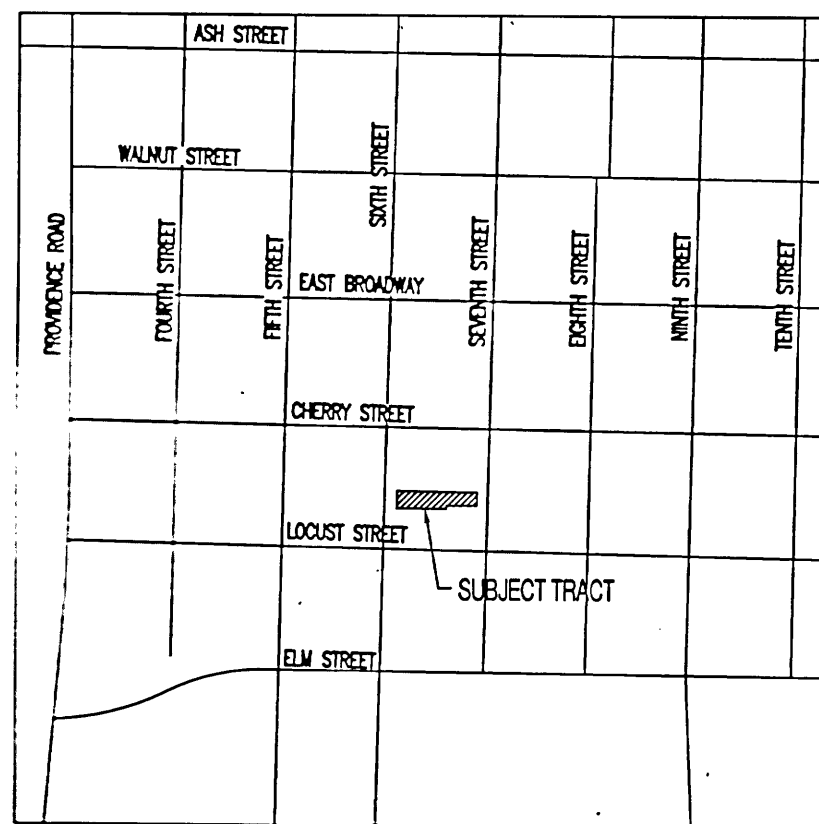


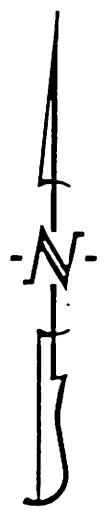
# FINAL PLAT THE BACKYARD

A MINOR REPLAT SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF  
 SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI

JUNE 6, 2019



SITE LOCATION MAP  
 NOT TO SCALE



SCALE: 1"=20'

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

**LEGEND:**

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE
- (M) (UNLESS NOTED OTHERWISE)
- (REC) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

**KNOW ALL MEN BY THESE PRESENTS:**

THAT SEVENTH STREET PROPERTIES OF COLUMBIA, LLC & HULETT DESCENDANTS, LLC TRUST ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANIES HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE BACKYARD"

IN WITNESS WHEREOF, SEVENTH STREET PROPERTIES OF COLUMBIA, LLC & HULETT DESCENDANTS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 26th DAY OF June, 2019 AND THIS 26th DAY OF June, 2019.

SEVENTH STREET PROPERTIES OF COLUMBIA, LLC

HULETT DESCENDANTS, LLC

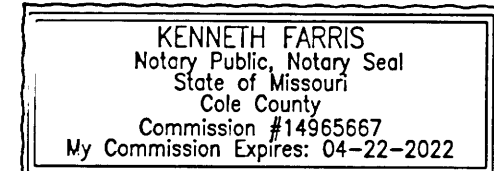
*[Signature]*  
 DANIEL RADER, MANAGING MEMBER

*[Signature]*  
 GEORGE W. HULETT, JR., MANAGING MEMBER

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS 26th DAY OF June, 2019 BEFORE ME PERSONALLY APPEARED JOHN DANIEL RADER, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF SEVENTH STREET PROPERTIES OF COLUMBIA, LLC AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

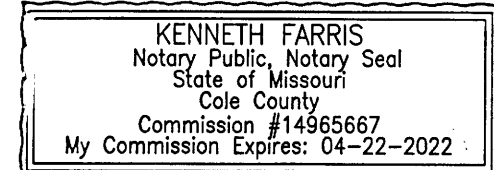
*[Signature]*  
 KENNETH FARRIS, NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2022  
 COMMISSION NUMBER 14965667



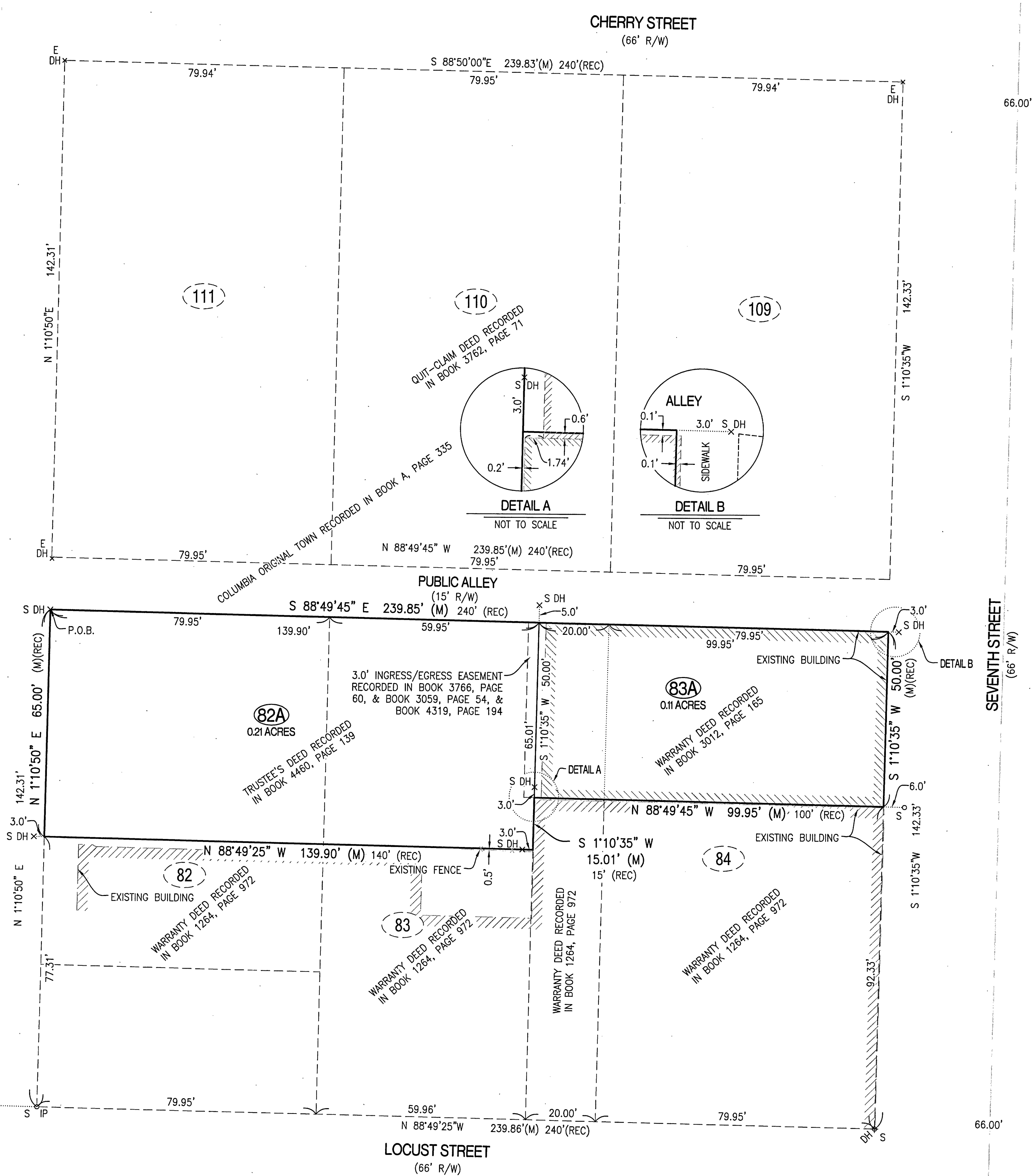
STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS 26th DAY OF June, 2019 BEFORE ME PERSONALLY APPEARED GEORGE W. HULETT, JR., TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF HULETT DESCENDANTS, LLC AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

*[Signature]*  
 KENNETH FARRIS, NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2022  
 COMMISSION NUMBER 14965667



EXISTING IRON, SE CORNER OF LOT 1 AS SHOWN BY THE SURVEY RECORDED IN BOOK 3225, PAGE 78



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN FEBRUARY OF 2019, I COMPLETED A SURVEY FOR SEVENTH STREET PROPERTIES, LLC AND HULETT DESCENDANTS, LLC OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 82, 83 AND 84 OF COLUMBIA ORIGINAL TOWN, RECORDED IN BOOK A, PAGE 335 AND DESCRIBED BY THE WARRANTY DEED RECORDED 3012, PAGE 165 AND THE TRUSTEE'S DEED RECORDED IN BOOK 4460, PAGE 139 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 82 AND WITH THE NORTH LINE OF SAID LOTS 82, 83 AND 84, S 88°49'45"E, 239.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 84; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT 84, S 1°10'35"W, 50.00 FEET; THENCE LEAVING SAID EAST LINE, N 88°49'45"W, 99.95 FEET; THENCE S 1°10'35"W, 15.01 FEET; THENCE N 88°49'25"W, 139.90 FEET TO THE WEST LINE OF SAID LOT 82; THENCE WITH SAID WEST LINE, N 1°10'50"E, 65.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.32 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

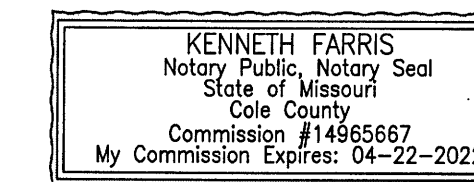
CORPORATE NUMBER: 2000151304

*[Signature]*  
 DAVID T. BUTCHER, PLS-2002014095  
 DATE: 6/6/2019

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 26th DAY OF June, 2019.

*[Signature]*  
 KENNETH FARRIS, NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2022  
 COMMISSION NUMBER 14965667



**NOTES:**

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SUBURBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 2 CSR 90-60.040(2)(A).
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THESE TRACTS AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AS DEFINED IN SECTION 12A-233, ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
4. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
5. ALL MONUMENTS WILL BE SET WITHIN 12 MONTHS.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BRIAN TREECE, MAYOR

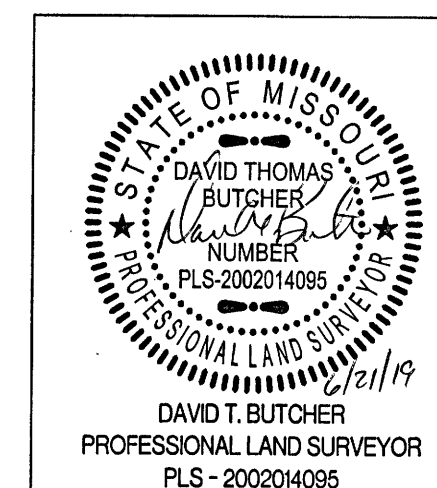
ATTEST:

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING

COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SARA LOE, CHAIRPERSON



THE BACKYARD	
A MINOR REPLAT SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 06/6/2019	SCALE: 1"=20'
PROJECT: 150340	DRAWN BY: JEE
<b>CROCKETT ENGINEERING CONSULTANTS</b> 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	