

FINAL PLAT KELLY FARMS

A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

MAY 1, 2017
PROJECT #17-134

CERTIFICATION:

I HEREBY CERTIFY THAT IN APRIL 2017, I COMPLETED A SURVEY FOR THE PARTNERSHIP FOR KELLY FARMS OF COLUMBIA, L.P. OF A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4733, PAGES 88 & 89 AND THE SURVEY RECORDED IN BOOK 4234, PAGE 167 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, AS SHOWN BY CROSSCREEK CENTER PLAT 1, RECORDED IN PLAT BOOK 42, PAGE 22, AND WITH THE NORTH LINE THEREOF, N 88°30'20"W, 1286.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE LEAVING THE NORTH LINE OF SAID CROSSCREEK CENTER PLAT 1 AND WITH THE LINES OF SAID EAST RIGHT-OF-WAY, N 30°10'15"W, 4.40 FEET; THENCE N 10°08'05"W, 356.34 FEET; THENCE N 7°20'05"E, 530.50 FEET; THENCE N 4°51'00"E, 70.00 FEET TO THE SOUTH LINE OF WATER TOWER PLACE SUBDIVISION, RECORDED IN PLAT BOOK 24, PAGE 4; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID WATER TOWER PLACE SUBDIVISION, N 89°29'25"E, 301.06 FEET TO THE SOUTHWEST CORNER OF WATER TOWER PLACE SUBDIVISION PLAT 2, RECORDED IN PLAT BOOK 35, PAGE 8; THENCE LEAVING SAID WATER TOWER PLACE SUBDIVISION, AND WITH THE LINES OF SAID WATER TOWER PLACE SUBDIVISION PLAT 2, S 89°43'05"E, 250.00 FEET; THENCE N 0°12'40"E, 249.88 FEET; THENCE N 89°42'05"W, 249.91 FEET TO THE EAST LINE OF SAID WATER TOWER PLACE SUBDIVISION; THENCE LEAVING THE LINES OF SAID WATER TOWER PLACE SUBDIVISION PLAT 2, AND WITH THE EAST LINE OF SAID WATER TOWER PLACE SUBDIVISION, N 0°17'35"E, 394.76 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 3703, PAGE 23; THENCE LEAVING THE LINES OF SAID WATER TOWER PLACE SUBDIVISION, AND WITH THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 3703, PAGE 23, S 89°32'05"E, 1009.32 FEET TO THE NORTH-SOUTH SUBDIVISION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WITH SAID NORTH-SOUTH SUBDIVISION LINE, S 1°15'10"W, 1628.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.98 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
7/19/2017
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 19th DAY OF July, 2017.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT PARTNERSHIP FOR KELLY FARMS OF COLUMBIA, L.P. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED PARTNERSHIP HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ATTACHED DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ATTACHED 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 ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "KELLY FARMS"

IN WITNESS WHEREOF, PARTNERSHIP FOR KELLY FARMS OF COLUMBIA, L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNER, THIS 19th DAY OF July, 2017.

PARTNERSHIP FOR KELLY FARMS OF COLUMBIA, L.P.
BY: KELLY FARMS OF COLUMBIA COMPANY, LLC.

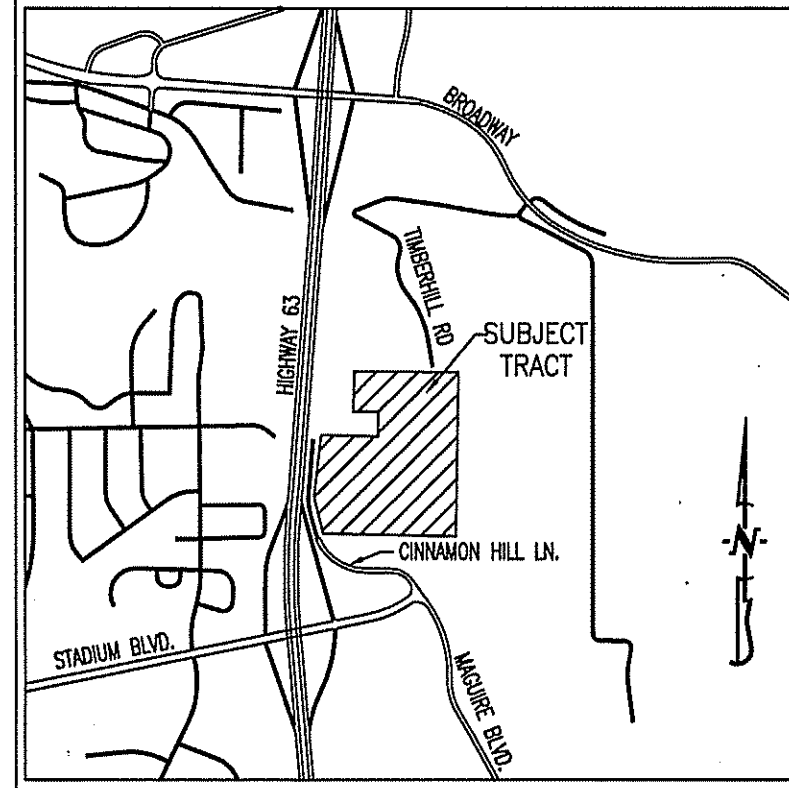
Patrick L. Kelly
PATRICK L. KELLY, ITS MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

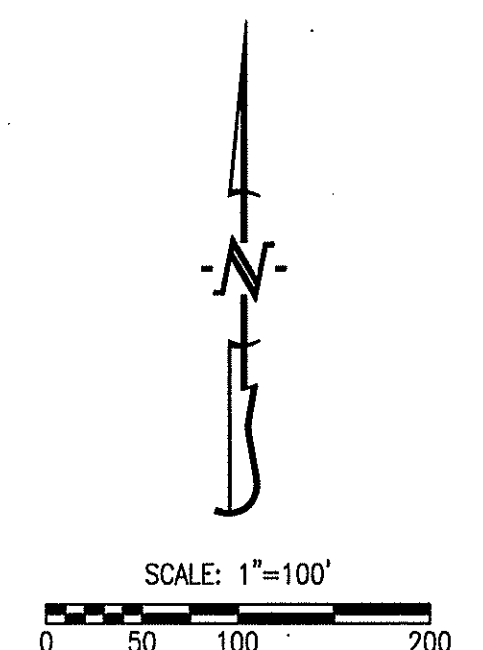
ON THIS 19th DAY OF July, 2017 BEFORE ME PERSONALLY APPEARED PATRICK L. KELLY, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF KELLY FARMS OF COLUMBIA COMPANY, LLC, AND THAT SAID LLC IS THE MANAGER OF SAID LIMITED PARTNERSHIP AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

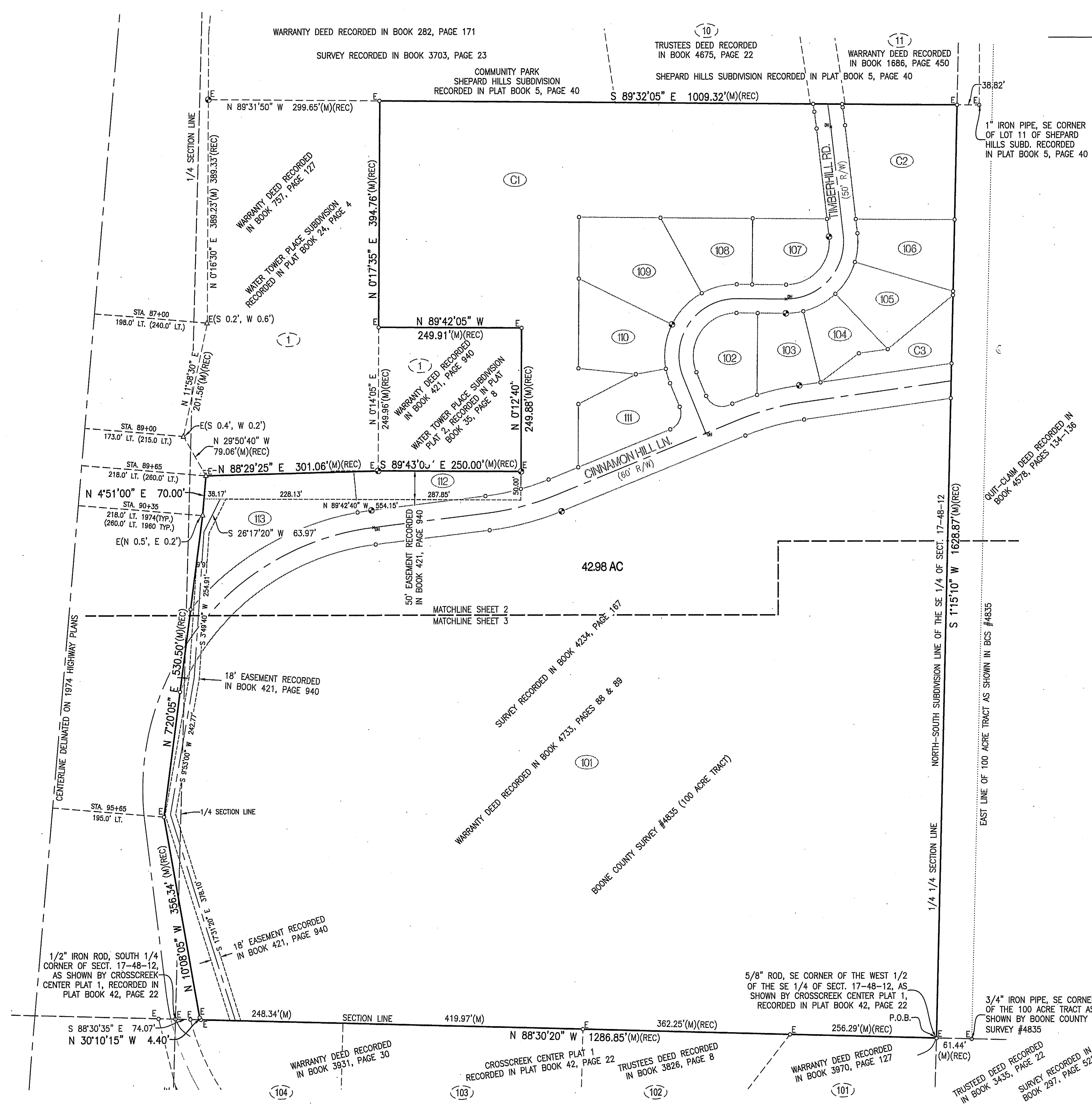


LOCATION MAP
NOT TO SCALE



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

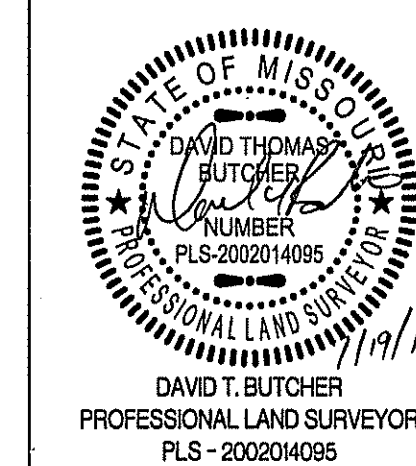
- NOTES:**
1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS, PANEL NO. 29019C0291E & 29019C0283E, DATED: APRIL 19, 2017.
 2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
 3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
 4. LOTS 102, 103, & 111 WILL NOT TAKE DIRECT DRIVE ACCESS ONTO CINNAMON HILL LANE.
 5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
 6. 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.



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

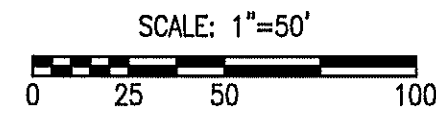
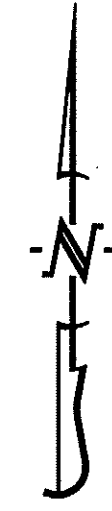
SHEELA AMIN, CITY CLERK



KELLY FARMS	
A MAJOR SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 5/01/2017	SCALE: 1"=100'
PROJECT: 160297	DRAWN BY: KWF
1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65205 (573) 447-0292 www.crockettengineering.com	

FINAL PLAT KELLY FARMS

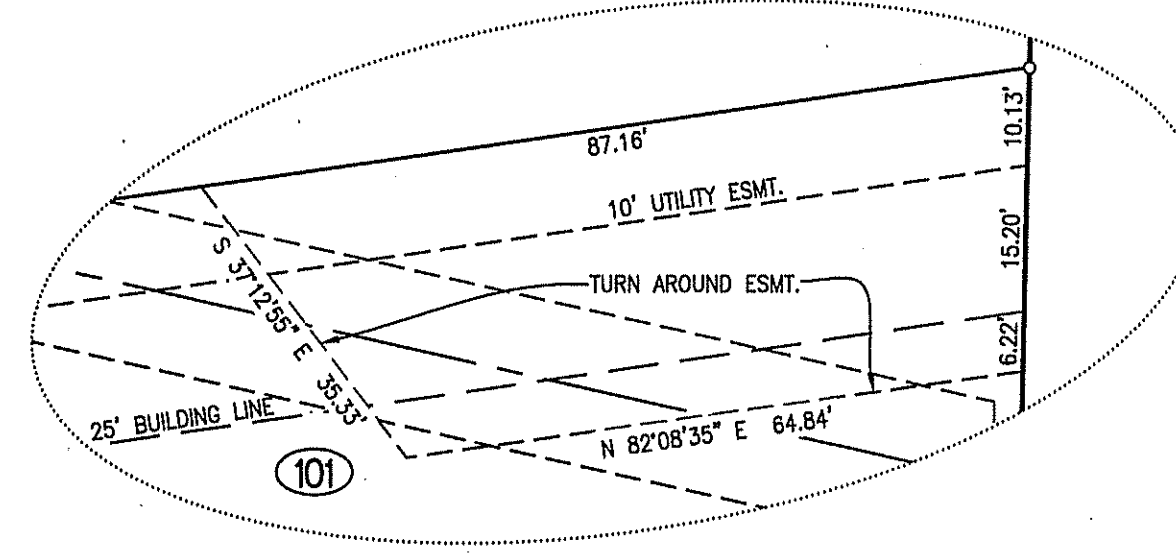
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER
 OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 MAY 1, 2017
 PROJECT #17-134



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

LEGEND:

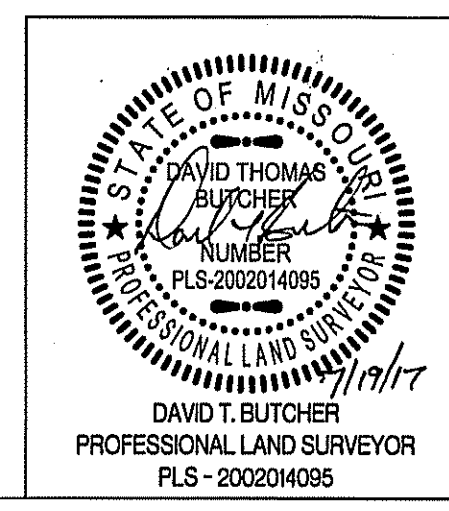
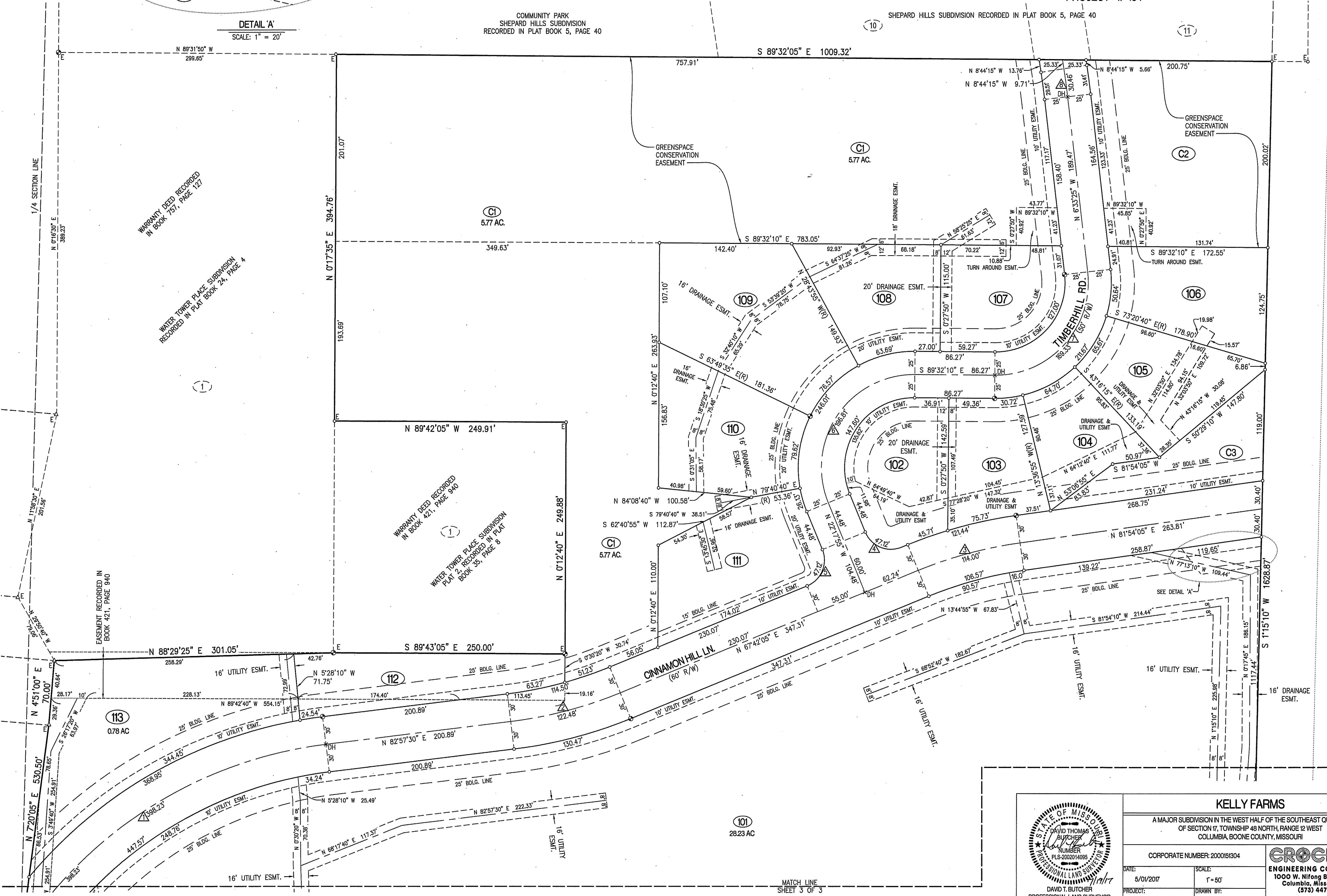
- E EXISTING
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 (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING



CURVE	R	L	CH	CHDIST
1	460.00'	398.23'	N 58°09'25" E	385.91'
2	460.00'	122.48'	N 75°19'50" E	122.12'
3	460.00'	114.00'	N 74°48'05" E	113.71'
4	30.00'	47.12'	S 67°17'55" E	42.43'
5	30.00'	47.12'	N 22°42'05" E	42.43'
6	100.00'	196.81'	N 34°05'00" E	166.55'
7	100.00'	169.33'	N 41°57'15" E	149.81'
8	800.00'	30.46'	N 7°38'50" W	30.46'

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CORPORATE NUMBER: 2000181004	
DATE: 5/01/2017	SCALE: 1" = 50'
PROJECT: 160297	DRAWN BY: KWF
 CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

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SCALE: 1"=50'
 0 25 50 100

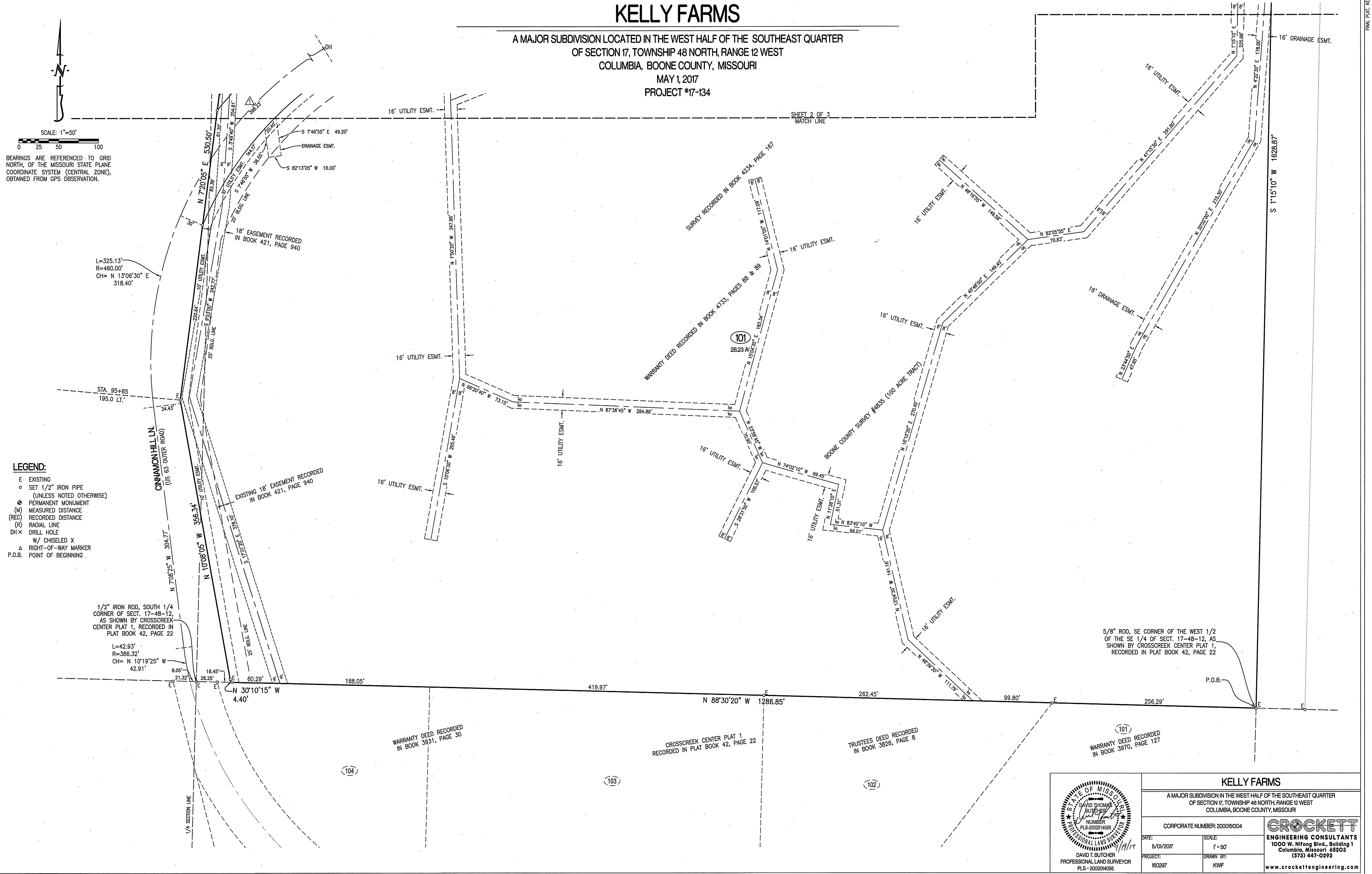
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

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- PERMANENT MONUMENT
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- DH x DRILL HOLE
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- P.O.B. POINT OF BEGINNING

1/2" IRON ROD, SOUTH 1/4 CORNER OF SECT. 17-48-12, AS SHOWN BY CROSSCREEK CENTER PLAT 1, RECORDED IN PLAT BOOK 42, PAGE 22

5/8" ROD, SE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF SECT. 17-48-12, AS SHOWN BY CROSSCREEK CENTER PLAT 1, RECORDED IN PLAT BOOK 42, PAGE 22



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DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS - 2002014095		