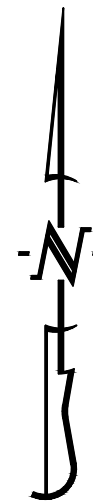


LOCATION MAP  
NOT TO SCALE

# FINAL PLAT CONSOLIDATED WATER, PLAT NO.1

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 1, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
AUGUST 11, 2025

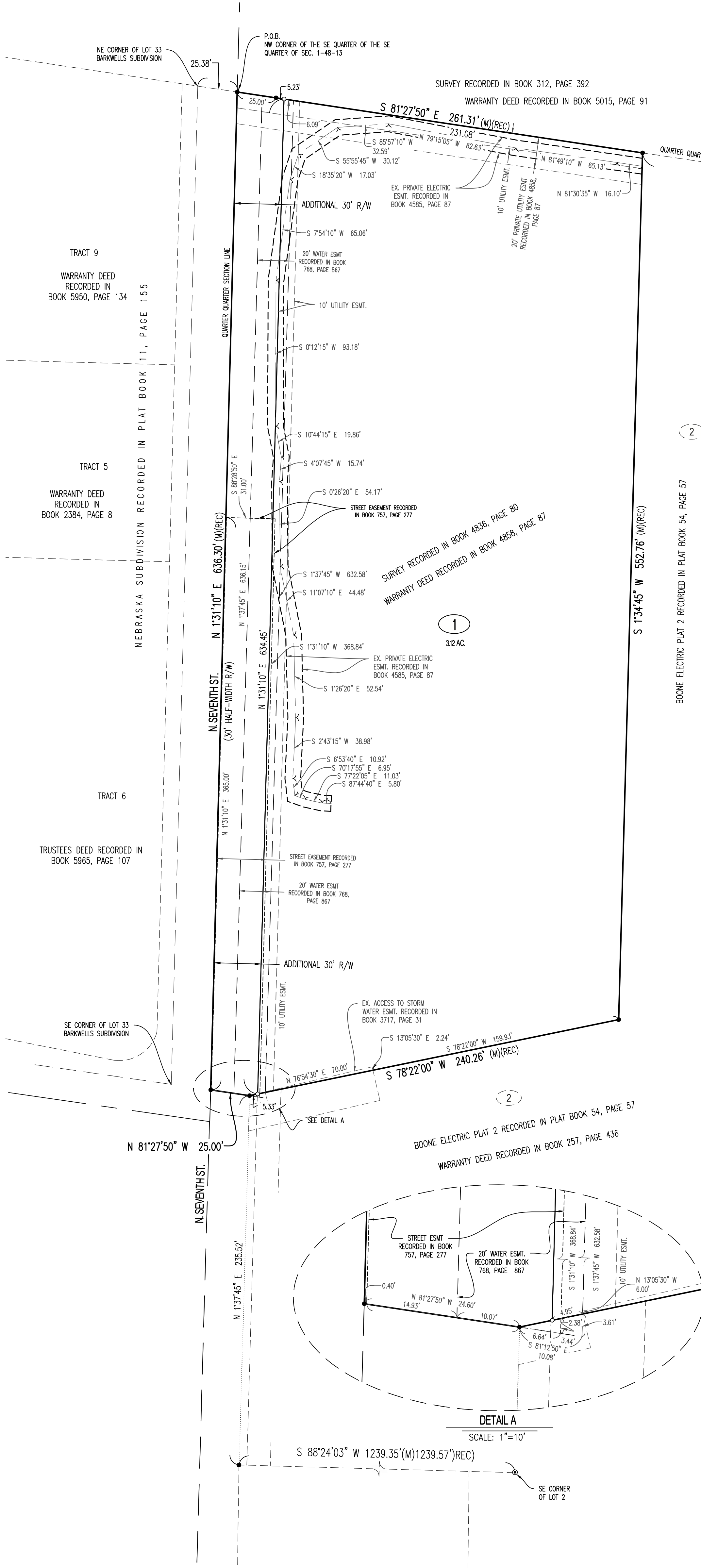


SCALE: 1"=40'  
0 20 40 80

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

## LEGEND:

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



## CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2025, I COMPLETED A SURVEY AND SUBDIVISION FOR CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO.1 OF BOONE COUNTY MISSOURI, A PUBLIC CORPORATION FORMED UNDER THE PROVISIONS OF SECTIONS 247.010 THROUGH 247.220 OF THE REVISED STATUTES OF MISSOURI OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF TRACT 2 AS SHOWN ON SURVEY RECORDED IN BOOK 4836, PAGE 80 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4858, PAGE 87 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 2 AND WITH THE NORTH LINES OF SAID TRACT 2 AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, S 81°27'50" E, 261.31 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID TRACT 2, S 1°34'45" W, 552.76 FEET; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID TRACT 2, S 78°22'00" W, 240.26 FEET; THENCE CONTINUING WITH SAID SOUTH LINE, N 81°27'50" W, 25.00 FEET; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID TRACT 2, SAID LINE ALSO BEING THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N 1°31'10" E, 636.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.56 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, PLS-2002000244

9/3/2025  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_  
IN THE YEAR 2025.

NOTARY PUBLIC  
DANIELLE GRIFFITH  
MY COMMISSION EXPIRES OCTOBER 28, 2028  
COMMISSION NUMBER 12409201



## KNOW ALL MEN BY THESE PRESENTS:

THAT CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO.1 OF BOONE COUNTY MISSOURI, A PUBLIC CORPORATION FORMED UNDER THE PROVISIONS OF SECTIONS 247.010 THROUGH 247.220 OF THE REVISED STATUTES OF MISSOURI IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID MISSOURI CORPORATION 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. PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK, SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS CONSOLIDATED WATER, PLAT NO. 1

IN WITNESS WHEREOF, CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO.1 OF BOONE COUNTY MISSOURI, A PUBLIC CORPORATION FORMED UNDER THE PROVISIONS OF SECTIONS 247.010 THROUGH 247.220 OF THE REVISED STATUTES OF MISSOURI HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO.1 OF BOONE COUNTY MISSOURI, A PUBLIC CORPORATION FORMED UNDER THE PROVISIONS OF SECTIONS 247.010 THROUGH 247.220 OF THE REVISED STATUTES OF MISSOURI

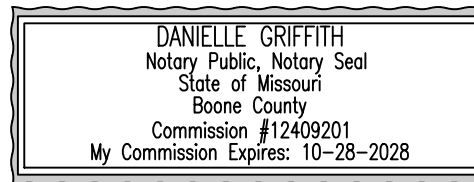
JOHN K. COLLIER, PRESIDENT

LAUREN KILE, CLERK

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN K. COLLIER, PRESIDENT AND LAUREN KILE, CLERK OF THE CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO.1 OF BOONE COUNTY MISSOURI, A PUBLIC CORPORATION FORMED UNDER THE PROVISIONS OF SECTIONS 247.010 THROUGH 247.220 OF THE REVISED STATUTES OF MISSOURI, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
DANIELLE GRIFFITH  
MY COMMISSION EXPIRES OCTOBER 28, 2028  
COMMISSION NUMBER 12409201



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE \_\_\_\_\_  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

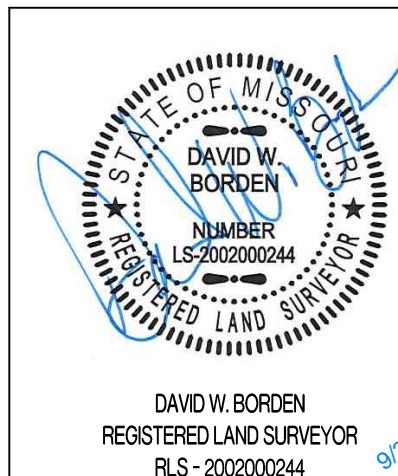
BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

## NOTES:

- 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.
- 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
- ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230-242, OR ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE. 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
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.



## CONSOLIDATED WATER, PLAT NO.1

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 1, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:  
8/11/2025

SCALE:  
1" = 40'

PROJECT:  
250307

DRAWN BY:  
JWS

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

www.crockettengineering.com