

LOCATION MAP

NOT TO SCALE

FINAL PLAT FYFER'S SUBDIVISION, PLAT No. 3

A REPLAT OF PART OF LOTS 16 & 17, FYFER'S SUBDIVISION OF FYFER'S ADDITION
 LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 FEBRUARY 21, 2023

CERTIFICATION:

I HEREBY CERTIFY THAT IN MAY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR 1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND 1615 UNIVERSITY, LLC, OF A TRACT OF LAND LOCATED IN THE SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 16 AND 17, FYFER'S SUBDIVISION OF FYFER'S ADDITION TO THE CITY OF COLUMBIA RECORDED IN PLAT BOOK 1, PAGE 42 AND DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 2450, PAGE 171 AND BOOK 2450, PAGE 173 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 12, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE FOR UNIVERSITY AVENUE AND WITH THE SOUTH LINE OF SAID FYFER'S SUBDIVISION, N 89°55'55"E, 296.43 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N 1°35'35"E, 229.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF A PUBLIC ALLEY; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 89°28'05"E, 66.55 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 1°31'40"W, 229.19 FEET TO THE NORTH RIGHT OF WAY LINE FOR UNIVERSITY AVENUE; THENCE WITH SAID NORTH RIGHT OF WAY LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID FYFER'S SUBDIVISION, S 89°55'55"W, 66.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.35 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

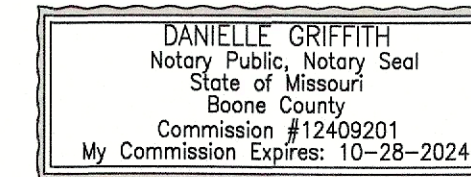
CORPORATE NUMBER: 2000151304

[Signature]
 DAVID T. BUTCHER, PLS-2002014095
 2/21/2023
 DATE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF FEBRUARY
 IN THE YEAR 2023.

[Signature] NOTARY PUBLIC
 DANIELLE GRIFFITH MY COMMISSION EXPIRES OCTOBER 28, 2024
 COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT 1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND 1615 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY 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 THE ABOVE DRAWING. THE ALLEY RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS NOT OF RECORD AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "FYFER'S SUBDIVISION, PLAT NO. 3".

IN WITNESS WHEREOF, 1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND 1615 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2023.

1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: MISSOURI REAL ESTATE, LP, A MISSOURI LIMITED PARTNERSHIP, SOLE MEMBER AND MANAGER OF 1611 UNIVERSITY, LLC
 BY: MARK'S GP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, GENERAL PARTNER

MARK MILAM STEVENSON, TRUSTEE OF THE MARK MILAM STEVENSON REVOCABLE INTER VIVOS TRUST U/T/A DATED MARCH 13, 2003, AS AMENDED, SOLE MEMBER AND MANAGER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
 IN THE YEAR 2023.

DANIELLE GRIFFITH NOTARY PUBLIC
 MY COMMISSION EXPIRES OCTOBER 28, 2024
 COMMISSION NUMBER 12409201



1615 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: MISSOURI REAL ESTATE, LP, A MISSOURI LIMITED PARTNERSHIP, SOLE MEMBER AND MANAGER OF 1615 UNIVERSITY, LLC, FORMERLY KNOWN AS 1615, 1617 UNIVERSITY, LLC
 BY: MARK'S GP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, GENERAL PARTNER

MARK MILAM STEVENSON, TRUSTEE OF THE MARK MILAM STEVENSON REVOCABLE INTER VIVOS TRUST U/T/A DATED MARCH 13, 2003, AS AMENDED, SOLE MEMBER AND MANAGER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
 IN THE YEAR 2023.

DANIELLE GRIFFITH NOTARY PUBLIC
 MY COMMISSION EXPIRES OCTOBER 28, 2024
 COMMISSION NUMBER 12409201



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____,
 ON THE _____ DAY OF _____, 2023.

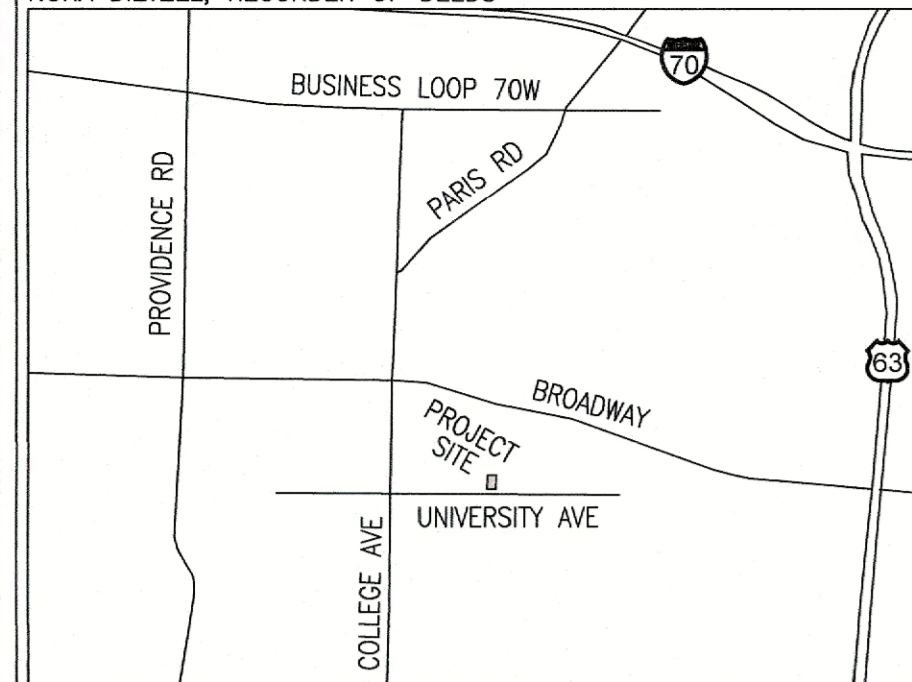
BARBARA BUFFALO, MAYOR

ATTEST:

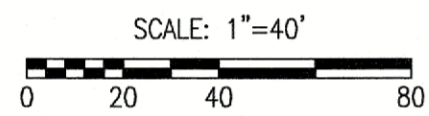
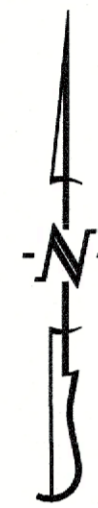
SHEELA AMIN, CITY CLERK

	FYFER'S SUBDIVISION, PLAT NO. 3	
	A REPLAT OF PART OF LOTS 16 & 17, FYFER'S SUBDIVISION OF FYFER'S ADDITION, LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304		 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 2/21/2023	SCALE: NTS	
PROJECT: 200727	DRAWN BY: DWB	

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
 NORA DIETZEL, RECORDER OF DEEDS



LOCATION MAP
 NOT TO SCALE



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

LEGEND:

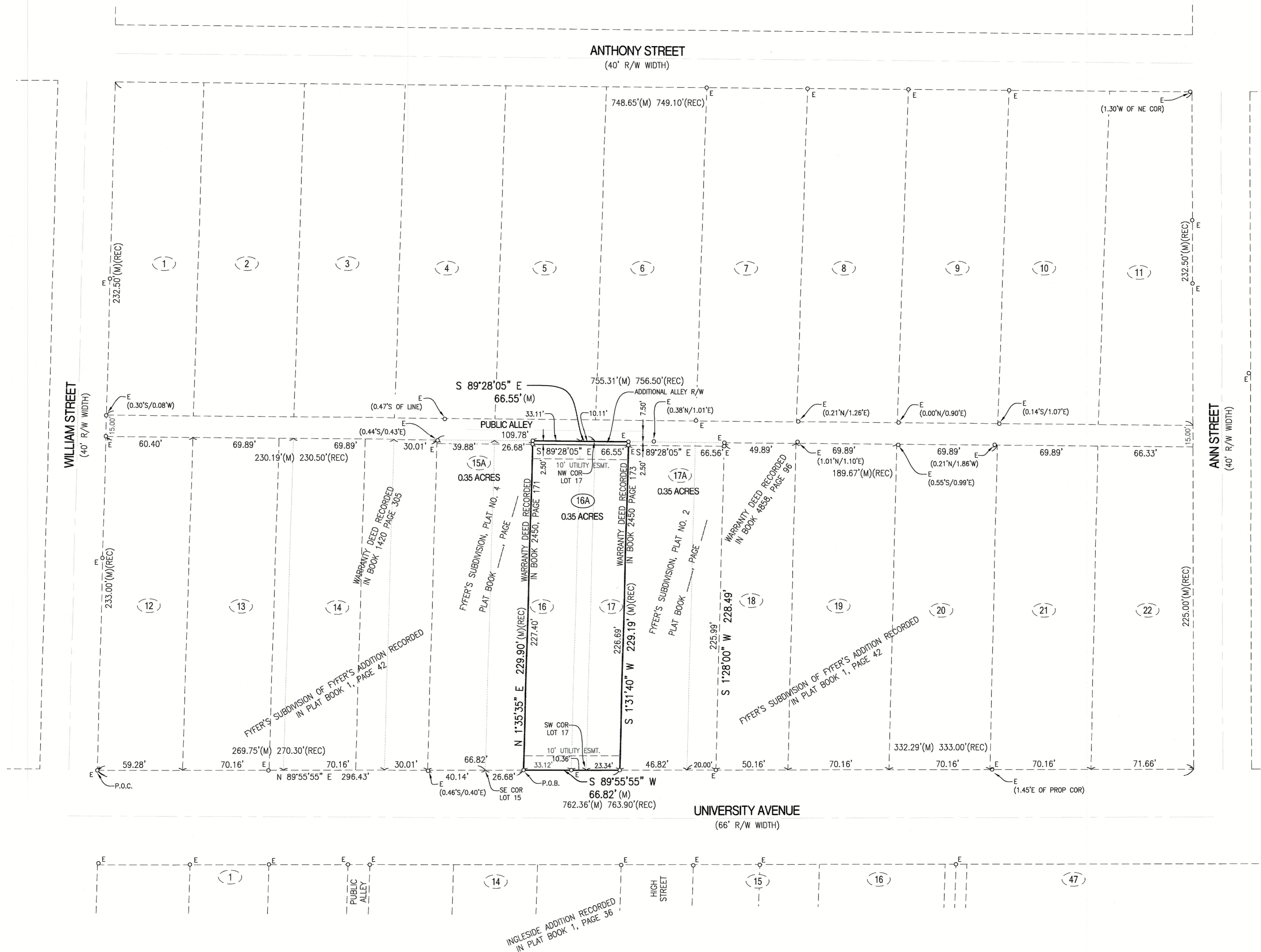
- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, 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)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. 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.

FINAL PLAT FYFER'S SUBDIVISION, PLAT No. 3

A REPLAT OF PART OF LOTS 16 & 17 FYFER'S SUBDIVISION OF FYFER'S ADDITION
 LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 FEBRUARY 21, 2023



INGLESIDE ADDITION RECORDED
 IN PLAT BOOK 1, PAGE 36

	FYFER'S SUBDIVISION, PLAT NO. 3	
	A REPLAT OF PART OF LOTS 16 & 17, FYFER'S SUBDIVISION OF FYFER'S ADDITION, LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
	CORPORATE NUMBER: 2000151304	
	DATE: 2/21/2023	SCALE: 1" = 40'
PROJECT: 200727	DRAWN BY: DWB	<p>1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>