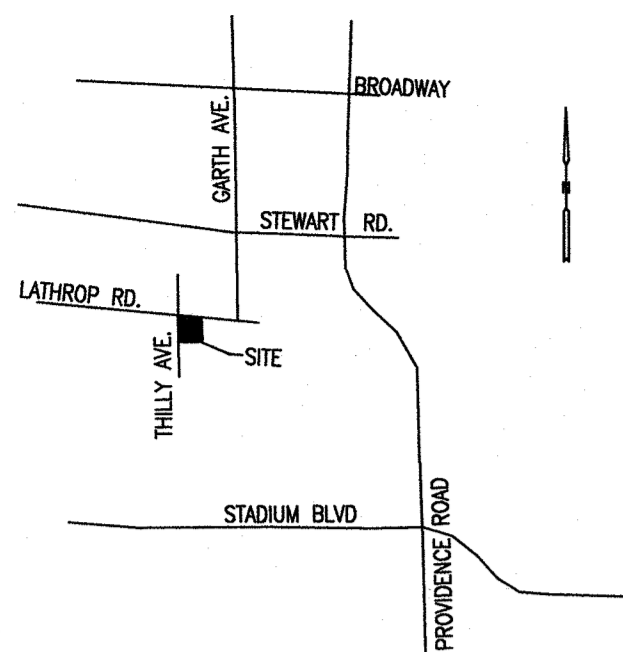
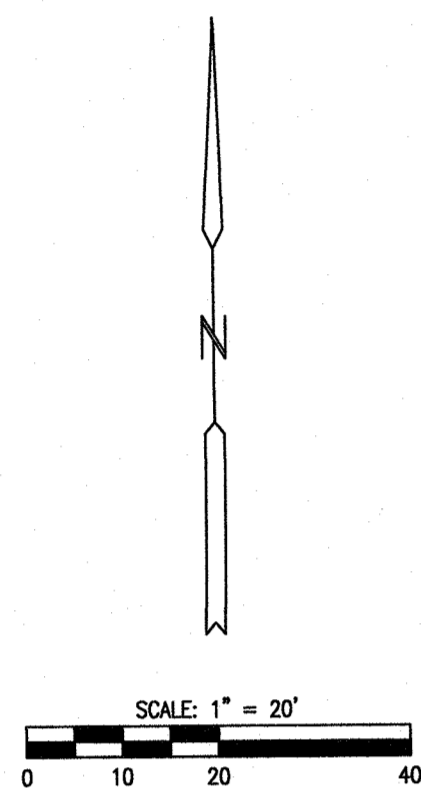


# WEST MOUNT LATHROP & THILLY REPLAT

A REPLAT OF PARTS OF LOTS 21 AND 22 WEST MOUNT  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 DECEMBER 28, 2015



SITE LOCATION MAP  
 (NOT TO SCALE)



BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

**LEGEND**

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 5/8" REBAR (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP "A.C. 2007000167"
- △ RIGHT-OF-WAY MARKER
- I.P. IRON PIPE
- RE. REBAR
- (REC.) RECORD MEASUREMENT
- x - - - - - FENCE

**NOTES**

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
2. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, COMMITMENT NUMBER 1510033, DATED JUNE 29, 2015.

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 29019C02800, DATED MARCH 17, 2011.

**STREAM BUFFER STATEMENT**

AS PER U.S.G.S. QUADRANGLE MAP "COLUMBIA" THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A-232 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

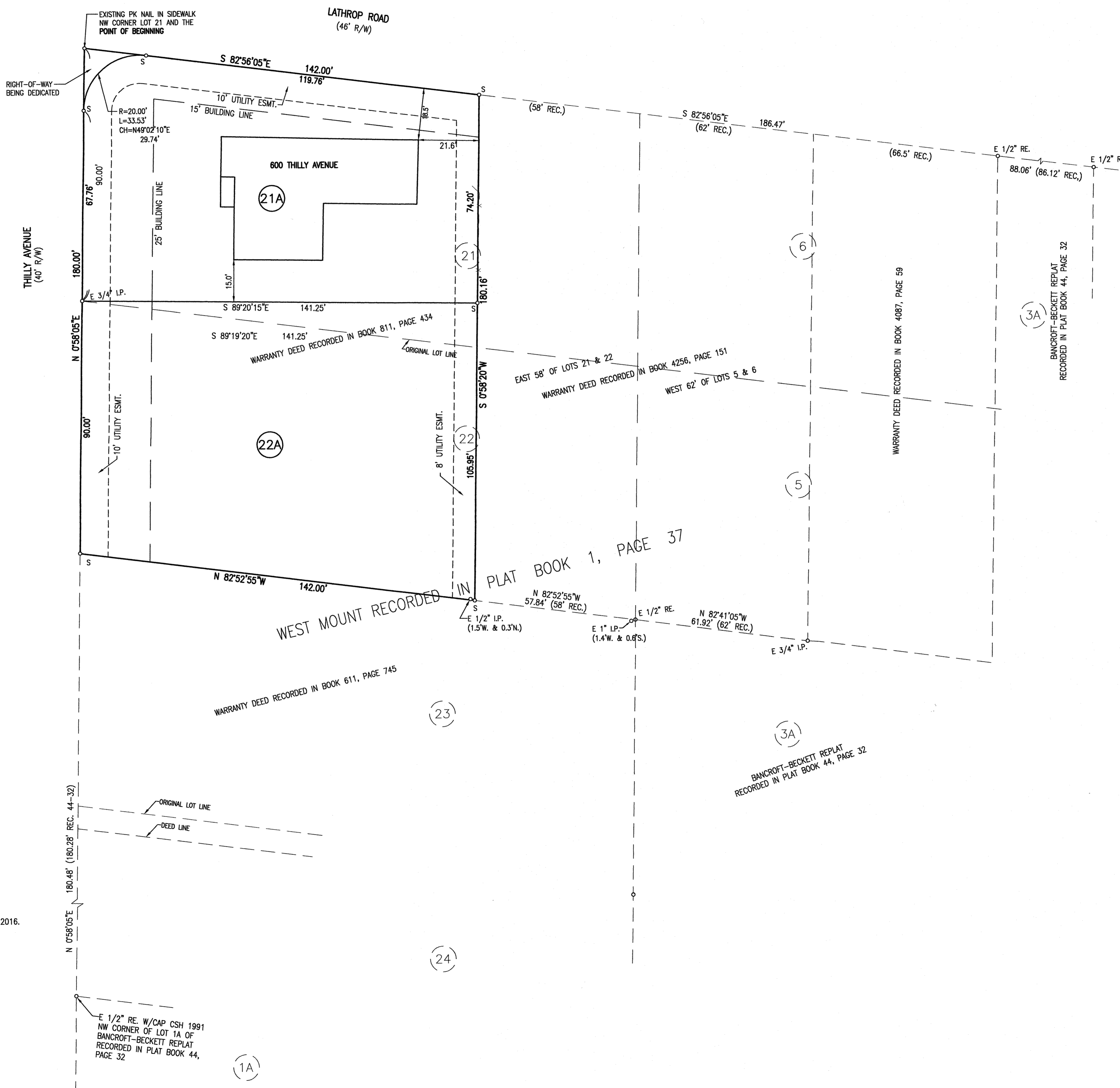
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

STEPHEN REICHLIN, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK



**KNOW ALL MEN BY THESE PRESENTS**

ROBERT J. WINKELMANN AND SUSAN E. WINKELMANN, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ROBERT J. WINKELMANN AND SUSAN E. WINKELMANN HAVE CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

RIGHT-OF-WAY FOR THE LATHROP ROAD AND THILLY AVENUE INTERSECTION IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER

ROBERT J. WINKELMANN                      SUSAN E. WINKELMANN

STATE OF MISSOURI } SS  
 COUNTY OF BOONE

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2016, BEFORE ME, \_\_\_\_\_, APPEARED ROBERT J. WINKELMANN AND SUSAN E. WINKELMANN KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

\_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION # \_\_\_\_\_  
 EXPIRES \_\_\_\_\_

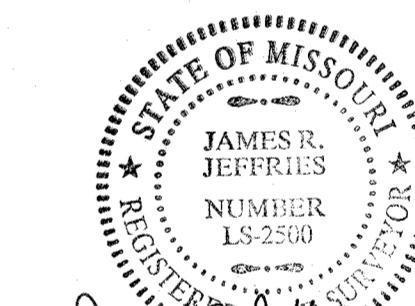
**CERTIFICATION**

A REPLAT PART OF LOTS 21 AND 22, WEST MOUNT, RECORDED IN PLAT BOOK 1 PAGE 37, BEING LOCATED IN SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 811, PAGE 434 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 AS SHOWN BY THE BANCROFT-BECKETT REPLAT, RECORDED IN PLAT BOOK 44, PAGE 32; THENCE WITH THE NORTH LINE OF SAID LOT 21, S82°56'05"E, 142.00 FEET; THENCE LEAVING SAID NORTH LINE, S0°58'20"W, 180.16 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE WITH SAID SOUTH LINE, N82°52'55"W, 142.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THILLY AVENUE; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N0°58'05"E, 180.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.58 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
**ALLSTATE CONSULTANTS**  
 3312 LEMONE INDUSTRIAL BLVD.  
 COLUMBIA, MO 65201  
 (313) 876-8799  
 MO CERTIFICATE OF AUTHORITY #2007000167



JAMES R. JEFFRIES, PLS-2500  
 FEB. 2, 2016  
 DATE

STATE OF MISSOURI } SS  
 COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION # \_\_\_\_\_  
 EXPIRES \_\_\_\_\_