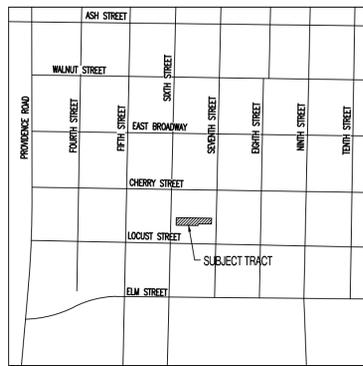
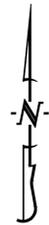


# FINAL PLAT THE BACKYARD, PLAT NO. 2

A REPLAT SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF  
 SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 OCTOBER 30, 2020



**SITE LOCATION MAP**  
 NOT TO SCALE



SCALE: 1"=20'  
 0 10 20 40

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

**LEGEND:**

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE
- ( ) (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

**KNOW ALL MEN BY THESE PRESENTS:**

THAT ELM STREET ENTERPRISES, LLC IS THE SOLE OWNER OF THE HEREOF 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 ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE BACKYARD, PLAT NO. 2"

IN WITNESS WHEREOF, ELM STREET ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ELM STREET ENTERPRISES, LLC

BY: RADER PROPERTIES, LLC, MANAGER OF ELM STREET ENTERPRISES, LLC  
 BY: RADER INVESTMENTS, LLC, SOLE MEMBER OF RADER PROPERTIES, LLC

BY: \_\_\_\_\_  
 JACK RADER

AND

BY: \_\_\_\_\_  
 JULIE RADER

SOLE MEMBERS AND MANAGERS OF RADER INVESTMENTS, LLC

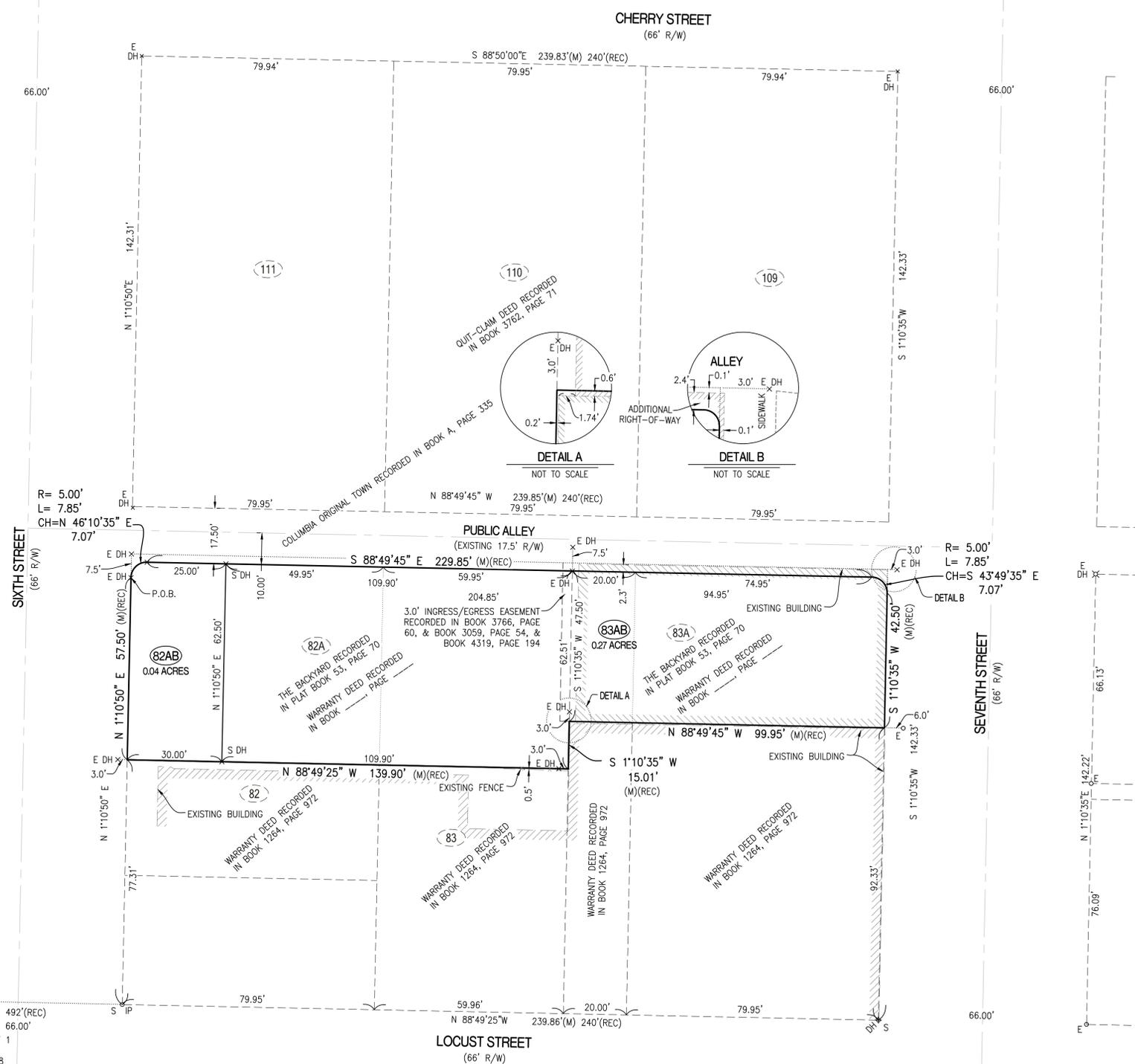
STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME PERSONALLY APPEARED JACK RADER AND JULIE RADER, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE THE SOLE MEMBERS AND MANAGERS OF RADER INVESTMENTS, LLC AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

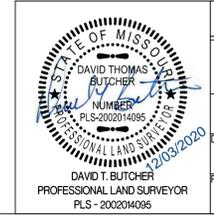
KENNETH FARRIS  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2022  
 COMMISSION NUMBER 14965667



EXISTING IRON, SE CORNER OF LOT 1 AS SHOWN BY THE SURVEY RECORDED IN BOOK 3225, PAGE 78



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
 COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 SARA LOE, CHAIRPERSON



THE BACKYARD, PLAT NO. 2	
A REPLAT SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	<b>CROCKETT</b> ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 10/30/2020	SCALE: 1"=20'
PROJECT: 150340	DRAWN BY: JEE

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN OCTOBER OF 2020, I COMPLETED A SURVEY FOR ELM STREET ENTERPRISES, LLC OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 82A AND 83A OF THE BACKYARD FINAL PLAT, RECORDED IN PLAT BOOK 53, PAGE 70 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE BACK YARD FINAL PLAT AS RECORDED IN PLAT BOOK 53, PAGE 70 AND WITH THE EAST RIGHT-OF-WAY LINE OF SIXTH STREET, S 1°10'50"W, 7.5 FEET TO THE SOUTH RIGHT-OF-WAY OF PUBLIC ALLEY BEING THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID EAST RIGHT-OF-WAY OF SIXTH STREET AND WITH THE SOUTH RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY 7.85 FEET ALONG A 5.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF N 46°10'35"E, 7.07 FEET; THENCE S 88°49'45"E, 229.85 FEET; THENCE 7.85 FEET ALONG A 5.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF S 43°49'35"E, 7.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEVENTH STREET; THENCE LEAVING SOUTH RIGHT-OF-WAY LINE OF PUBLIC ALLEY & WITH SAID WEST RIGHT-OF-WAY LINE OF SEVENTH STREET S 1°10'35"W, 42.50 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY OF SEVENTH STREET AND WITH THE LINES OF SAID LOTS 82A AND 83A, N 88°49'45"W, 99.95 FEET; THENCE S 1°10'35"W, 15.01 FEET; THENCE N 88°49'25"W, 139.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF SIXTH STREET; THENCE WITH SAID EAST RIGHT-OF-WAY LINE OF SIXTH STREET N 1°10'50"E, 57.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 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

*David T. Butcher*  
 DAVID T. BUTCHER, PLS-2002014095

12/03/2020  
 DATE

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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



**NOTES:**

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.04(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- 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 THESE TRACTS AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AS DEFINED IN SECTION 12A-233, ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
- 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. 29019C0280E, DATED: APRIL 19, 2017.

THIS PLAT APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

DESIGN ADJUSTMENT FOR REQUIRED EASEMENTS ADJACENT TO ALL STREET RIGHT-OF-WAY FOR PUBLIC AND PRIVATE UTILITIES AS REQUIRED BY UDC SECTION 29-5.1(G)(4) APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK