

**NOTES**

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 20.30-16.040(2).
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
6. MINIMUM SETBACKS SHALL BE AS FOLLOWS:  
FRONT YARDS - 20' FOR GARAGES, 18' FOR ALL OTHER PORTIONS OF BUILDINGS  
SIDE YARDS - 15' IF ALONG A STREET 5' EVERYWHERE ELSE  
REAR YARDS - 20' IF ALONG A STREET, 10' EVERYWHERE ELSE  
\*ALL SETBACKS SHALL BE VERIFIED WITH ORDINANCE #19215 AND THE VILLAS AT OLD HAWTHORNE PUD PLAN.

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C0315E, DATED APRIL 19, 2017

**STREAM BUFFER STATEMENT**

THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES SINCE THIS TRACT WAS SHOWN ON A FINAL PLAT APPROVED PRIOR TO JANUARY 2, 2007.

#	Δ	RADIUS	LENGTH	CHORD
C1	151°49'10"	20.00	52.99	S 59°32'00" E, 38.80'
C2	73°34'05"	20.00	25.68	N 13°19'45" E, 23.95'
C3	69°55'25"	20.00	24.41	N 24°14'55" W, 22.92'
C4	249°55'25"	47.00	205.01	N 65°45'05" E, 77.04'
C100	43°41'30"	100.00	76.26	S 05°28'10" E, 74.42'
C101	5°39'45"	200.00	19.77	S 13°32'40" W, 19.76'

**LEGEND**

- IRON PIPE CAP #2001006115
- EXISTING
- SET
- PM ● PERMANENT MONUMENT
- (R) RADIAL LINE
- REC. RECORD
- DH X DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- 10,000 SQUARE FEET
- 1.50 AC ACRES
- - - EXISTING FENCE
- EXISTING STONE
- IP ○ IRON PIPE
- RB ○ REBAR
- C100 CURVE NUMBER

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BRIAN TREECE, MAYOR

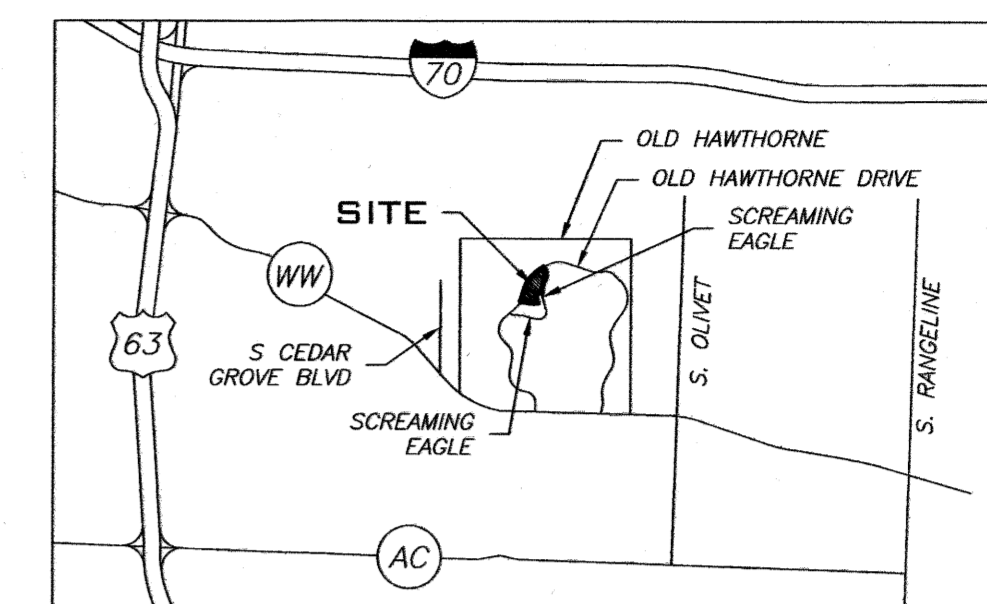
ATTEST:

SHEELA AMIN, CITY CLERK

# FINAL PLAT

## THE VILLAS AT OLD HAWTHORNE PLAT 9C

A REPLAT OF A PORTION OF LOT 5 OF OLD HAWTHORNE PLAT 1  
FEBRUARY 9, 2018



**LOCATION MAP**  
NOT TO SCALE

**KNOW ALL MEN BY THESE PRESENTS**

LIFESTYLE DEVELOPMENT INC., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.  
IN WITNESS WHEREOF, DON STOHLDRIER HAS CAUSED THESE PRESENTS TO BE SIGNED.  
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.  
CAYMUS COURT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

DON STOHLDRIER, PRESIDENT

STATE OF MISSOURI } SS

COUNTY OF BOONE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2018, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON STOHLDRIER KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SPENCER HASKAMP

NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JULY 11, 2018.

**CERTIFICATION**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 5 OF OLD HAWTHORNE PLAT 1 RECORDED IN PLAT BOOK 40, PAGE 86 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 909 OF THE VILLAS AT OLD HAWTHORNE PLAT 9A AS RECORDED IN PLAT BOOK 51, PAGE 56; THENCE ALONG THE LINES OF SAID PLAT FOR THE FOLLOWING THREE (3) CALLS: 187°14'50" W, 125.39 FEET; THENCE S00°50'25" W, 129.66 FEET; THENCE S18°25'35" E, 251.45 FEET; THENCE LEAVING THE LINES OF SAID PLAT, N88°53'35" W, 284.63 FEET; THENCE N74°44'20" W, 148.93 FEET; THENCE N83°47'20" W, 121.67 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD HAWTHORNE DRIVE WEST; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) CALLS: ALONG A NON-TANGENT 750.00-FOOT RADIUS CURVE TO THE LEFT, 124.89 FEET; SAID CURVE HAVING A CHORD WHICH BEARS N19°30'10" E, 124.75 FEET; THENCE N14°43'55" E, 170.85 FEET; THENCE ALONG A 1150.00-FOOT RADIUS CURVE TO THE RIGHT, 957.32 FEET; SAID CURVE HAVING A CHORD WHICH BEARS N38°34'45" E, 929.92 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 34.72 FEET; SAID CURVE HAVING A CHORD WHICH BEARS S07°50'15" E, 30.52 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCREAMING EAGLE LANE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) CALLS: S18°06'10" E, 97.46 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE RIGHT, 173.79 FEET; SAID CURVE HAVING A CHORD WHICH BEARS S00°00'05" W, 170.91 FEET; THENCE S18°06'25" W, 291.10 FEET; THENCE ALONG A 575.00-FOOT RADIUS CURVE TO THE LEFT, 154.09 FEET; SAID CURVE HAVING A CHORD WHICH BEARS S10°25'45" W, 153.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.81 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

JAY BEBHARDT PLS 2001001909  
MO LAND SURVEYOR, MARCH 13, 2018

**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

THE VILLAS AT OLD HAWTHORNE PLAT 9C  
COLUMBIA, MO

STATE OF MISSOURI } SS

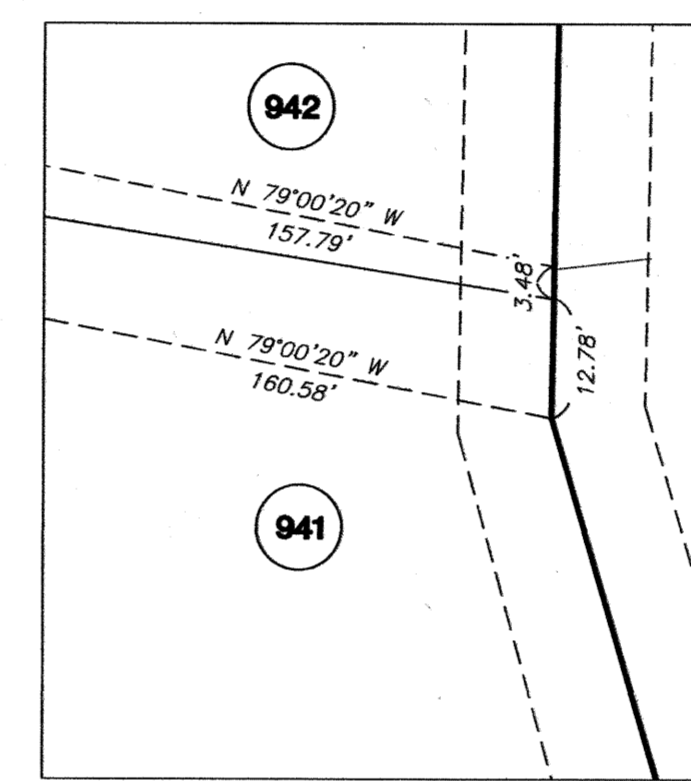
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 13TH DAY OF MARCH, 2018.

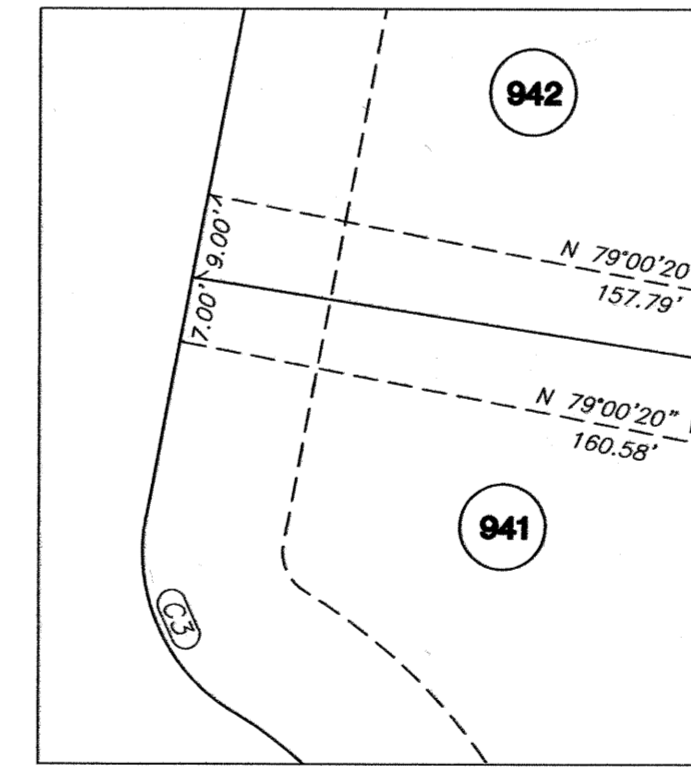
SPENCER M. HASKAMP

NOTARY PUBLIC MY  
COMMISSION EXPIRES  
JULY 11, 2018.

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**DETAIL 1**  
SCALE: 1"=20'



**DETAIL 2**  
SCALE: 1"=20'

