

LOCATION MAP

NOT TO SCALE

FINAL PLAT COTTAGES AT EVERGREEN PLACE

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 AUGUST 3, 2020

CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR SBSR PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING TRACTS 1 & 2 OF THE SURVEY RECORDED IN BOOK 297, PAGE 255 DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5099, PAGE 169 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 49 NORTH, RANGE 12 WEST AS SHOWN BY OAK VIEW TERRACE, RECORDED IN PLAT BOOK 7, PAGE 51, AND WITH THE SOUTH LINE OF SAID SECTION 33, S 87°58'45"E, 17.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF BALLENGER LANE; THENCE LEAVING SAID SOUTH LINE OF SECTION 33 AND WITH THE WEST LINE OF SAID BALLENGER LANE, 168.72 FEET ALONG A 1874.95 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 1°23'35"E, 168.66 FEET; THENCE S 1°11'10"W, 357.35 FEET TO THE NORTH LINE OF R.T.W. ADDITION RECORDED IN PLAT BOOK 34, PAGE 94; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF BALLENGER LANE AND WITH THE NORTH LINE OF SAID R.T.W. ADDITION, N 89°46'40"W 564.58 FEET TO THE EAST LINE OF TRACT 3 OF SAID SURVEY RECORDED IN BOOK 297, PAGE 255; THENCE LEAVING SAID NORTH LINE OF R.T.W. ADDITION AND WITH SAID EAST LINE OF TRACT 3, N 1°14'35"E, 528.14 FEET TO THE SOUTH LINE OF SAID SECTION 33; THENCE WITH SAID SOUTH LINE OF SECTION 33, S 89°36'20"E, 538.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.82 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

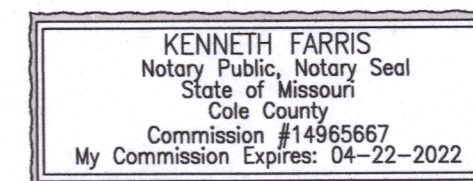
CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF September, IN THE YEAR 2020.

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

David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095
9/11/2020
 DATE



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE _____ DAY OF _____, 2020.

 BRIAN TREECE, MAYOR

ATTEST:

 SHEELA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT SBSR PROPERTIES, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THIS DRAWING. THE STREET RIGHT-OF-WAY SHOWN ON THIS 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, INCLUDING ALL OF COMMON LOTS C3, & C5, WILL HEREBY BE DEDICATED AS DRAINAGE EASEMENTS. THE ATTACHED DRAWING AND THIS DESCRIPTION SHALL HEREAFTER BE KNOWN AS "COTTAGES AT EVERGREEN PLACE"

IN WITNESS WHEREOF, SBSR PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 5th DAY OF October, 2020.

SBSR PROPERTIES, LLC.

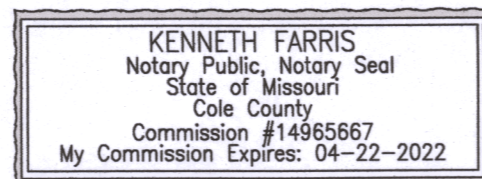
Shan Rich
 SHAN RICH, MEMBER

Scott Braudis
 SCOTT BRAUDIS, MEMBER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 5th DAY OF October, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHAN RICH, MEMBER AND SCOTT BRAUDIS, MEMBER, OF SBSR PROPERTIES LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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



NOTES:

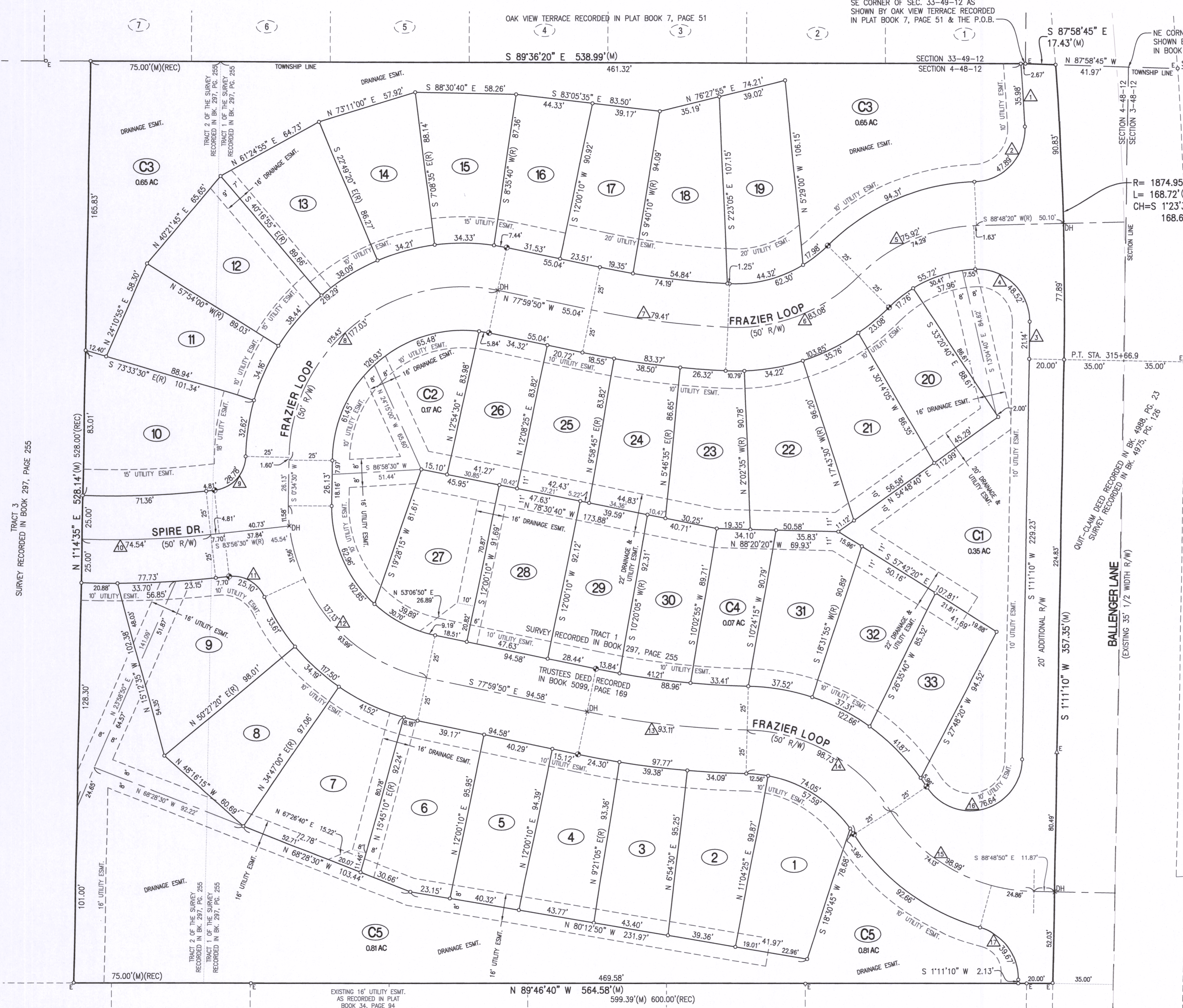
1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0282E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. 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 THIS SITE AS DETERMINED BY THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

SHEET 1 OF 2

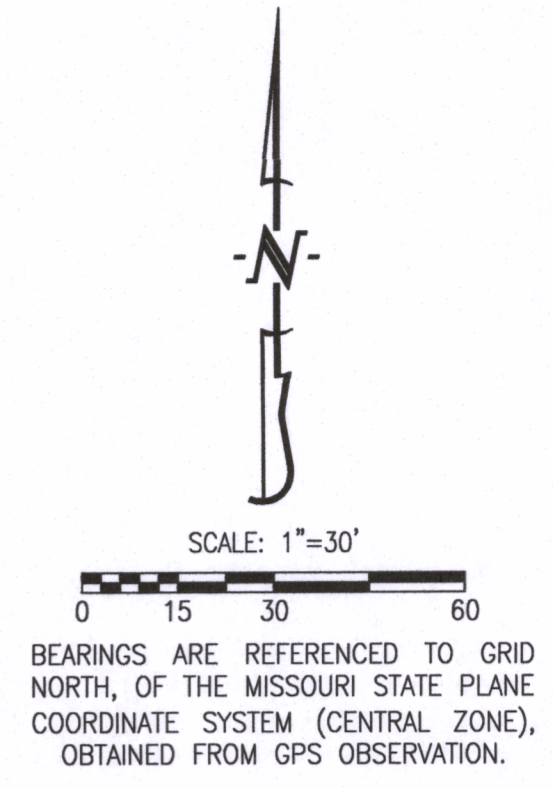
<p>DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS - 2002014095</p>	COTTAGES AT EVERGREEN PLACE A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
	CORPORATE NUMBER: 2000151304	<p>1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>
DATE: 8/03/2020	SCALE: 1" = 30'	
PROJECT: 190517	DRAWN BY: KWF	

FINAL PLAT COTTAGES AT EVERGREEN PLACE

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST
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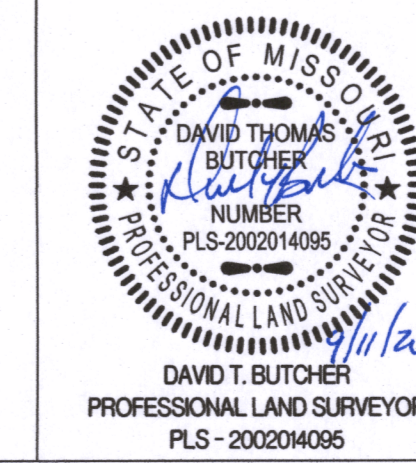
- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - (R) RADIAL LINE
 - DH × DRILL HOLE
 - W/ CHISELED X
 - △ RIGHT-OF-WAY MARKER
 - P.O.B. POINT OF BEGINNING



- NOTES:**
- 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. 29019C0282E, DATED: APRIL 19, 2017.
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CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	1854.95'	35.98'	N 3°28'40" W	35.98'
2	30.00'	47.89'	N 42°48'25" E	42.97'
3	1854.95'	21.14'	N 0°51'30" E	21.14'
4	30.00'	48.52'	N 45°47'55" W	43.40'
5	100.00'	75.92'	S 67°03'20" W	74.11'
6	100.00'	83.08'	S 69°06'15" W	80.71'
7	500.00'	79.41'	N 82°32'45" W	79.32'
8	100.00'	177.03'	S 51°17'20" W	154.80'
9	20.00'	28.78'	N 42°43'00" E	26.36'
10	522.01'	74.54'	S 88°07'25" W	74.48'
11	20.00'	25.10'	N 60°05'50" W	23.49'
12	100.00'	137.13'	S 38°42'40" E	126.64'
13	500.00'	93.11'	S 83°19'55" E	92.98'
14	100.00'	98.73'	S 60°23'00" E	94.77'
15	100.00'	98.99'	S 60°27'25" E	95.00'
16	30.00'	76.64'	N 74°22'15" E	57.43'
17	30.00'	39.67'	N 36°41'35" W	36.84'

ALTEC SUBDIVISION RECORDED IN PLAT BOOK 28, PAGE 42



COTTAGES AT EVERGREEN PLACE
 A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200016304

DATE: 8/03/2020
 PROJECT: 190517

SCALE: 1"=30'
 DRAWN BY: KWF

CROCKETT
 ENGINEERING CONSULTANTS
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