



SCALE: 1"=30'



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

WARRANTY DEED RECORDED
IN BOOK 1815, PAGE 530

ADMINISTRATIVE PLAT
BROADWAY FARMS, PLAT NO. 13-A
RECORDED IN BOOK 4497, PAGE 92

194A

N 1°02'50" E 216.23'

N 1°02'50" E 10.05'

S 83°25'10" E 186.94'

WEST BROADWAY
(140' R/W)

10' UTILITY ESMT.

25' BDLG. LINE

UTILITY ESMTS.
TO BE VACATED

EX. UTILITY ESMT.

EX. UTILITY ESMT.
IN BOOK 1080, PAGE 974

S 44°42'00" E 122.95'

SOUTH FAIRVIEW ROAD
(70' R/W)

WARRANTY DEED RECORDED
IN BOOK 4501, PAGE 81

1B1

ADMINISTRATIVE PLAT
BROADWAY FARMS, PLAT NO. 13-A
RECORDED IN BOOK 4497, PAGE 92

10' UTILITY ESMT.
PLAT BOOK 30, PAGE 66

16' UTILITY ESMT.
BOOK 1156, PAGE 598

10.00'

16.00'

199.19'

ORIGINAL LOT LINE OF 194

N 1°02'50" E 209.24'

6.00'

6.00'

P.O.B.
STRIP 1 & STRIP 2

25' BDLG. LINE

S 1°02'50" W 112.40'

P.O.C.

N 88°57'15" W 274.14'

PAGE 2 OF 2

 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER: 2000151304		UTILITY EASEMENT VACATION RIVER REGION CREDIT UNION - WEST BROADWAY IOT 1B1 SEC. 16, T48N, R13W COLUMBIA, BOONE COUNTY, MISSOURI ADDRESS:
	DATE: 5/11/2020	SCALE: 1" = 30'	
	PROJECT: 140272	DRAWN BY: DWB	

ADMINISTRATIVE SUBDIVISION REPLAT RECORDED
IN PLAT BOOK 29, PAGE 7