

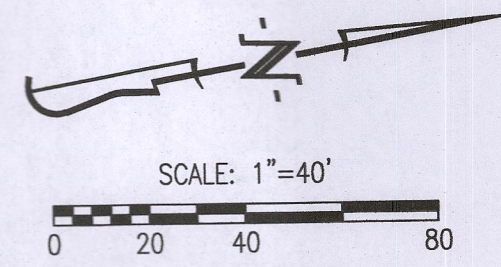
LOCATION MAP
NOT TO SCALE

FINAL PLAT ALPHA PHI SUBDIVISION REPLAT

A REPLAT OF LOT 1 OF ALPHA PHI SUBDIVISION & LOT 22 OF LA GRANGE PLACE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 14, 2020

GRASSLAND ADDITION, BLOCK 2
RECORDED IN PLAT BOOK 3, PAGE 25

GRASSLAND ADDITION, BLOCK 1
RECORDED IN PLAT BOOK 3, PAGE 25



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)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

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).
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 SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR ALPHA PHI HOUSE CORPORATION BOARD-UNIVERSITY OF MISSOURI, OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING LOT 1, ALPHA PHI SUBDIVISION RECORDED IN PLAT BOOK 51, PAGE 4 AND LOT 22 OF LA GRANGE PLACE RECORDED IN PLAT BOOK 2, PAGE 17 AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 1089, PAGE 316 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 1675, PAGE 436 AND BOOK 5117, PAGE 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, ALPHA PHI SUBDIVISION, SAID CORNER ALSO BEING STATION 864+33, 35 FEET LEFT, STATE ROUTE 163, THENCE S 81°36'55"E, 124.19 FEET; THENCE S 8°22'30"W, 104.78 FEET; THENCE S 81°36'55"E, 129.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF CURTIS AVENUE; THENCE WITH SAID WEST RIGHT-OF-WAY LINE OF CURTIS AVENUE, S 8°22'30"W, 59.89 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF CURTIS AVENUE, N 81°36'55"W, 129.75 FEET; THENCE S 8°22'30"W, 69.86 FEET; THENCE N 81°36'30"W, 132.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF PROVIDENCE ROAD (STATE ROUTE 163); THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N 10°18'30"E, 234.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.87 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

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

CORPORATE NUMBER: 2000151304

10/15/2020
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF October IN THE YEAR 2020.

Kenneth Farris
KENNETH FARRIS

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



KNOW ALL MEN BY THESE PRESENTS:

THAT ALPHA PHI HOUSE CORPORATION BOARD-UNIVERSITY OF MISSOURI, IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE 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 ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "ALPHA PHI SUBDIVISION REPLAT."

IN WITNESS WHEREOF, ALPHA PHI HOUSE CORPORATION BOARD-UNIVERSITY OF MISSOURI HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 14th DAY OF October, 2020.

ALPHA PHI HOUSE CORPORATION BOARD-UNIVERSITY OF MISSOURI

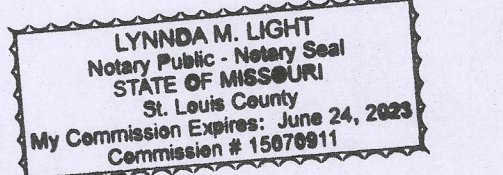
Cherie Stephens Bock
CHERIE STEPHENS BOCK, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF ST. LOUIS }

ON THIS 10th DAY OF October, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHERIE STEPHENS BOCK, PRESIDENT, OF THE ALPHA PHI HOUSE CORPORATION BOARD-UNIVERSITY OF MISSOURI, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Lynnda M. Light
LYNDA M. LIGHT, NOTARY PUBLIC

NOTARY PUBLIC
MY COMMISSION EXPIRES:
COMMISSION NUMBER:



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2020.

SARA LOE, CHAIRPERSON

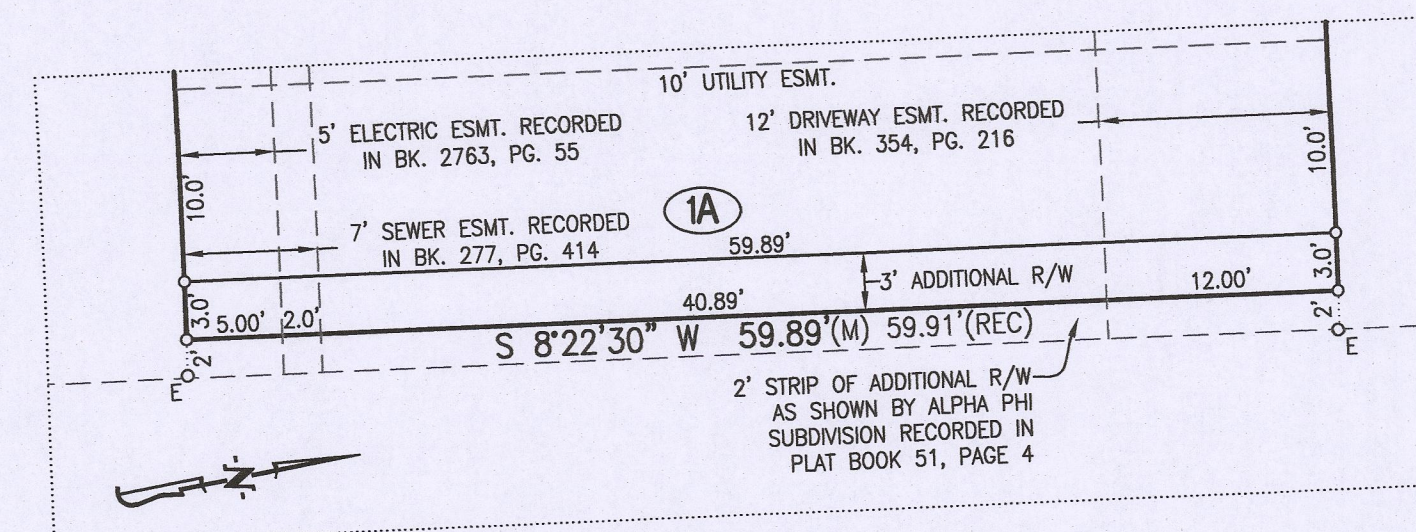
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

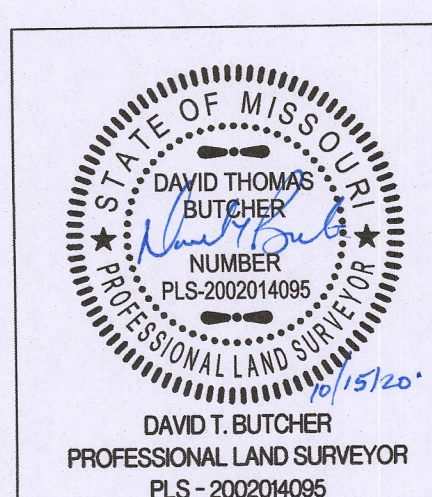
ATTEST:

SHEELA AMIN, CITY CLERK

DESIGN ADJUSTMENT NOTE:
CITY COUNCIL PURSUANT TO ORDINANCE(S):



DETAIL 'A'
SCALE: 1" = 10'



DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS - 2002014095

ALPHA PHI SUBDIVISION REPLAT

A REPLAT OF LOT 1 OF ALPHA PHI SUBDIVISION & LOT 22 OF LA GRANGE PLACE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304



1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

DATE: 9/14/2020
PROJECT: 200252

SCALE: 1" = 40'
DRAWN BY: KWF