

PROVIDENCE WALKWAY PLAT 1

FINAL PLAT

A REPLAT OF LOTS 8-19 OF CROUCH'S ADDITION,
 LOTS 1 & 6 OF BERGEN'S ADDITION, AND VACATED
 RIGHTS-OF-WAY FOR ALLEN AND DAVIS STREETS
 JANUARY 28, 2020

KNOW ALL MEN BY THESE PRESENTS

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, A MISSOURI MUNICIPAL CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT-OF-WAY FOR STREETS AT THE LOCATIONS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI HAVE CAUSED THESE PRESENTS TO BE SIGNED.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

BY: PHIL STEINHAUS, CHIEF EXECUTIVE OFFICER

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS DAY OF _____, IN THE YEAR 2020, BEFORE ME APPEARED PHIL STEINHAUS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE CHIEF EXECUTIVE OFFICER OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, A MISSOURI MUNICIPAL CORPORATION, DULY CREATED AND ORGANIZED PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID PUBLIC BODY CORPORATE, BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID CHIEF EXECUTIVE OFFICER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID PUBLIC BODY CORPORATE.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____, NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

CERTIFICATION

I HEREBY CERTIFY THAT IN OCTOBER 2020, I COMPLETED A SURVEY FOR THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

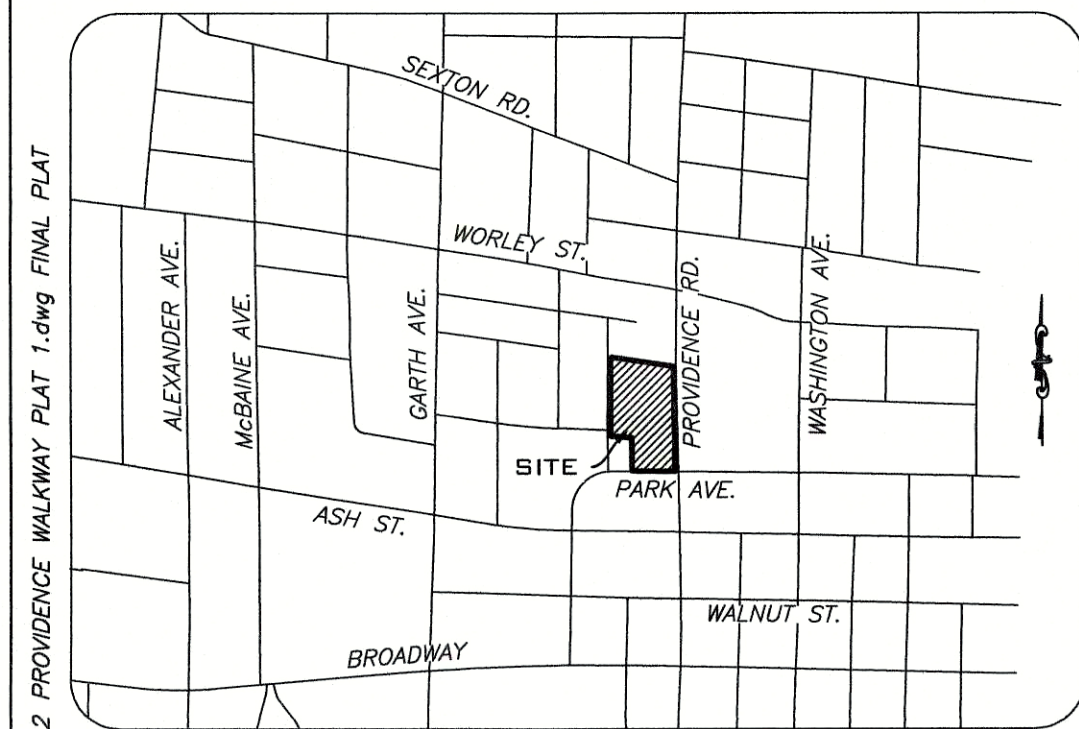
SURVEY AND PLAT BY
 A CIVIL GROUP
 CORPORATE NUMBER 2001006115

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, AND BEING ALL OF LOTS 8, 9, 10, 11, 12 AND A PORTION OF LOT 7, LOTS 14, 15, 16, 17, 18, 19 AND ADJACENT PORTIONS OF ALLEN STREET ALL BEING OF CROUCH'S ADDITION TO THE TOWN OF COLUMBIA, AS RECORDED IN BOOK 44, PAGE 556; AND PORTIONS OF LOT 1, LOT 6, AND THE ALLEY LYING BETWEEN SAID LOTS, ALL BEING OF BERGEN'S ADDITION TO THE TOWN OF COLUMBIA, AS RECORDED IN BOOK 38, PAGE 566, ALL RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5B OF THE ADMINISTRATIVE PLAT RECORDED IN BOOK 1483, PAGE 349, THENCE S 00°09'20" W 50.53 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SWITZLER STREET AS SHOWN ON SAID BERGEN'S ADDITION, ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 301, PAGE 483; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SWITZLER STREET, S 81°34'40", 8.00 FEET TO THE POINT OF BEGINNING;

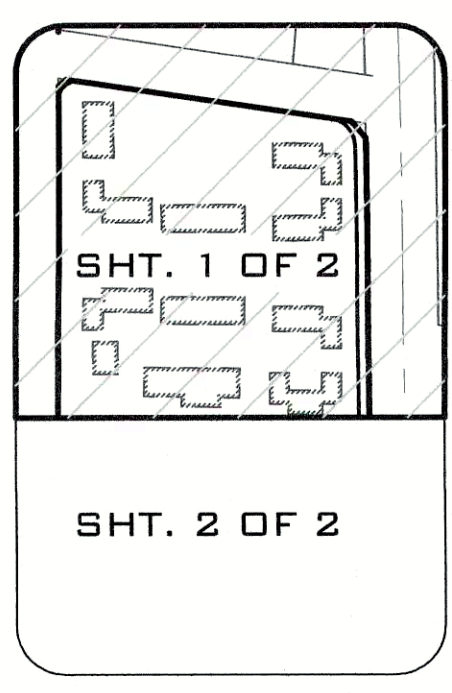
THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SWITZLER STREET, S 81°34'40", 299.83 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN BOOK 336, PAGE 295; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, S 41°11'15" E 22.85 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROVIDENCE ROAD AS DESCRIBED IN THE DEED IN ROAD BOOK 3, PAGE 531; THENCE ALONG SAID RIGHT-OF-WAY LINE OF PROVIDENCE ROAD AS DESCRIBED IN THE DEED IN ROAD BOOK 3, PAGE 531 AND ROAD BOOK 3, PAGE 570, S 00°47'50" E 168.55 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF SAID BERGEN'S ADDITION; THENCE S 00°47'50" E 20.21 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROVIDENCE ROAD AS DESCRIBED IN ROAD BOOK 3, PAGE 570; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, BEING THE WESTERLY RIGHT-OF-WAY LINE OF PROVIDENCE ROAD AS DESCRIBED IN ROAD BOOK 3, PAGE 570, AND ROAD BOOK 3, PAGE 571, S 00°47'50" E 154.20 FEET TO A POINT ON THE NORTH LINE OF ALLEN STREET, AS SHOWN ON SAID CROUCH'S ADDITION, NOW VACATED BY THE CITY OF COLUMBIA ORDINANCE NO. 1499 AND RECORDED IN BOOK 320, PAGE 320; THENCE S 00°50'00" E, 40.18 FEET TO A POINT ON THE SOUTH LINE OF SAID ALLEN STREET, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF PROVIDENCE ROAD AND THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN ROAD BOOK 3, PAGE 532; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, BEING THE WESTERLY LINE OF THE TRACT DESCRIBED IN ROAD BOOK 3, PAGE 532, S 02°25'10" W 82.42 FEET, TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE QUIT-CLAIM DEED TO THE CITY OF COLUMBIA AND RECORDED IN BOOK 336, PAGE 295, NOW BEING ACKNOWLEDGED AS THE NORTH RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PARK AVENUE, ALSO BEING PARALLEL AND 38 FEET NORTH OF THE SOUTH LINE OF SAID CROUCH'S ADDITION, SAID SOUTH LINE BEING THE SAME AS THE NORTH LINE OF THE ORIGINAL TOWN OF COLUMBIA, AS RECORDED IN BOOK 4, PAGE 335, AND AS SHOWN ON CITY SURVEY NO. 14 AND RECORDED IN SURVEY RECORD BOOK 2, PAGE 67, N 89°05'35" W, 217.47 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF BRYANT WALKWAY APARTMENTS II EAST, AS RECORDED IN PLAT BOOK 51, PAGE 40; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, N 00°01'10" W, 167.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, N 85°29'25" W, 106.78 FEET TO THE NORTHWEST CORNER THEREOF, NOW BEING THE EASTERLY RIGHT-OF-WAY LINE OF TRINITY PLACE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 00°04'35" E, 20.68 FEET TO A POINT ON THE NORTH LINE OF SAID ALLEN STREET, NOW VACATED, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 301, PAGE 483, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN BOOK 336, PAGE 295, NOW BEING ACKNOWLEDGED AS THE EASTERLY RIGHT-OF-WAY LINE OF TRINITY PLACE N 00°04'35" E, 180.79 FEET; THENCE LEAVING SAID WESTERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 301, PAGE 483, AND CONTINUING ALONG THE LINES OF SAID TRACT DESCRIBED IN BOOK 336, PAGE 295 N 49°15'00" E, 10.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.68 ACRES.



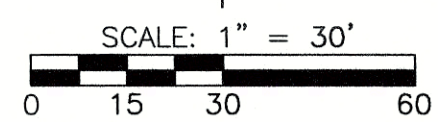
LOCATION MAP
 NOT TO SCALE

LEGEND

- IRON PIPE WITH CAP #2001006115
- EXISTING SET RECORD
- (REC) RECORD
- ⊕ DRILL HOLE
- ⊕ DRILL HOLE
- ⊕ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- REBAR
- PERMANENT MONUMENT
- BOONE COUNTY SURVEY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (M) MEASURED DISTANCE
- (REC) RECORD DISTANCE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ⊕ CENTERLINE
- STA. STATION
- LT. LEFT
- RT. RIGHT
- 0.000 SQUARE FEET
- 00.00 AC ACRES
- ZONE X FLOODPLAIN
- EXISTING PLATTED LOT LINE
- EXISTING DEED LINE
- EX. BUILDING



INDEX MAP



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83 (2011) (CENTRAL ZONE), AS OBSERVED FROM GPS OBSERVATION

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.

SARA LOE, CHAIRPERSON

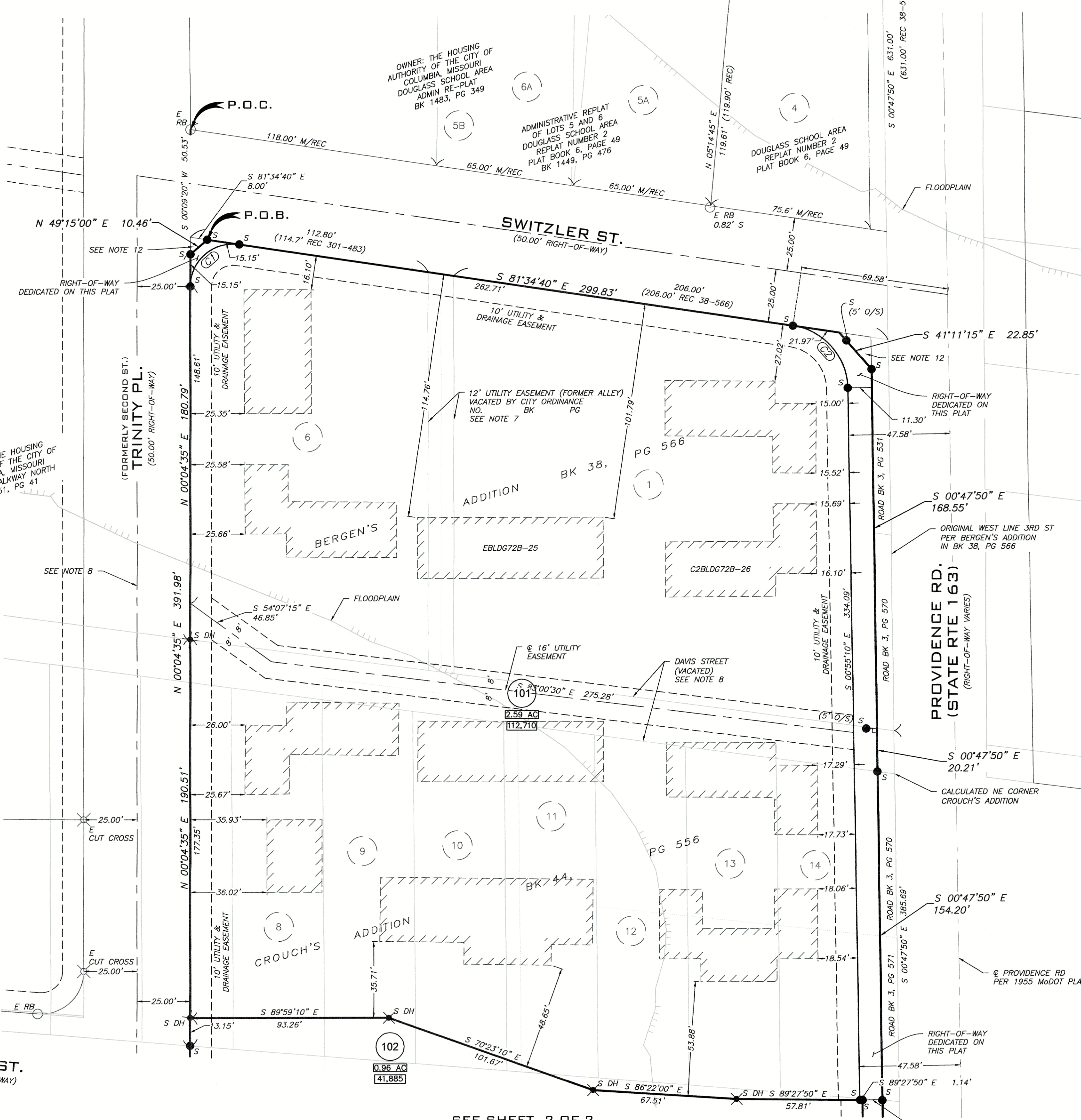
APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____

ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



SEE SHEET 2 OF 2

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY ORD. 29-2.3 (a)(4), PER THE BOONE COUNTY FIRM PANEL #29019C0280E, DATED APRIL 19, 2017 AND AS GRAPHICALLY SHOWN HEREIN.

SPECIAL FLOOD HAZARD AREA DEFINED AS ZONE X, HAVING 0.2% ANNUAL CHANCE FLOOD HAZARD, OR AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

CERTAIN BUILDINGS WITHIN THIS TRACT ARE SUBJECT TO A FEMA LETTER OF MAP AMENDMENT (OUT AS SHOWN), CASE NO. 17-07-2691A, BEING BUILDINGS EBLDG72B-25, AND C2BLDG72B-26.

THIS TRACT HAS FURTHER BEEN STUDIED BY A FLOOD ELEVATION EVALUATION OF VARIOUS PROPERTIES PHASE III, FOR COLUMBIA HOUSING AUTHORITY, PREPARED BY ENGINEERING SURVEYS & SERVICES, DATED DECEMBER 11, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X—STREAM BUFFER REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES, PER SECTION 12A-232(a)(2) CODE OF ORDINANCES. BERGEN'S ADDITION TO THE TOWN OF COLUMBIA WAS APPROVED NOVEMBER 30, 1868, AND CROUCH'S ADDITION TO THE TOWN OF COLUMBIA WAS RECORDED AUGUST 5, 1871.

CURVE TABLE

#	Δ	RADIUS	LENGTH	CHORD
C1	98°20'50"	20.00	34.33	N 49°15'00" E, 30.27'
C2	80°39'30"	30.00	42.23	S 41°14'55" E, 38.83'
C3	91°49'35"	30.00	48.08	S 44°59'40" W, 43.10'

JAY GEBHARDT L.S. 2001001909
 MO LAND SURVEYOR

DATE PREPARED: 01/28/2020

A CIVIL GROUP, LLC
 MISSOURI LIMITED LIABILITY COMPANY
 3401 BROADWAY BUSINESS PARK CT
 SUITE 105
 COLUMBIA, MISSOURI 65203
 PH: (573) 817-5750
 MO CERT OF AUTHORITY: 2001006115

FINAL PLAT
**PROVIDENCE WALKWAY
 PLAT 1**
 CITY OF COLUMBIA, MISSOURI

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
 THIS 28th DAY OF January, 2020.

Kristine N. Vroman
 KRISTINE N. VROMAN
 NOTARY PUBLIC, MY COMMISSION
 EXPIRES DECEMBER 21, 2021.

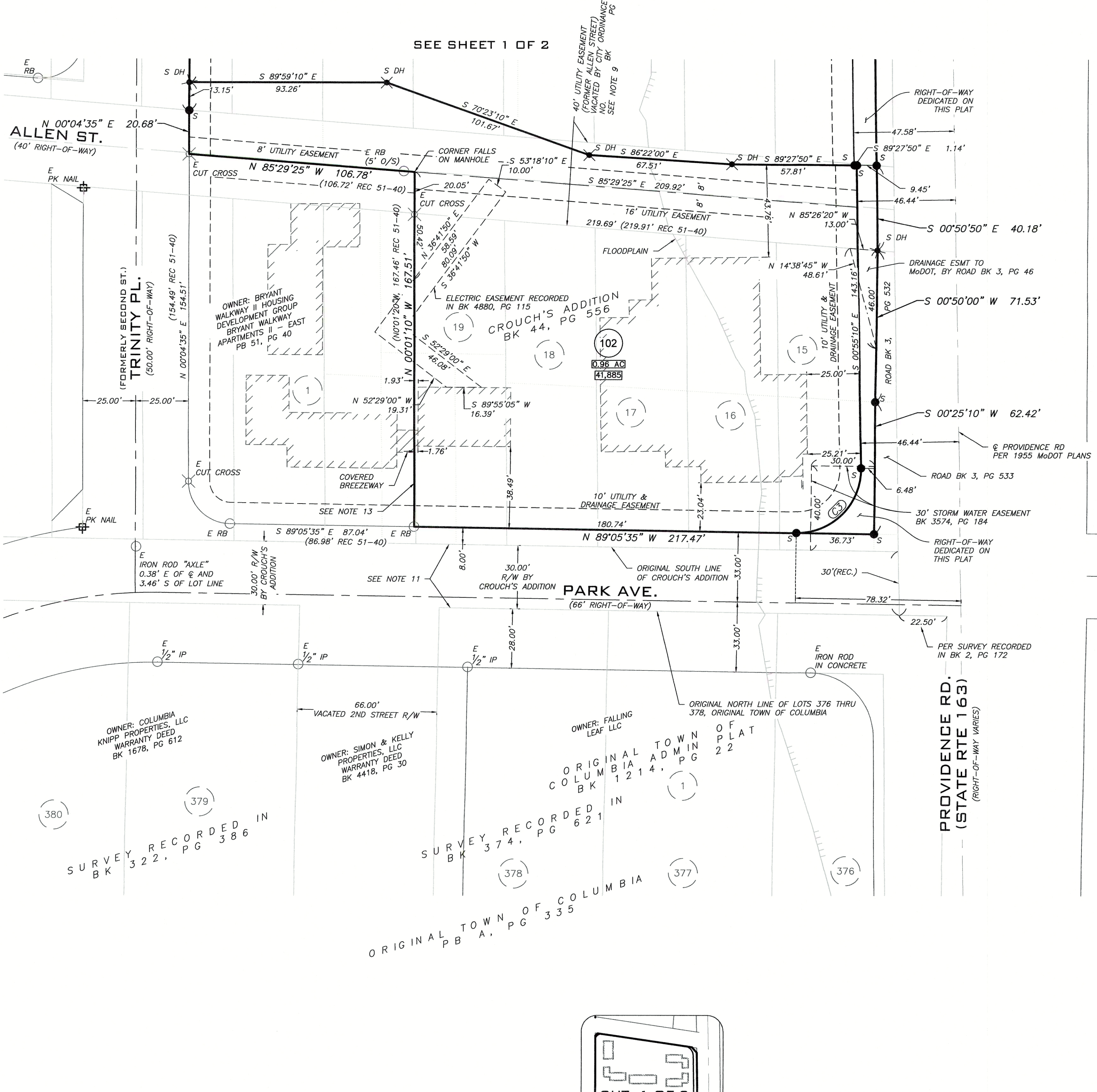
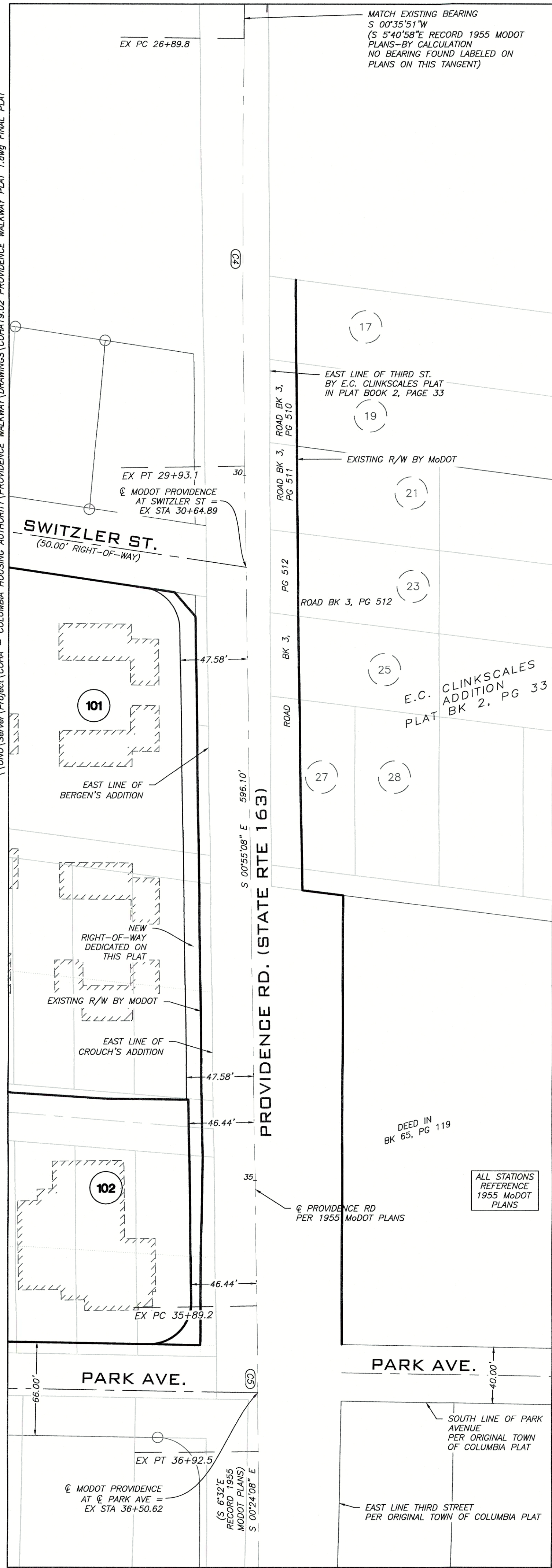
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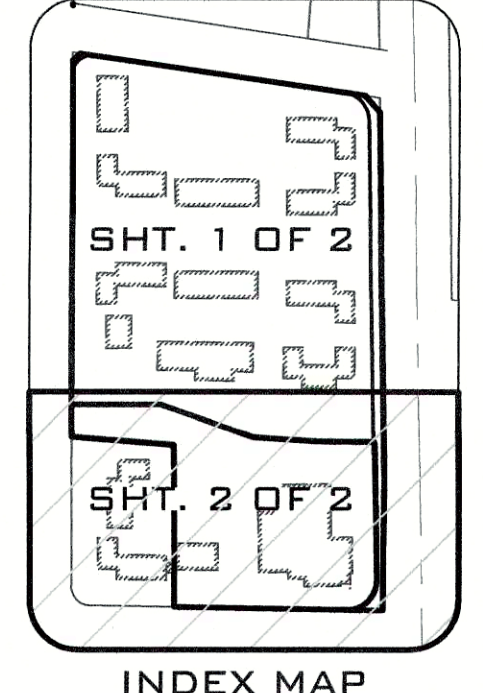
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JANUARY 28, 2020

NOTES

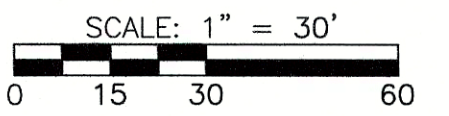
- OWNER SOURCE DEEDS RECORDED IN: BOOK 301, PAGE 131; BOOK 301, PAGE 258; BOOK 301, PAGE 369; BOOK 301, PAGE 483; BOOK 302, PAGE 46; BOOK 302, PAGE 47; BOOK 302, PAGE 118; BOOK 302, PAGE 119; BOOK 302, PAGE 236; BOOK 302, PAGE 439; BOOK 302, PAGE 440; BOOK 305, PAGE 14; AND BOOK 305, PAGE 515.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040 (2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, INFORMATIONAL REPORT, FILE NO: 1935543.
- THIS TRACT MAY BE SUBJECT TO THE CONTRACT RECORDED IN BOOK 304, PAGE 133.
- THIS TRACT MAY BE SUBJECT TO A GRANT OF EASEMENT FOR UTILITY PURPOSES TO THE CITY OF COLUMBIA, RECORDED IN BOOK 517, PAGE 190. LOCATION COULD NOT BE DETERMINED.
- THIS TRACT MAY BE SUBJECT TO THE TERMS AND PROVISIONS OF THE STORMWATER MANAGEMENT/BMP FACILITIES COVENANT RECORDED IN BOOK 3575, PAGE 3.
- THE 12-FOOT ALLEY LYING BETWEEN LOTS 1 AND 6 OF BERGEN'S ADDITION HAS BEEN VACATED BY CITY ORDINANCE NO. 1499, AND RECORDED IN BOOK 320, PAGE 320. WITH THE EXCEPTION OF CITY RESERVED EASEMENT OVER SUCH PROPERTY FOR UTILITY PURPOSES, THIS EASEMENT IS NOW VACATED BY CITY ORDINANCE NO. 1875, AS RECORDED IN BOOK 320, PAGE 330.
- DAVIS STREET, SHOWN AS AN APPROXIMATELY 20-FOOT "ALLEY" ON CROUCH'S ADDITION HAS BEEN VACATED BY CITY ORDINANCE NO. 1875, AND RECORDED IN BOOK 320, PAGE 330.
- ALLEN STREET, SHOWN AS A 40-FOOT RIGHT-OF-WAY ON CROUCH'S ADDITION HAS BEEN VACATED BY CITY ORDINANCE NO. 1499, AND RECORDED IN BOOK 320, PAGE 320. WITH THE EXCEPTION OF CITY RESERVED EASEMENT OVER SUCH PROPERTY FOR UTILITY PURPOSES, THIS EASEMENT IS NOW VACATED BY CITY ORDINANCE NO. 1875, AS RECORDED IN BOOK 320, PAGE 330.
- TRINITY PLACE (FORMERLY SECOND STREET), RENAMED PER CITY ORDINANCE NO. 5472, AND RECORDED IN BOOK 396, PAGE 239.
- THE NORTH 8 FEET OF PARK AVENUE, AND THE SOUTH 28 FEET OF PARK AVENUE WERE QUIT-CLAIMED BY DEED TO THE CITY OF COLUMBIA RECORDED IN BOOK 336, PAGE 295.
- THE TWO EXISTING CORNER TRUNCATIONS AT THE SOUTHWEST CORNER OF TRINITY PLACE AND SWITZLER STREET, AND THE SOUTHWEST CORNER OF PROVIDENCE ROAD AND SWITZLER STREET WERE QUIT-CLAIMED BY DEED TO THE CITY OF COLUMBIA RECORDED IN BOOK 336, PAGE 295.
- EXISTING LOT LINE CREATED BY BRYANT WALKWAY II - EAST, AS RECORDED IN PLAT BOOK 51, PAGE 40.



STATE RTE 163 - CENTERLINES					
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C4	11459.20	303.30	1°30'59"	S 00°09'38" E	303.29
C5	11459.20	103.33	0°31'00"	S 00°39'38" E	103.33



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DATE PREPARED: 01/28/2020

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PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

JAY ALAN GEHART
REGISTERED LAND SURVEYOR
NUMBER LS-2001001909

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**PROVIDENCE WALKWAY
PLAT 1**
CITY OF COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 28th DAY of January, 2020.

Kristine N. Vroman
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NOTARY PUBLIC, MY COMMISSION
EXPIRES DECEMBER 21, 2021.

