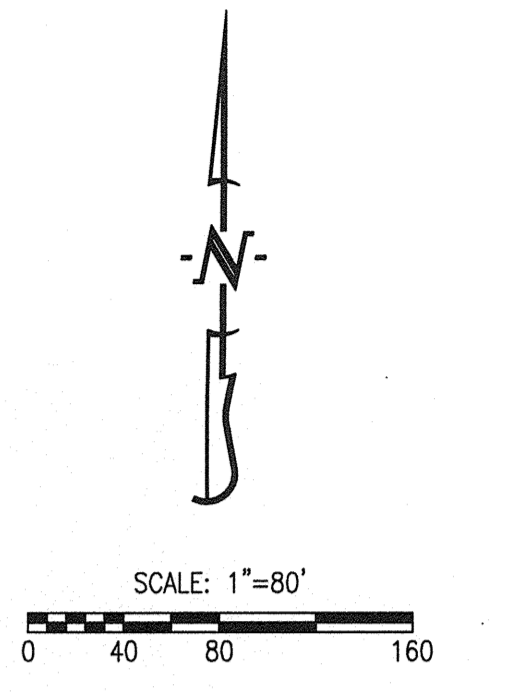
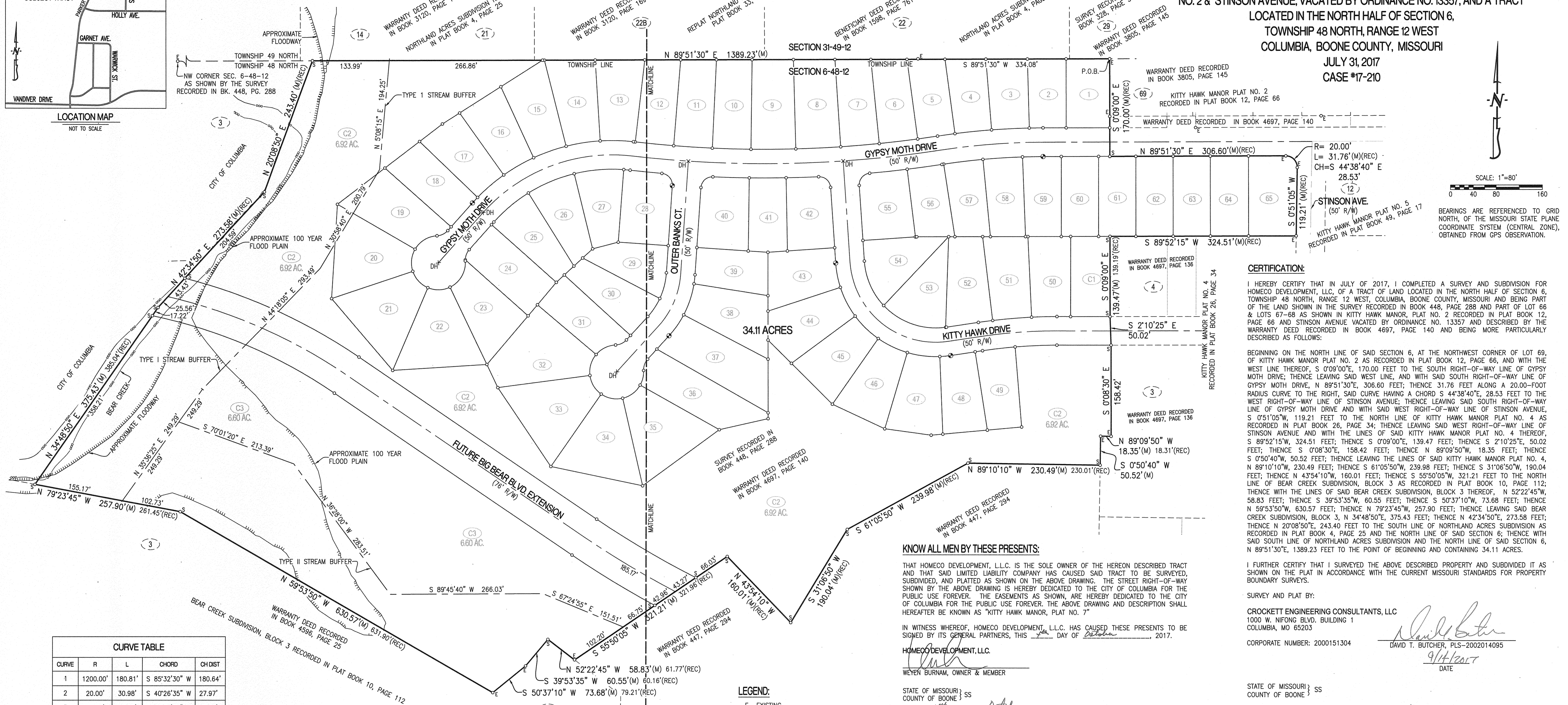
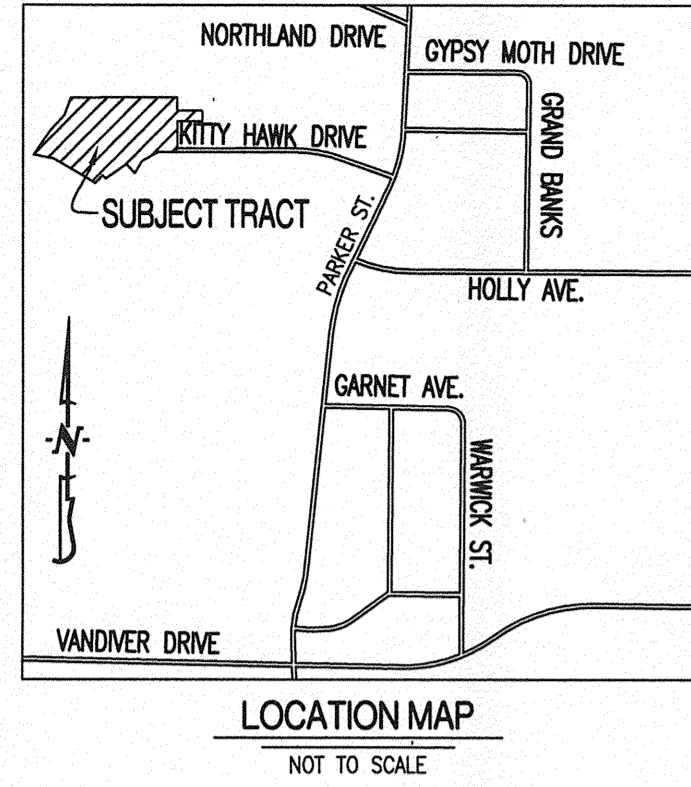


KITTY HAWK MANOR, PLAT No. 7

A MAJOR REPLAT OF A PART OF LOT 66 & LOTS 67-68 OF KITTY HAWK MANOR PLAT NO. 2 & STINSON AVENUE, VACATED BY ORDINANCE NO. 13357, AND A TRACT LOCATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

JULY 31, 2017
 CASE #17-210



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

CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR HOME CO DEVELOPMENT, LLC, OF A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 448, PAGE 288 AND PART OF LOT 66 & LOTS 67-68 AS SHOWN IN KITTY HAWK MANOR, PLAT NO. 2 RECORDED IN PLAT BOOK 12, PAGE 66 AND STINSON AVENUE VACATED BY ORDINANCE NO. 13357 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4697, PAGE 140 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID SECTION 6, AT THE NORTHWEST CORNER OF LOT 69, OF KITTY HAWK MANOR PLAT NO. 2 AS RECORDED IN PLAT BOOK 12, PAGE 66, AND WITH THE WEST LINE THEREOF, S 0°09'00" E, 170.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GYPSY MOTH DRIVE; THENCE LEAVING SAID WEST LINE, AND WITH SAID SOUTH RIGHT-OF-WAY LINE OF GYPSY MOTH DRIVE, N 89°51'30" E, 306.60 FEET; THENCE 31.76 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 44°38'40" E, 28.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF STINSON AVENUE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF STINSON AVENUE AND WITH SAID WEST RIGHT-OF-WAY LINE OF STINSON AVENUE, S 0°51'05" W, 119.21 FEET TO THE NORTH LINE OF KITTY HAWK MANOR PLAT NO. 4 AS RECORDED IN PLAT BOOK 26, PAGE 34; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF STINSON AVENUE AND WITH THE LINES OF SAID KITTY HAWK MANOR PLAT NO. 4 THEREOF, S 89°52'15" W, 324.51 FEET; THENCE S 0°09'00" E, 139.47 FEET; THENCE S 2°10'25" E, 50.02 FEET; THENCE S 0°08'30" E, 158.42 FEET; THENCE N 89°09'50" W, 18.35 FEET; THENCE S 0°50'40" W, 50.52 FEET; THENCE LEAVING THE LINES OF SAID KITTY HAWK MANOR PLAT NO. 4, N 89°10'10" W, 230.49 FEET; THENCE S 61°05'50" W, 239.98 FEET; THENCE S 31°06'50" W, 190.04 FEET; THENCE N 43°54'10" W, 160.01 FEET; THENCE S 55°50'05" W, 321.21 FEET TO THE NORTH LINE OF BEAR CREEK SUBDIVISION, BLOCK 3 AS RECORDED IN PLAT BOOK 10, PAGE 112; THENCE WITH THE LINES OF SAID BEAR CREEK SUBDIVISION, BLOCK 3 THEREOF, N 52°22'45" W, 58.83 FEET; THENCE S 39°53'35" W, 60.55 FEET; THENCE S 50°37'10" W, 73.68 FEET; THENCE N 59°53'50" W, 630.57 FEET; THENCE N 79°23'45" W, 257.90 FEET; THENCE LEAVING SAID BEAR CREEK SUBDIVISION, BLOCK 3, N 34°48'50" E, 375.43 FEET; THENCE N 42°34'50" E, 273.58 FEET; THENCE N 20°08'50" E, 243.40 FEET TO THE SOUTH LINE OF NORTHLAND ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 25 AND THE NORTH LINE OF SAID SECTION 6; THENCE WITH SAID SOUTH LINE OF NORTHLAND ACRES SUBDIVISION AND THE NORTH LINE OF SAID SECTION 6, N 89°51'30" E, 1389.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.11 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 T. Butcher
 DAVID T. BUTCHER, PLS-2002014095
 DATE: 9/14/2017

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 14th DAY OF September, 2017.

Kenneth Farris NOTARY PUBLIC
 KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
 COMMISSION NUMBER 14965667

KENNETH FARRIS
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission #14965667
 My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT HOME CO DEVELOPMENT, L.L.C. IS THE SOLE OWNER OF THE HEREON 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 "KITTY HAWK MANOR, PLAT NO. 7"

IN WITNESS WHEREOF, HOME CO DEVELOPMENT, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS 14th DAY OF September, 2017.

HOME CO DEVELOPMENT, L.L.C.

Weyen Burnam
 WEYEN BURNAM, OWNER & MEMBER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 14th DAY OF October, 2017 BEFORE ME PERSONALLY APPEARED WEYEN BURNAM TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS AN OWNER & MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

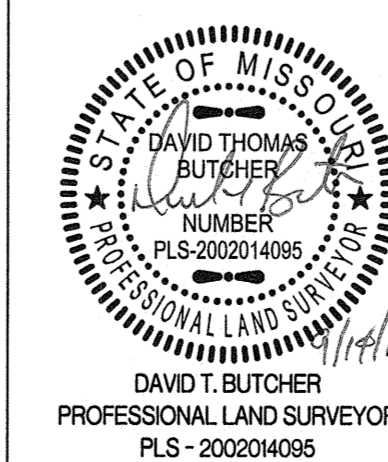
Kenneth Farris NOTARY PUBLIC
 KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
 COMMISSION NUMBER 14965667

KENNETH FARRIS
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission #14965667
 My Commission Expires: April 22, 2018

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



KITTY HAWK MANOR, PLAT No. 7
 A MAJOR REPLAT OF A PART OF LOT 66 & LOTS 67-68 OF KITTY HAWK MANOR PLAT NO. 2 & STINSON AVENUE, VACATED BY ORDINANCE NO. 13357, AND A TRACT LOCATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 7/31/2017 SCALE: 1"=80'
 PROJECT: 140148 DRAWN BY: KWF

CROCKETT ENGINEERING CONSULTANTS
 1000 W. NIFONG BLVD., BUILDING 1
 COLUMBIA, MISSOURI 65203
 (573) 447-0292
 www.crockettengineering.com

CURVE	R	L	CHORD	CH DIST
1	1200.00'	180.81'	S 85°32'30" W	180.64'
2	20.00'	30.98'	S 40°26'35" W	27.97'
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7	300.00'	288.07'	S 69°08'15" W	277.13'
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16	900.00'	133.72'	S 85°43'20" W	133.60'
17	920.00'	342.30'	S 66°22'00" E	340.33'
18	1600.00'	185.17'	S 59°01'25" E	185.07'

NOTES:

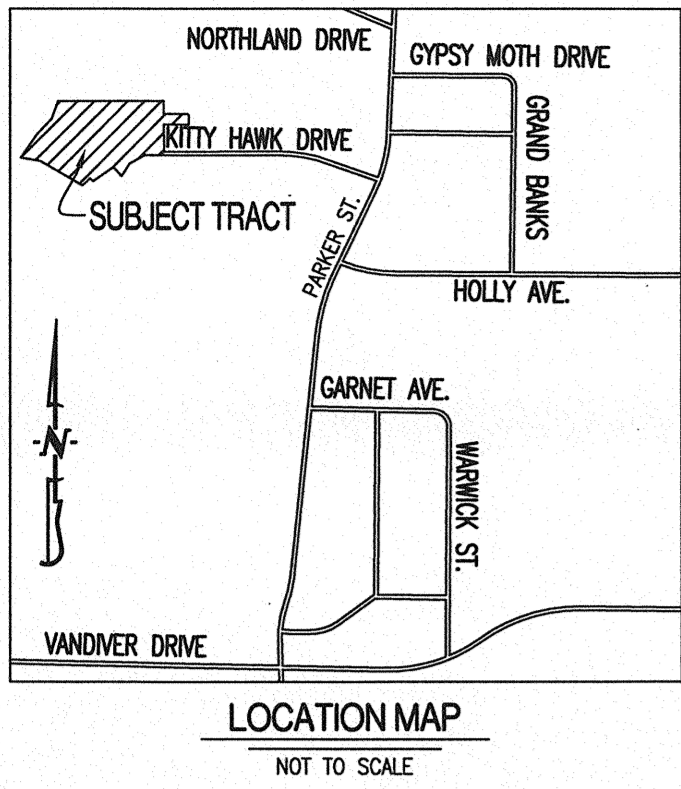
- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017. THE LOCATION IS SHOWN IN THE ABOVE GRAPHICS.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
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LEGEND:

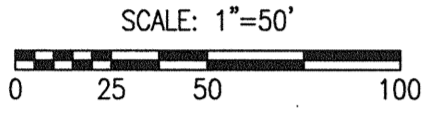
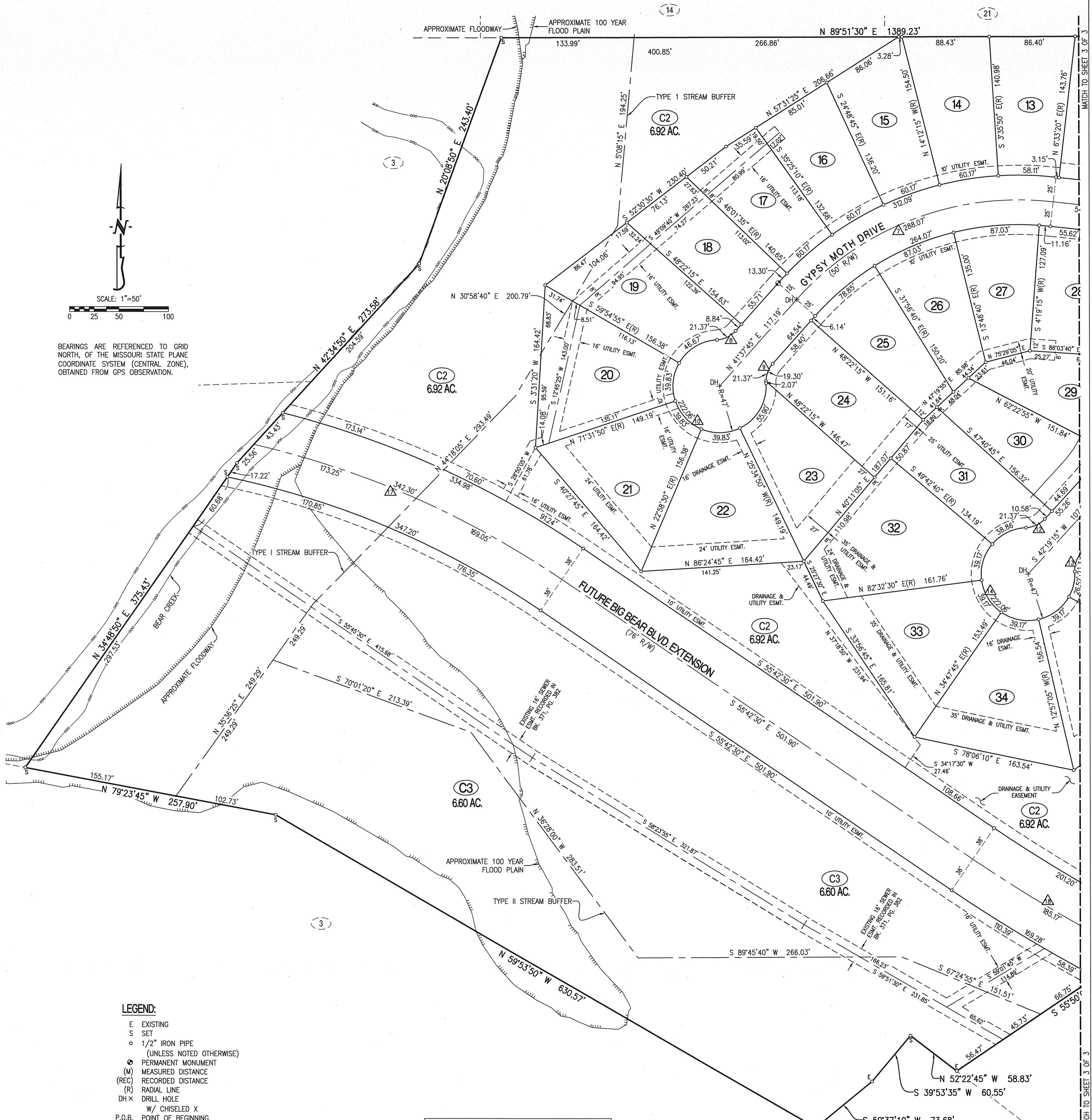
- E EXISTING
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- DH x DRILL HOLE
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- P.O.B. POINT OF BEGINNING

KITTY HAWK MANOR, PLAT No. 7

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 JULY 31, 2017
 CASE #17-210



LOCATION MAP
NOT TO SCALE



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

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DAVID T. BUTCHER
 PROFESSIONAL LAND SURVEYOR
 PLS-2002014095

KITTY HAWK MANOR, PLAT No. 7

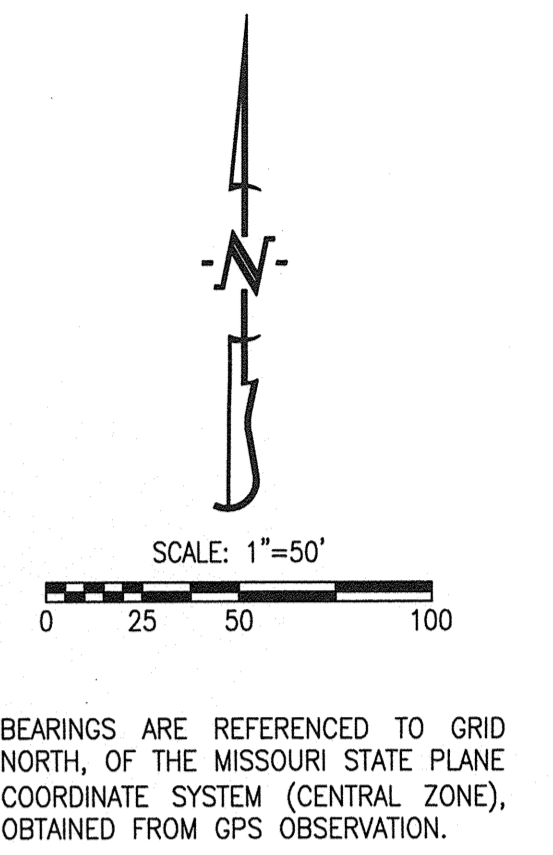
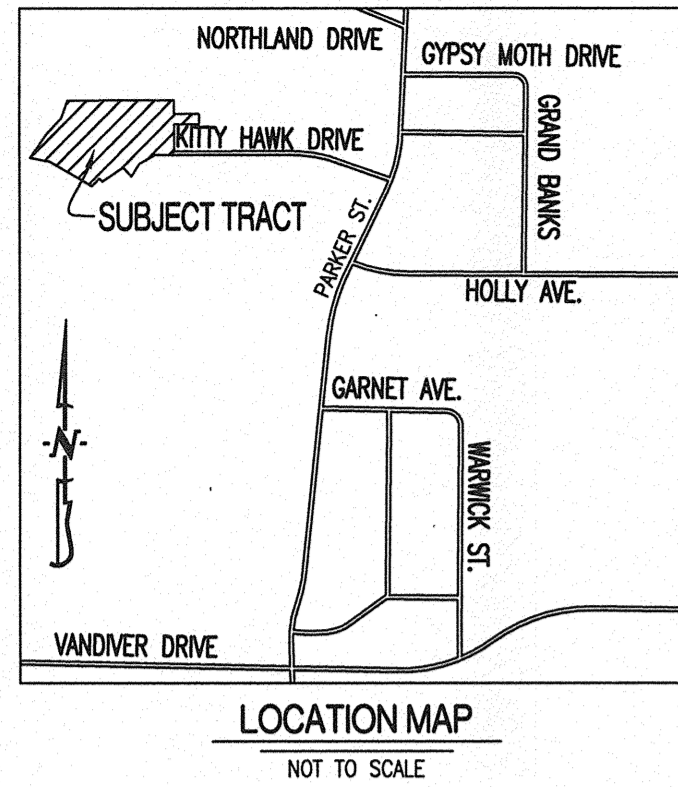
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CORPORATE NUMBER: 2000151304

DATE: 7/31/2017
 PROJECT: 140148

SCALE: 1" = 50'
 DRAWN BY: KWF

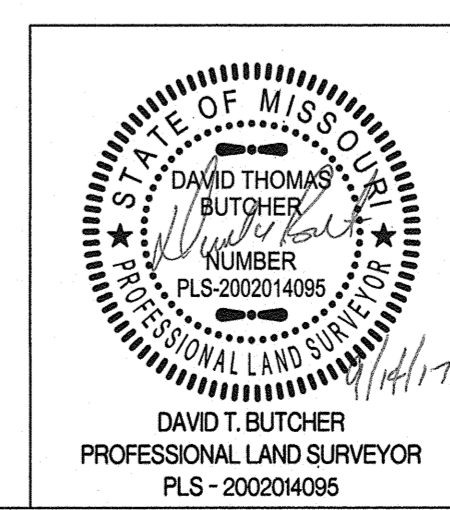
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CORPORATE NUMBER: 2000151304
 DATE: 7/31/2017
 PROJECT: 14048
 SCALE: 1" = 50'
 DRAWN BY: KWF

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