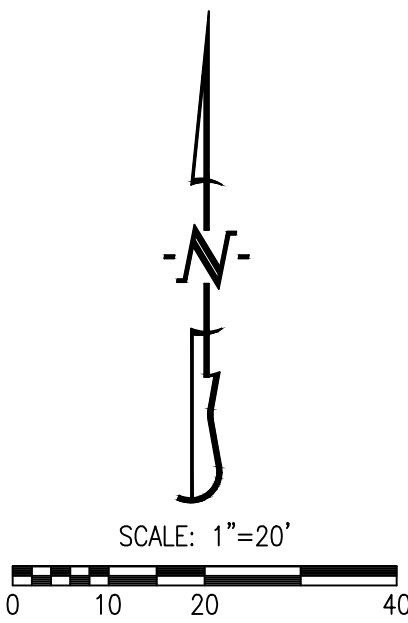


SITE LOCATION MAP
NOT TO SCALE



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 SET 1/2" IRON PIPE
- (M) (UNLESS NOTED OTHERWISE)
- (REC) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

KNOW ALL MEN BY THESE PRESENTS:

THAT SEVENTH STREET PROPERTIES OF COLUMBIA, LLC & HULETT DESCENDANTS, LLC TRUST ARE THE
SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANIES HAS
CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING.
THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE BACKYARD"

IN WITNESS WHEREOF, SEVENTH STREET PROPERTIES OF COLUMBIA, LLC & HULETT DESCENDANTS, LLC HAS
CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS ____ DAY OF
_____, 2019 AND THIS ____ DAY OF _____, 2019.

SEVENTH STREET PROPERTIES OF COLUMBIA, LLC

HULETT DESCENDANTS, LLC

JOHN DANIEL RADER, MANAGING MEMBER

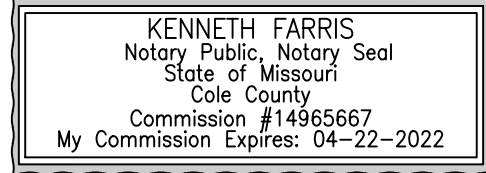
GEORGE W. HULETT, JR., MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS ____ DAY OF _____, 2019 BEFORE ME PERSONALLY APPEARED JOHN DANIEL
RADER, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF
SEVENTH STREET PROPERTIES OF COLUMBIA, LLC AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT
TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667

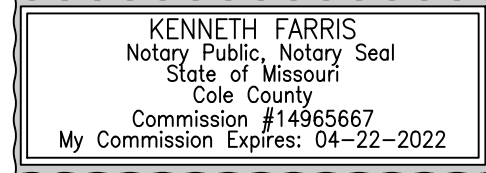


STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS ____ DAY OF _____, 2019 BEFORE ME PERSONALLY APPEARED GEORGE W.
HULETT, JR., TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF
HULETT DESCENDANTS, LLC AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT
AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

KENNETH FARRIS

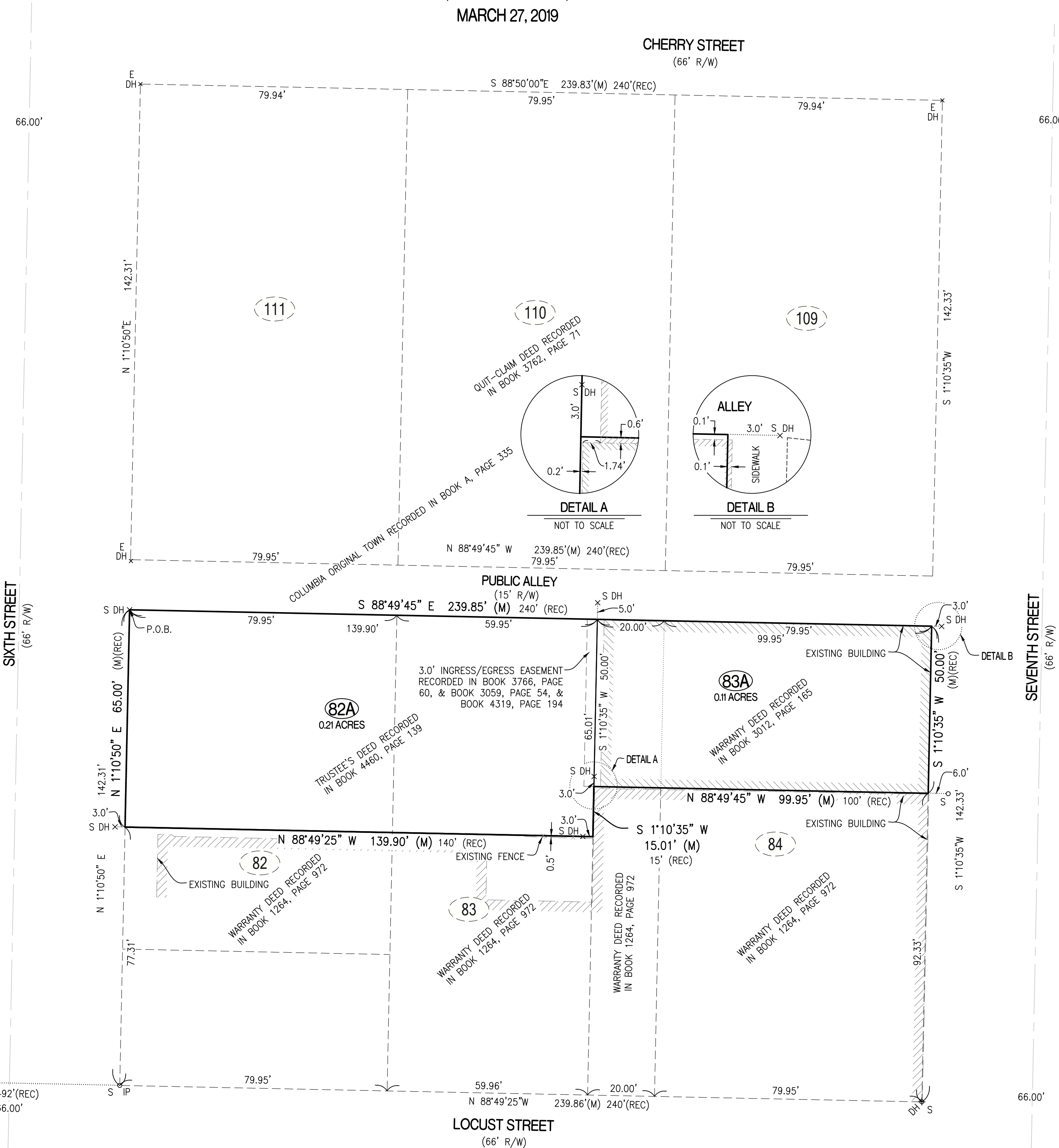
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



EXISTING IRON, SE CORNER OF LOT 1
AS SHOWN BY THE SURVEY
RECORDED IN BOOK 3225, PAGE 78

FINAL PLAT THE BACKYARD

A MINOR REPLAT SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 27, 2019



CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2019, I COMPLETED A SURVEY FOR SEVENTH
STREET PROPERTIES, LLC AND HULETT DESCENDANTS, LLC OF A TRACT OF LAND LOCATED
IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 82, 83 AND 84 OF
COLUMBIA ORIGINAL TOWN, RECORDED IN BOOK A, PAGE 335 AND DESCRIBED BY THE
WARRANTY DEED RECORDED 3012, PAGE 165 AND THE TRUSTEE'S DEED RECORDED IN
BOOK 4460, PAGE 139 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 82 AND WITH THE NORTH LINE OF
SAID LOTS 82, 83 AND 84, S 88°49'45"E, 239.85 FEET TO THE NORTHEAST CORNER OF
SAID LOT 84; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT
84, S 1°10'35"W, 50.00 FEET; THENCE LEAVING SAID EAST LINE, N 88°49'45"W, 99.95
FEET; THENCE S 1°10'35"W, 15.01 FEET; THENCE N 88°49'25"W, 139.90 FEET TO THE
WEST LINE OF SAID LOT 82; THENCE WITH SAID WEST LINE, N 1°10'50"E, 65.00 FEET TO
THE POINT OF BEGINNING AND CONTAINING 0.32 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

PRELIMINARY

DAVID T. BUTCHER, PLS-2002014095

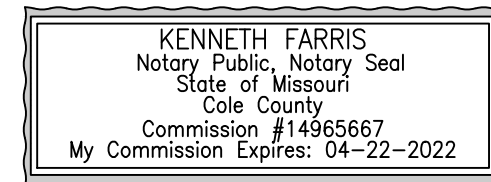
STATE OF MISSOURI } SS
COUNTY OF BOONE }

DATE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2019.

KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



NOTES:

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SUBURBAN
PROPERTY AS DEFINED BY MISSOURI STATUTE 2 CSR 90-60.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- ALL TRACT(S) ARE 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 THESE TRACTS
AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE,
BOONE COUNTY, MISSOURI AS DEFINED IN SECTION 12A-233, ARTICLE X
OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN
BY F.E.M.A F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
- ALL MONUMENTS WILL BE SET WITHIN 12 MONTHS.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____.

ON THE ____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR

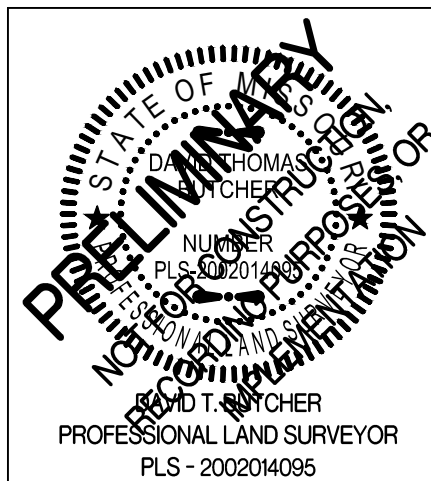
ATTEST:

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING

COMMISSION THIS ____ DAY OF _____, 2019.

SARA LOE, CHAIRPERSON



THE BACKYARD

A MINOR REPLAT SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

DATE:

03/27/2019

SCALE:

1" = 20'

PROJECT:

150340

DRAWN BY:

JEE