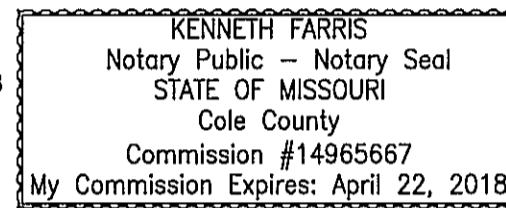
IN WITNESS WHEREOF, MIKE TOMPKINS, SHAUN TOMPKINS, FELICIA TOMPKINS, BRETT McCALLISTER AND JENNIFER McCALLISTER HAS CAUSED THESE PRESENTS TO BE SIGNED.

IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

 MIKE TOMPKINS
 STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS ____ DAY OF _____, 2016 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, A SINGLE PERSON, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

 KENNETH FARRIS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2018
 COMMISSION NUMBER 14965667

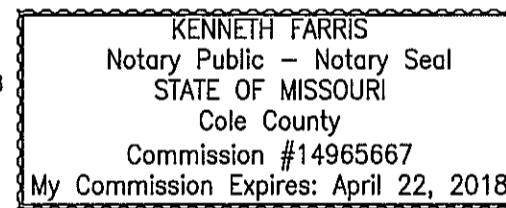


IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

 SHAUN TOMPKINS
 STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS ____ DAY OF _____, 2016 BEFORE ME PERSONALLY APPEARED SHAUN TOMPKINS, AND FELICIA TOMPKINS, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

 KENNETH FARRIS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2018
 COMMISSION NUMBER 14965667

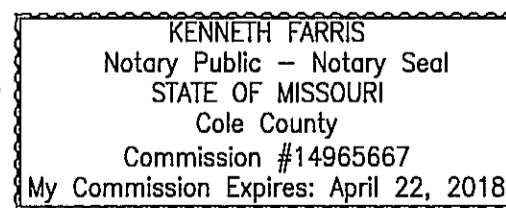


IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

 BRETT McCALLISTER
 STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS ____ DAY OF _____, 2016 BEFORE ME PERSONALLY APPEARED BRETT McCALLISTER, AND JENNIFER McCALLISTER, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

 KENNETH FARRIS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2018
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CERTIFICATION:

I HEREBY CERTIFY THAT IN NOVEMBER OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR MICHAEL TOMPKINS, SHAUN TOMPKINS, FELICIA TOMPKINS, BRETT McCALLISTER AND JENNIFER McCALLISTER OF A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 4545, PAGE 45 AND BEING A REPLAT OF LOT C1 OF COBBLESTONE COTTAGES PLAT AS SHOWN AND RECORDED IN BOOK 49, PAGE 21 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT C1 AND ON THE SOUTH LINE OF RIGHT OF WAY LINE OF STATE ROUTE K AS SHOWN BY SAID COBBLESTONE COTTAGES AND WITH THE EAST LINE THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 210 OF OAK PARK PLAT NO. 2 AS SHOWN AND RECORDED IN BOOK 46, PAGE 36, S 9°16'30" E, 333.12 FEET; THENCE CONTINUING WITH THE SOUTH LINE OF SAID OAK PARK PLAT NO. 2, S 75°46'05" E, 196.93 FEET TO THE NORTHEAST CORNER OF THE GATES PARK RECORDED IN PLAT BOOK 50, PAGE 13; THENCE LEAVING THE SOUTH LINE OF SAID OAK PARK AND WITH THE WEST LINE OF SAID GATES PARK, S 14°14'00" W, 402.83 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE LEAVING SAID WEST LINE AND CONTINUING WITH THE LINE OF SAID LOT C1, N 75°46'00" W, 238.13 FEET; THENCE S 55°21'55" W, 186.41 FEET; THENCE N 11°03' 30" W, 125.00 FEET; THENCE N 1°20'20" W, 136.39 FEET; THENCE N 69°26'30" W, 185.95 FEET; THENCE N 33°54'45" W, 42.57 FEET; THENCE N 68°35'15" E, 59.18 FEET TO A POINT ON THE SOUTH LINE OF LOT 112 OF SAID COBBLESTONE COTTAGES; THENCE CONTINUING WITH THE LINES OF SAID LOT C1 OF SAID COBBLESTONE COTTAGES, S 37°55'05" E, 49.18 FEET; THENCE N 76°58'30" E, 194.62 FEET; THENCE S 56°19'55" E, 52.75 FEET; THENCE S 17°57'25" E, 67.24 FEET; THENCE N 23°34'00" E, 250.13 FEET; THENCE N 10°47'50" W, 231.85 FEET TO THE NORTHEAST CORNER OF LOT 105 OF SAID COBBLESTONE COTTAGES; THENCE CONTINUING WITH THE LINES OF SAID LOT C1 OF SAID COBBLESTONE COTTAGES, S 84°20'05" W, 285.72 FEET TO THE NORTHWEST CORNER OF LOT 101 OF SAID COBBLESTONE COTTAGES; THENCE ALONG THE WEST LINE OF SAID LOT 101 COBBLESTONE COTTAGES, S 8°19'30" W, 110.38 FEET; THENCE CONTINUING WITH THE LINES OF SAID LOT C1 OF SAID COBBLESTONE COTTAGES, S 51°53'55" E, 9.10 FEET TO THE NORTH LINE OF LOT C2; THENCE CONTINUING WITH THE LINES OF SAID LOT C1, 11.82 FEET ALONG A 41.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 29°50'35" W, 11.78 FEET TO A POINT OF REVERSE CURVE; THENCE 19.61 FEET ALONG A 13.00-FOOT RADIUS, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 64°48'20" W, 17.81 FEET TO A POINT OF REVERSE CURVE; THENCE 56.51 FEET ALONG A 226.00-FOOT RADIUS, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 79°08'15" W, 56.37 FEET; THENCE N 0°02'55" E, 16.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR OLD PLANK ROAD; THENCE WITH SAID EAST RIGHT OF WAY LINE, 134.83 FEET ALONG A 425.00-FOOT RADIUS, NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 32°02'50" E, 134.26 FEET TO A POINT OF REVERSE CURVE; THENCE 44.00 FEET ALONG A 40.00-FOOT RADIUS, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 54°28'15" E, 41.81 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE K AND A POINT OF REVERSE CURVE; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, 260.13 FEET ALONG A 1482.37-FOOT RADIUS, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 80°57'15" E, 259.80 FEET; THENCE N 75°31'35" E, 78.68 FEET TO THE POINT OF BEGINNING, CONTAINING 5.04 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 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

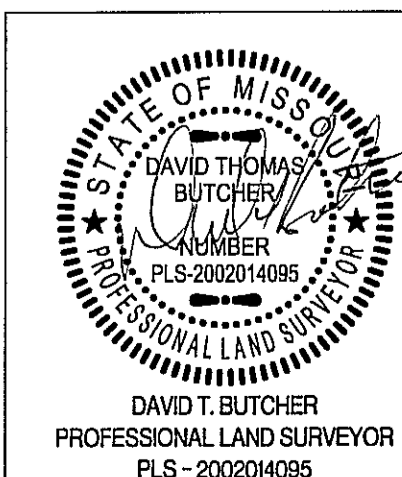
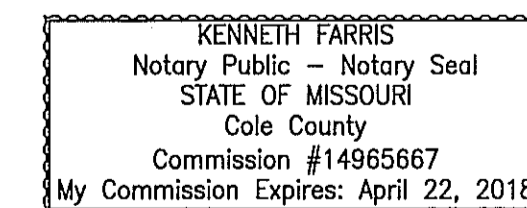
David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095

12/8/16
 DATE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2016.

 KENNETH FARRIS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2018
 COMMISSION NUMBER 14965667



COBBLESTONE COTTAGES COMMON AREA PLAT

REPLAT OF LOT C1 OF COBBLESTONE COTTAGES PLAT
 SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

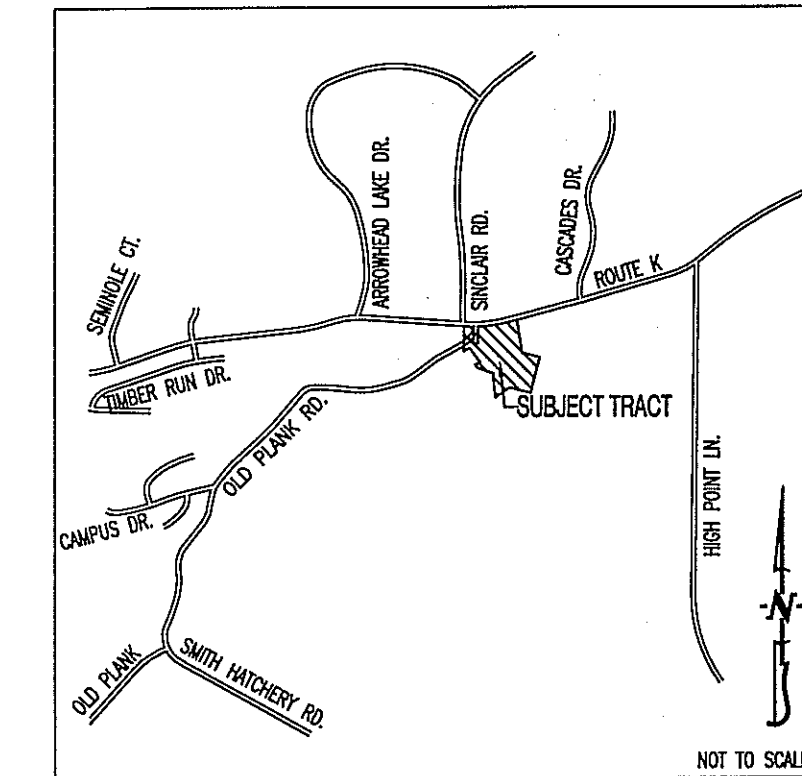
DATE: 12/07/2016
 PROJECT: 130285

SCALE: 1" = 40'
 DRAWN BY: DWB



COBBLESTONE COTTAGES COMMON AREA

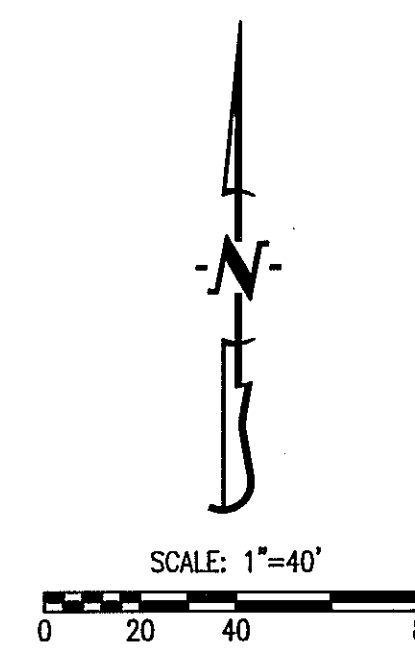
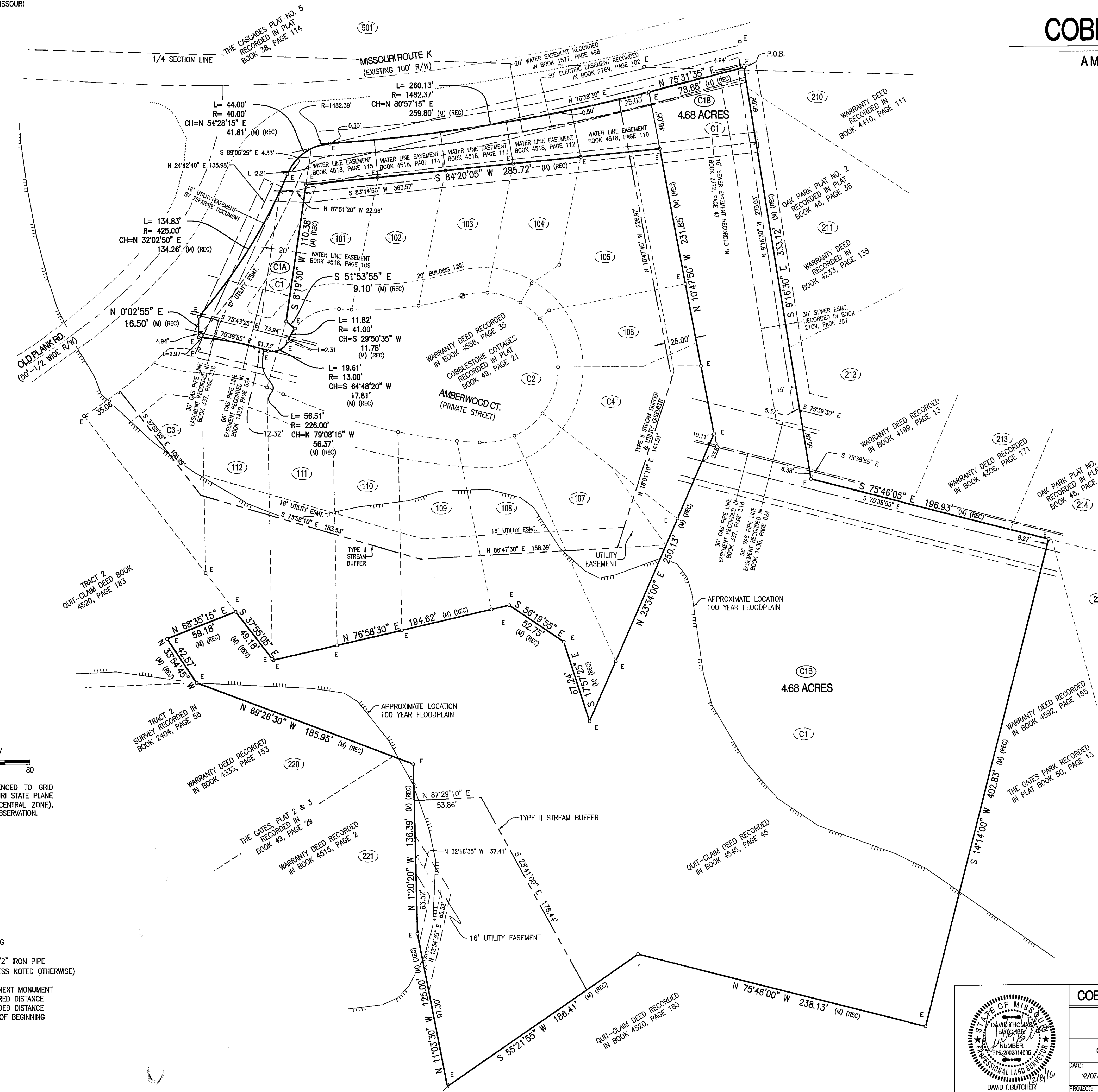
A MAJOR SUBDIVISION AND REPLAT OF LOT C1 OF COBBLESTONE COTTAGES PLAT
 LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 DECEMBER 7, 2016



LOCATION MAP
 NOT TO SCALE

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

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

David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095
 DATE

		COBBLESTONE COTTAGES COMMON AREA PLAT	
		REPLAT OF LOT C1 OF COBBLESTONE COTTAGES PLAT SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000161304		1000 W. Nitong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	
DATE: 12/07/2016	SCALE: 1"=40'		