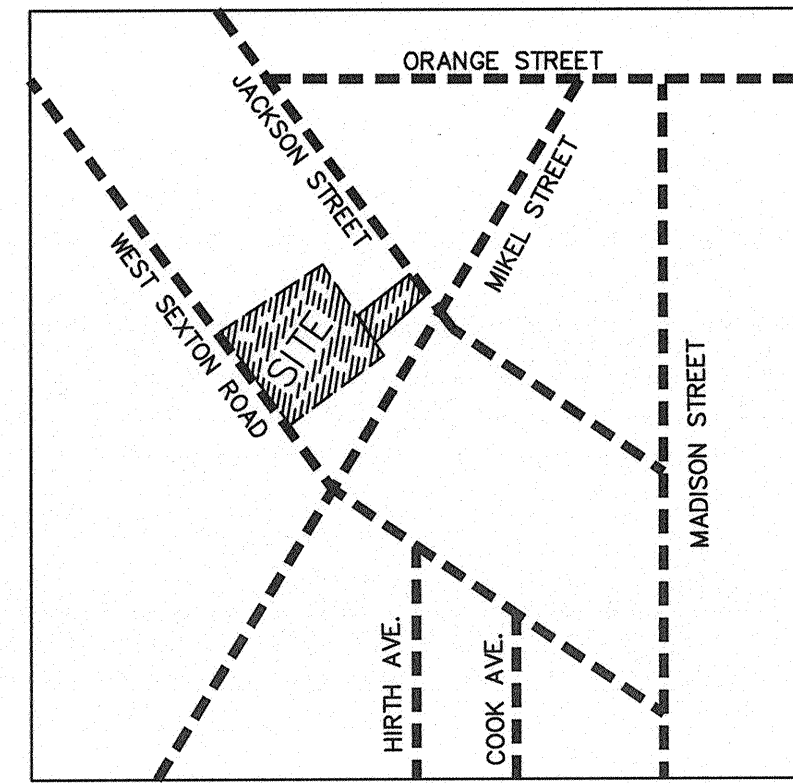
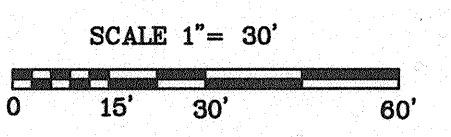


MIKEL'S SUBDIVISION PLAT 3
A REPLAT OF LOT 25, 26, 27 AND 55 OF MIKEL'S SUBDIVISION OF LOTS NUMBER 86 AND 87 IN
GARTH'S ADDITION TO THE CITY OF COLUMBIA AS SHOWN IN PLAT BOOK 2 PAGE 9
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST
A MINOR SUBDIVISION PLAT

SITE LOCATION MAP
NOT TO SCALE



- LEGEND**
- F FOUND 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
 - S SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
 - IP IRON PIPE
 - PT PINCHED TOP
 - R RECORD MEASURED
 - R/W RIGHT OF WAY
 - STORM WATER BOX
 - X- FENCE



DATE: NOVEMBER, 2016
 SURVEY FOR: NIEDERMEYER LC.
 THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 20 CSR 2030-16.040
 REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MODOT NETWORK.
 NOTES:
 1.) THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP # 29019C02800 DATED: MARCH 17, 2011.
 2.) AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA QUADRANGLE, THERE ARE NO TYPE I, II, OR III STREAMS AS DEFINED BY CITY OF COLUMBIA CODE OF ORDINANCES 12A-233.
 3.) CURRENT TITLE INSURANCE POLICY WAS NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.
 4.) AT THIS TIME LOT 1 CONSISTS OF OVER 15% LANDSCAPE AND GRASSED AREA

KNOW ALL MEN BY THESE PRESENTS THAT, NIEDERMEYER LC, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT. THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA PUBLIC USE FOREVER.

Fred N. Hinshaw
 FRED N. HINSHAW MEMBER
Janet M. Hinshaw
 JANET M. HINSHAW MEMBER

STATE OF MISSOURI)
 COUNTY OF BOONE) SS
 ON THIS 16TH DAY OF DECEMBER 2016
 BEFORE ME APPEARED, FRED N. HINSHAW AND JANET M. HINSHAW, MEMBERS OF NIEDERMEYER, L.C. A MISSOURI LIMITED LIABILITY COMPANY TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN DID SAY THAT HE & SHE ARE THE OFFICERS AS STATED ABOVE AND THAT THIS INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID MEMBERS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I, A NOTARY PUBLIC, HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1-13-18

BUILDING SET BACKS ALONG SEXTON STREET

ADDRESS	DISTANCE FROM R/W LINE
729	25.0'
725	26.0'
709	27.0'
721	27.5'
703	30.6'
701	31.0'
711	32.0'
MEDIAN	27.5'

BUILDING SET BACKS ALONG JACKSON STREET

ADDRESS	DISTANCE FROM R/W LINE
606	15.0'
602	19.8'
604	21.1'
616	28.8'
600	31.1'
618	31.8'
614	35.8'
MEDIAN	28.8'



DESCRIPTION:
 A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING LOTS 25, 26, 27 AND 55 OF MIKEL'S SUBDIVISION OF LOTS NUMBER 83, 84, 85 AND 88 AND THE WEST HALF OF LOTS 86 AND 87 IN GARTH'S ADDITION TO THE CITY OF COLUMBIA, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 2 PAGE 9 AND BEING DESCRIBED BY THE DEED IN BOOK 1493 PAGE 979 BOTH OF THE BOONE COUNTY RECORDS AND CONTAINING 0.89 ACRES.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE UNDER MY DIRECTION AND CONFORMS TO THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC
 506 NICHOLS STREET SUITE A
 COLUMBIA, MO 65201
 573-442-3110
 WWW.BRUSHENGSRV.COM
 LC 321
[Signature]
 KEVIN M. SCHWEIKERT
 PLS 2013020068
 DATE: 12-15-16

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 16TH DAY OF DECEMBER, 2016.
[Signature]
 J. DANIEL BRUSH NOTARY PUBLIC
 MY COMMISSION EXPIRES 01-13-18

ACCEPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2016.

APPROVED BY THE CITY OF COLUMBIA
 PLANNING AND ZONING COMMISSION
 THIS _____ DAY OF _____, 2016

 BRIAN TREECE MAYOR

 SHEILA AMIN CITY CLERK

CHAIRMAN

