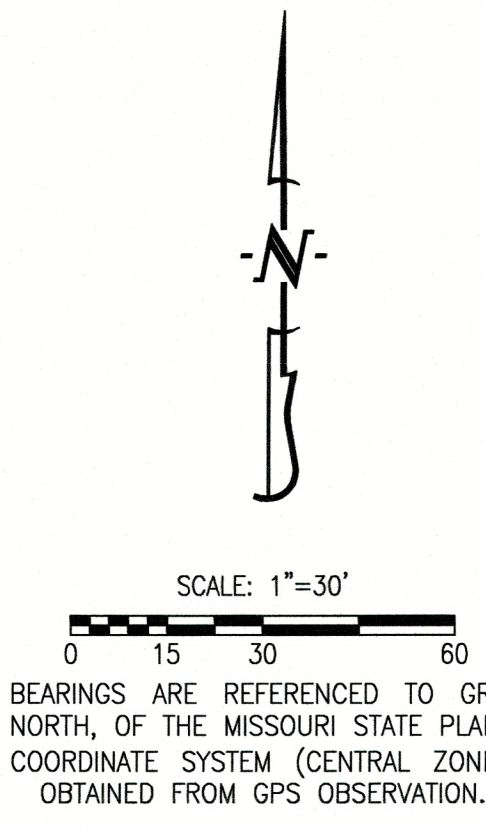
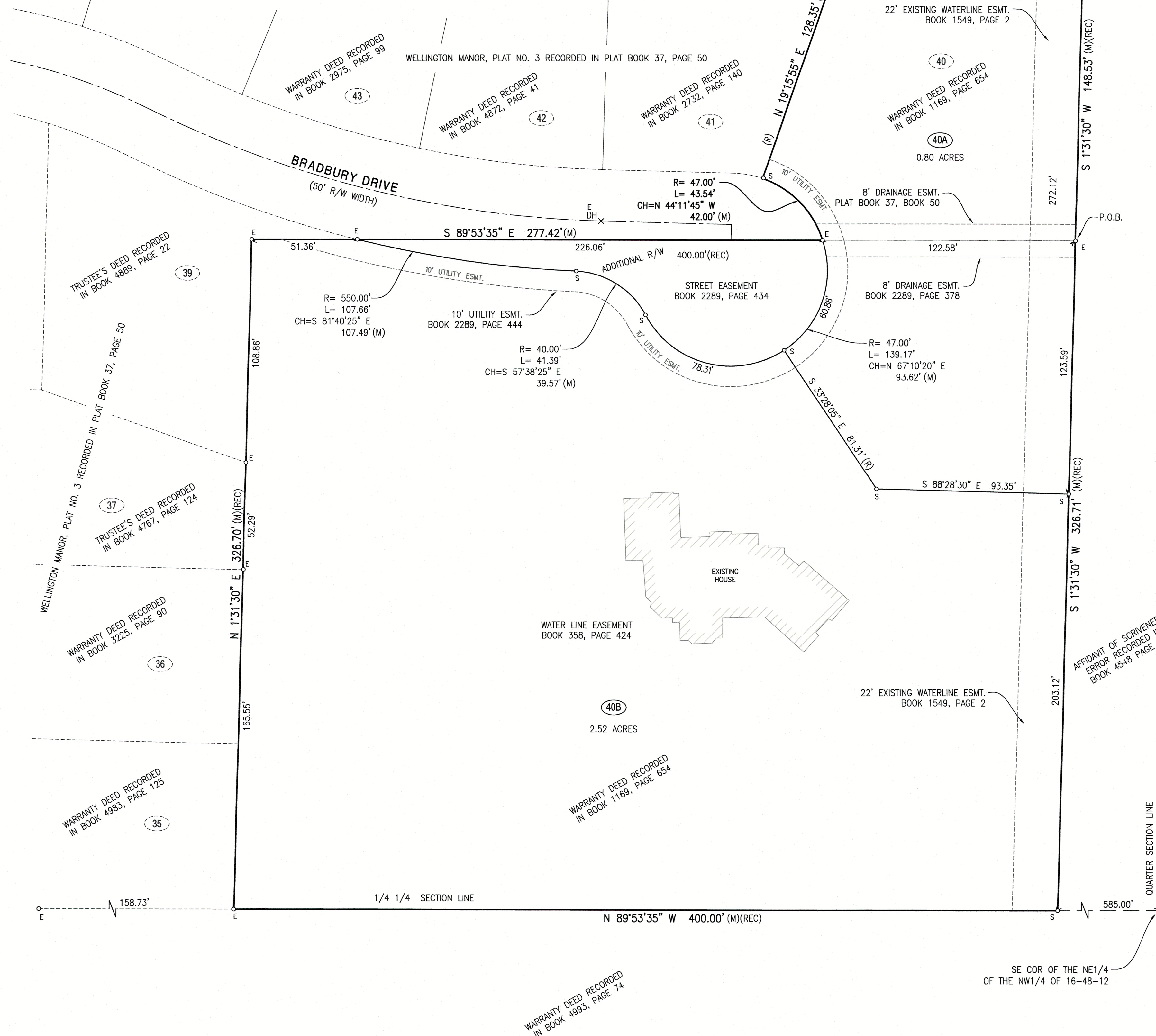


LOCATION MAP
 NOT TO SCALE

FINAL PLAT WELLINGTON MANOR, PLAT No. 3A

A MINOR SUBDIVISION, REPLAT OF LOT 40, WELLINGTON MANOR, PLAT NO. 3 AND A TRACT OF
 LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
 SECTION 16, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 OCTOBER 12, 2020



- LEGEND:**
- E EXISTING
 - S SET
 - o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - (R) RADIAL LINE
 - DH x DRILL HOLE
 - W/ CHISELED X
 - △ RIGHT-OF-WAY MARKER
 - P.O.B. POINT OF BEGINNING

- NOTES:**
- THIS TRACT IS LOCATED IN ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0284E, 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.
 - NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI, ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

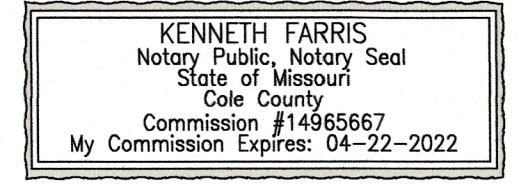
CERTIFICATION:
 I HEREBY CERTIFY THAT IN OCTOBER OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR TROY D. MILLER, SR. AND SHIRLEY J. MILLER, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND LOT 40, WELLINGTON MANOR, PLAT NO. 3, RECORDED IN PLAT BOOK 37, PAGE 50 AND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1169, PAGE 654 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 40 AND WITH THE EAST LINE OF SAID TRACT OF LAND, SAID LINE ALSO BEING THE WEST LINE OF A TRACT OF LAND DESCRIBED IN AFFIDAVIT OF SCRIVENER'S ERROR RECORDED IN BOOK 4548, PAGE 46, S 1°31'30"W, 326.71 FEET; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 1169, PAGE 654, N 89°53'35"W, 400.00 FEET TO THE SOUTHEAST CORNER OF LOT 35 OF SAID WELLINGTON MANOR, PLAT NO. 3; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF LOTS 35 - 37, AND 39, N 1°31'30"E, 326.70 FEET; THENCE LEAVING SAID EAST LINE, S 89°53'35"E, 277.42 TO THE RIGHT OF WAY LINE FOR BRADBURY DRIVE CUL-DE-SAC; THENCE WITH SAID RIGHT OF WAY LINE AND TRANSITIONING TO THE NORTH RIGHT OF WAY LINE, 43.54 FEET ALONG A 47.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 44°11'45"W, 42.00 FEET; THENCE LEAVING NORTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID LOT 40, N 19°15'55"E, 128.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 40; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID LOT 40, S 88°28'30"E, 113.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT 40, S 1°31'30"W, 148.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.46 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
 12-14-2020
 DATE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF December, IN THE YEAR 2020.

Kenneth Farris
 KENNETH FARRIS NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2022
 COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:
 THAT TROY D. MILLER, SR. AND SHIRLEY J. MILLER ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT THEY HAVE 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 "WELLINGTON MANOR, PLAT NO. 3A".
 IN WITNESS WHEREOF, TROY D. MILLER, SR. AND SHIRLEY J. MILLER HAS CAUSED THESE PRESENTS TO BE SIGNED.

TROY D. MILLER, SR., OWNER
 SHIRLEY J. MILLER, OWNER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 14th DAY OF December, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY D. MILLER, SR. AND SHIRLEY J. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

KENNETH FARRIS NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2022
 COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE _____ DAY OF _____, 2021.
 BRIAN TREECE, MAYOR
 ATTEST:
 SHEELA AMIN, CITY CLERK

		WELLINGTON MANOR, PLAT NO. 3A	
		A MINOR SUBDIVISION, REPLAT OF LOT 40, WELLINGTON MANOR, PLAT NO. 3 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304			
DATE: 10/12/2020	SCALE: 1" = 30'	1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292	
PROJECT: 97936	DRAWN BY: DWB	www.crockettengineering.com	