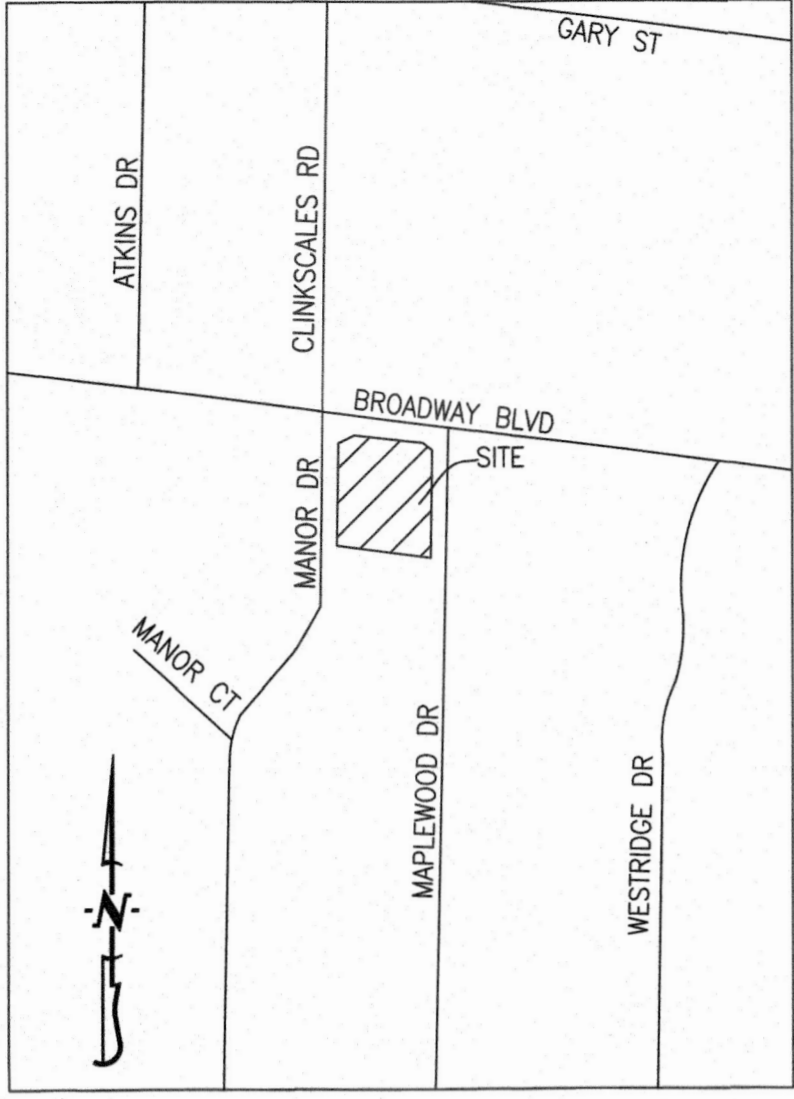


FINAL PLAT MANORWOOD POINT, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN SECTION 14,
TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 11, 2023



LOCATION MAP
NOT TO SCALE



SCALE: 1"=30'
0 15 30 60

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 OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- ⊕ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- ℄ CENTER LINE
- (256-54) RECORD BOOK AND PAGE

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS, UNLESS OTHERWISE NOTED.
7. THIS TRACT MAY BE SUBJECT TO A BLANKET ELECTRIC EASEMENT RECORDED IN BOOK 623, PAGE 682.
8. NO DRIVEWAY ACCESS WILL BE ALLOWED TO W. BROADWAY OR MAPLEWOOD DRIVE.

CERTIFICATION:

I HEREBY CERTIFY IN SEPTEMBER 2023, I COMPLETED A SURVEY AND SUBDIVISION OF A TRACT OF LAND LOCATED THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOURTEEN (14), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE THIRTEEN (13) WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 256, PAGE 54 AND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4552, PAGE 10 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 1940, PAGE 397 AND WITH THE NORTH LINE THEREOF, N 82°56'50"W, 148.20 FEET TO THE WEST LINE OF TRACT ONE OF SAID SURVEY RECORDED IN BOOK 256, PAGE 54; THENCE LEAVING SAID NORTH LINE AND WITH THE WEST LINE THEREOF, N 0°51'45"E, 160.10 FEET TO THE SOUTH LINE OF THE QUIT-CLAIM DEED RECORDED IN BOOK 407, PAGE 182; THENCE LEAVING SAID WEST LINE AND WITH THE LINES OF SAID QUIT-CLAIM DEED, N 63°48'45"E, 28.00 FEET; THENCE S 83°53'15"E, 108.30 FEET; THENCE S 51°51'15"E, 18.37 FEET TO THE EAST LINE OF SAID TRACT 1; THENCE LEAVING THE LINES OF SAID QUIT-CLAIM DEED AND WITH THE EAST LINE OF TRACT 1 OF SAID SURVEY RECORDED IN BOOK 256, PAGE 54, S 0°52'45"W, 167.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.59 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:

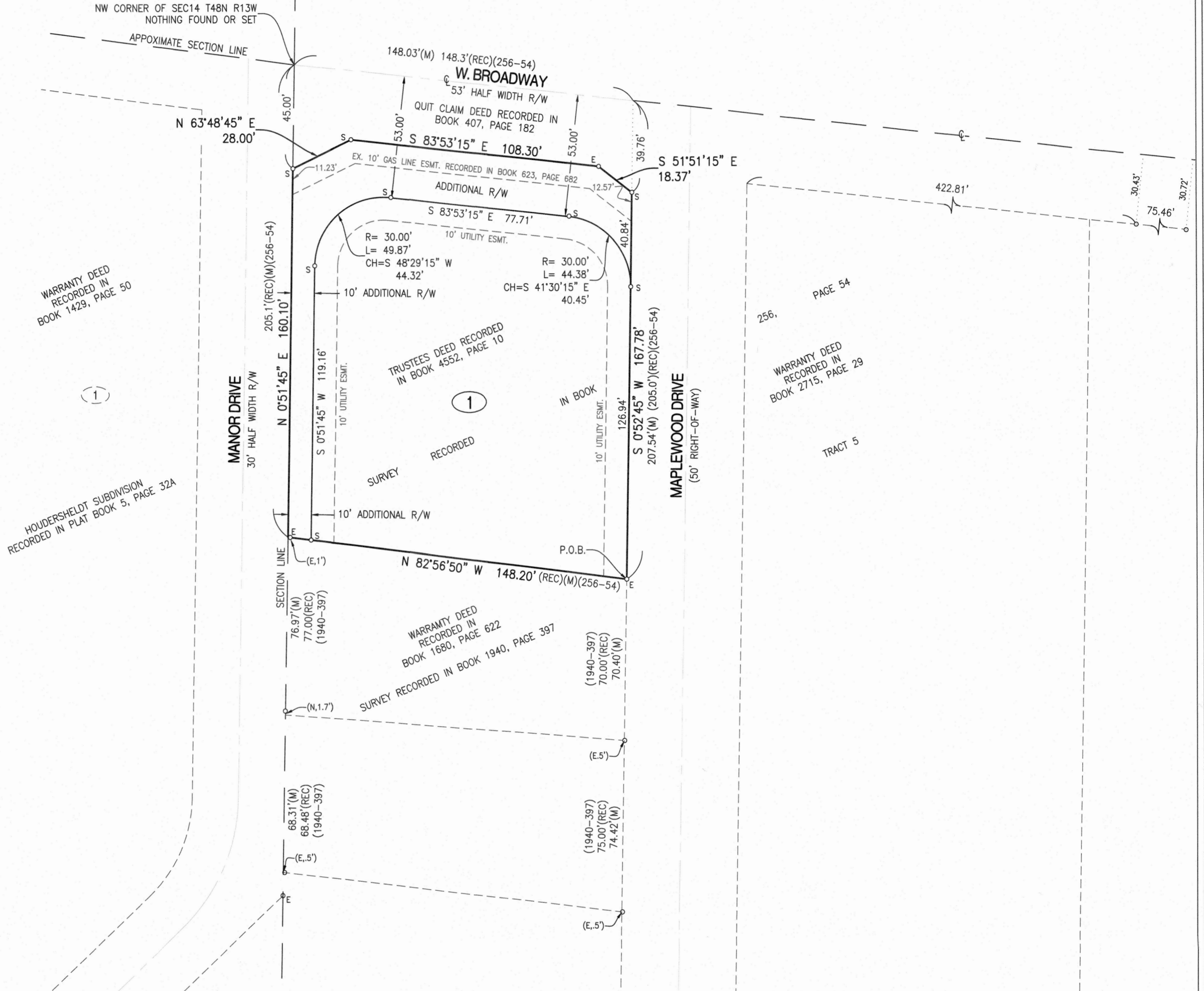
CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF October IN THE YEAR 2023.

Danielle Griffith NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



WARRANTY DEED RECORDED IN BOOK 1429, PAGE 50

HOUDERSHELD SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 32A

WARRANTY DEED RECORDED IN BOOK 1680, PAGE 622

WARRANTY DEED RECORDED IN BOOK 2715, PAGE 29

KNOW ALL MEN BY THESE PRESENTS:

THAT D & D INVESTMENTS OF COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS 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 MANORWOOD POINT, PLAT NO. 1

IN WITNESS WHEREOF, D & D INVESTMENTS OF COLUMBIA, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 26 DAY OF OCTOBER, 2023.

[Signature]

D & D INVESTMENTS OF COLUMBIA, LLC.
DANIEL M. BURKS, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 26 DAY OF October, IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DANIEL M. BURKS, MANAGER OF D & D INVESTMENTS OF COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Danielle Griffith NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

	MANORWOOD POINT, PLAT NO. 1	
	A MAJOR SUBDIVISION SECTION 14, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
DATE: 09/11/2023	SCALE: 1"=30'	 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
PROJECT: 220087	DRAWN BY: JWS	
CORPORATE NUMBER: 2000151304		