

LOCATION MAP
NOT TO SCALE

FINAL PLAT GARTH'S ADDITION, PLAT No. 1A

A REPLAT OF PART OF LOT 22, GARTH'S ADDITION TO THE CITY OF COLUMBIA AND
LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 23, 2020

CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR JACK WAX AND KAY WAX, HUSBAND AND WIFE, OF A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 22, GARTH'S ADDITION RECORDED IN BOOK 94, PAGE 298 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5066, PAGE 140 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE FOR WEST ASH STREET AND WITH THE EAST LINE THEREOF, S 0°43'20"W, 476.22 FEET TO THE SOUTHWEST CORNER OF SAID DEED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT 3 AS SHOWN BY SURVEY RECORDED IN BOOK 267, PAGE 361; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID DEED, N 82°14'40"W, 200.53 FEET TO THE SOUTHWEST CORNER OF SAID DEED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 1 AS SHOWN BY SURVEY RECORDED IN BOOK 267, PAGE 361; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID LOT 22, N 0°46'50"E, 231.47 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 1231, PAGE 344; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID WARRANTY DEED RECORDED IN BOOK 1231, PAGE 344, N 89°03'35"E, 99.55 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED; THENCE LEAVING SAID SOUTH LINE, N 0°46'50"E, 231.68 FEET TO THE SOUTH RIGHT OF WAY LINE FOR WEST ASH STREET; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 81°01'25"E, 100.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.64 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:

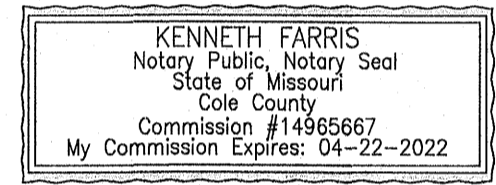
CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

David W. Borden
DAVID W. BORDEN, PLS-2002000244
7-9-2020
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 9th DAY OF July, 2020
Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT JACK AND KAY WAX ARE THE SOLE OWNER OF THE HERON 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 HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "GARTH'S ADDITION, PLAT NO. 1A".

IN WITNESS WHEREOF, JACK AND KAY WAX HAS CAUSED THESE PRESENTS TO BE SIGNED.

JACK WAX AND KAY WAX, HUSBAND AND WIFE

Jack Wax JACK WAX, HUSBAND
Kay Wax KAY WAX, WIFE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 10th DAY OF July, 2020 BEFORE ME PERSONALLY APPEARED JACK AND KAY WAX TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT.

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10th DAY OF July, 2020
Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667

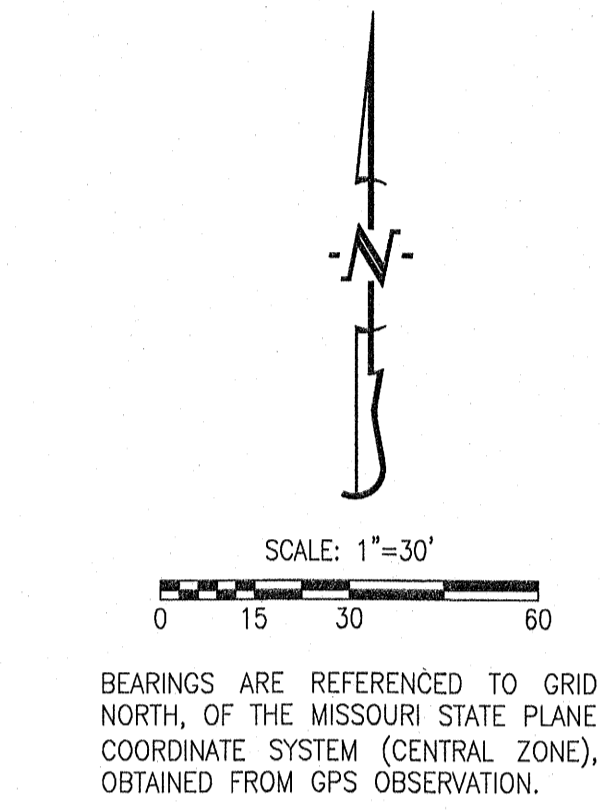


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

ATTEST:

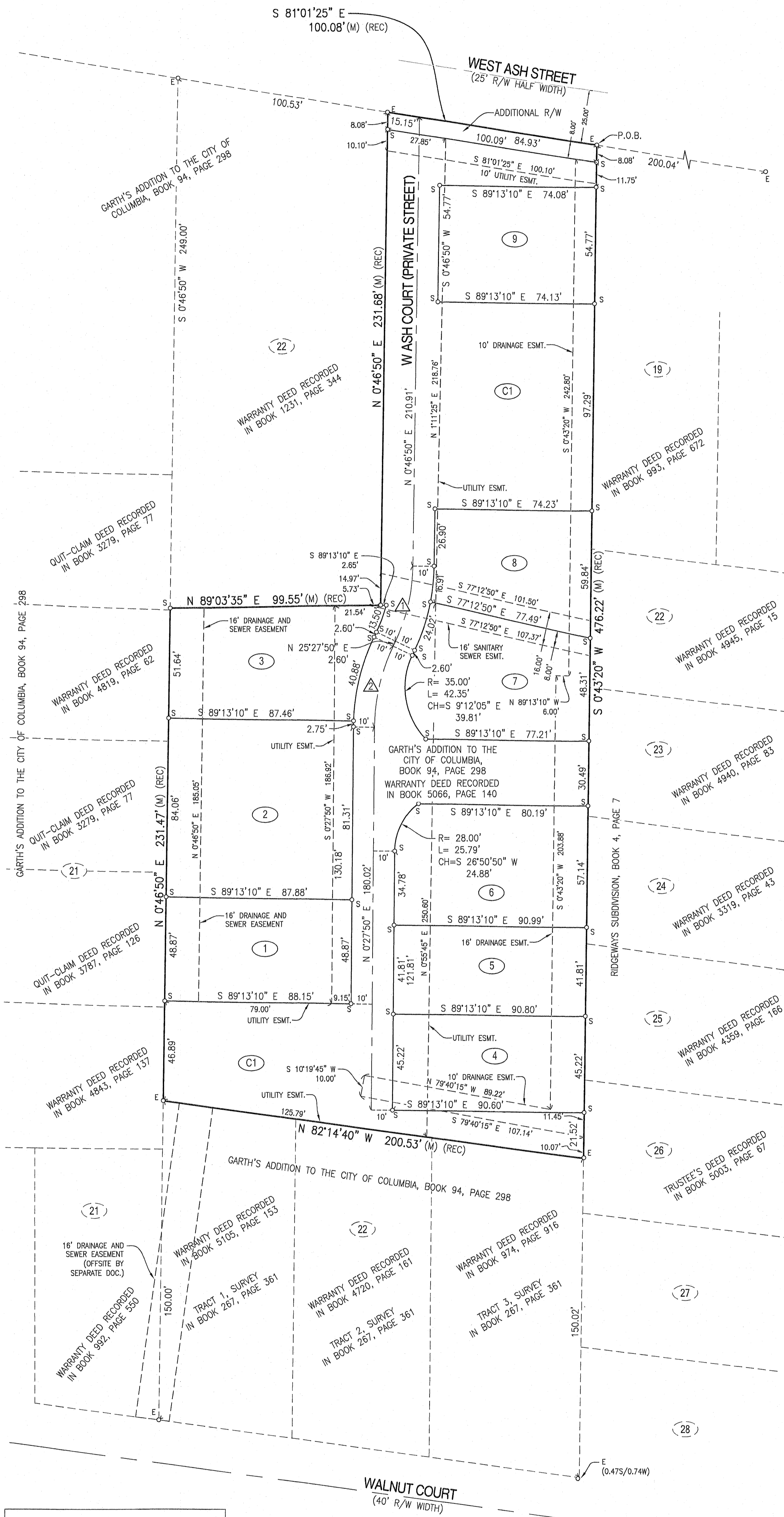
SHEELA AMIN, CITY CLERK



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

LEGEND:

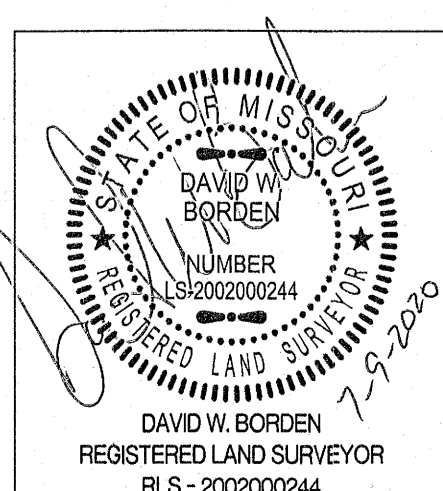
- E EXISTING
- S SET
- o SET 1/2" IRON PIPE
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING



CURVE TABLE				
CURVE	L	R	CH DIR	CH DIST
1	36.62'	85.00'	S13° 07' 20"W	36.34'
2	39.27'	90.00'	S12° 57' 50"W	38.96'

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).
- 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 USCS MAP FOR THE COLUMBIA 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 IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY OF COLUMBIA FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.



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CORPORATE NUMBER: 2000151304	
DATE: 6/23/2020	SCALE: 1" = 30'
PROJECT: 190115	DRAWN BY: DWB
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (873) 447-0292 www.crockettengineering.com	