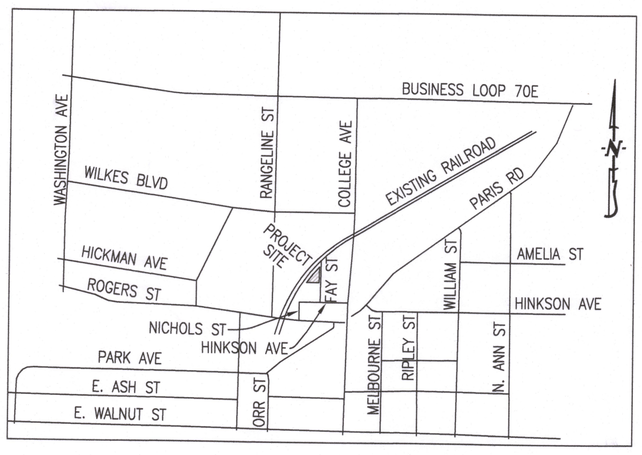
FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS




LOCATION MAP
NOT TO SCALE

FINAL PLAT

# CENTRAL ADDITION PLAT NO. 3

A REPLAT OF PART OF LOT 19 AND ALL OF LOT 20,
CENTRAL ADDITION TO THE TOWN OF COLUMBIA,
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 26, 2021

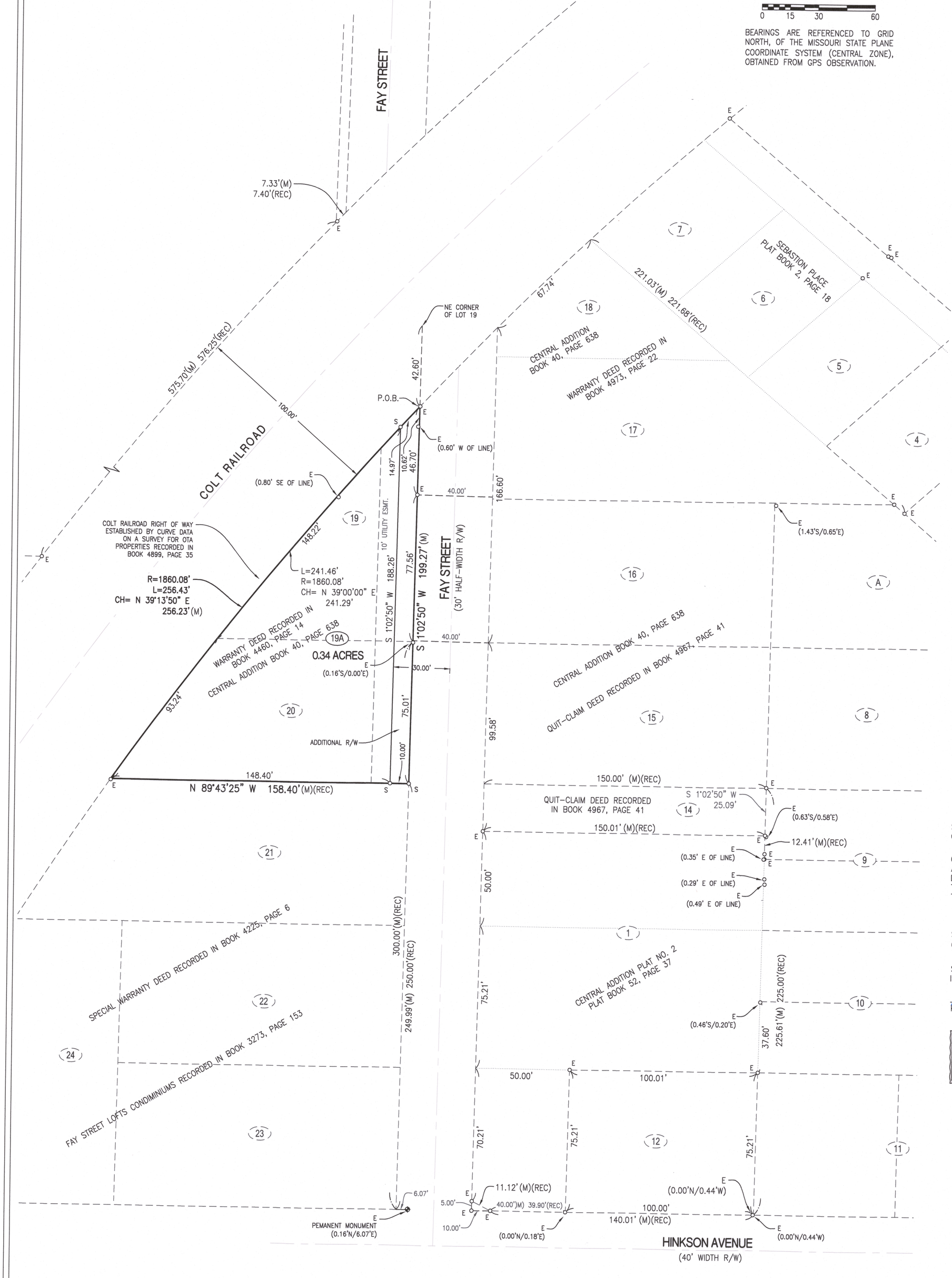
120206-CENTRAL ADDITION PLAT NO. 3

## LEGEND:

- E EXISTING
- S SET
- ○ 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ◔ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

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.




## CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION REPLAT FOR WHITE OAK INVESTMENT PROPERTIES LLC., OF PART OF LOTS 19, AS SHOWN IN SURVEY RECORDED IN BOOK 396, PAGE 826 AND ALL OF LOT 20, CENTRAL ADDITION TO THE TOWN OF COLUMBIA, RECORDED IN BOOK 40, PAGE 638 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4460, PAGE 14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 42.60 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTHEAST RIGHT OF WAY LINE FOR COLT RAILROAD, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE FOR FAY STREET AND WITH SAID WEST RIGHT OF WAY LINE, S 1°02'50" W, 199.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 20, N 89°43'25"W, 158.40' FEET TO SAID SOUTHEAST RIGHT OF WAY LINE FOR COLT RAILROAD; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST RIGHT OF WAY LINE, 256.43 FEET ALONG A 1860.08-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 39°13'50"E, 256.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.38 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
9-7-21
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF September, IN THE YEAR 2021.

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

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667
My Commission Expires: 04-22-2022

## KNOW ALL MEN BY THESE PRESENTS:

THAT WHITE OAK INVESTMENT PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED 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 NOT OF RECORD SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "CENTRAL ADDITION PLAT NO. 3".

IN WITNESS WHEREOF, WHITE OAK INVESTMENT PROPERTIES LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 8th DAY OF September, 2021.

WHITE OAK INVESTMENT PROPERTIES LLC

JUSTIN GARDELL POWELL, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 8th DAY OF September, 2021 BEFORE ME PERSONALLY APPEARED JUSTIN GARDELL POWELL TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY HE IS A MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF September, IN THE YEAR 2021.

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

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667
My Commission Expires: 04-22-2022

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #_____, ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

## 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)(A).
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.

STATE OF MISSOURI
DAVID W. BORDEN
NUMBER LS-2002000244
REGISTERED LAND SURVEYOR

DAVID W. BORDEN
REGISTERED LAND SURVEYOR
RLS - 2002000244
9-7-21

| CENTRAL ADDITION PLAT NO. 3 | |
|---|---|
| A REPLAT OF PART OF LOT 19 AND ALL OF LOT 20, CENTRAL ADDITION TO THE TOWN OF COLUMBIA, COLUMBIA, BOONE COUNTY, MISSOURI | |
| CORPORATE NUMBER: 2000151304 | CROCKETT ENGINEERING CONSULTANTS, 1000 W. Nifong Blvd., Building 1, Columbia, Missouri 65203, (573) 447-0292, www.crockettengineering.com |
| DATE: 7/26/2021 | SCALE: 1" = 30' |
| PROJECT: 120206 | DRAWN BY: DWB |

120206