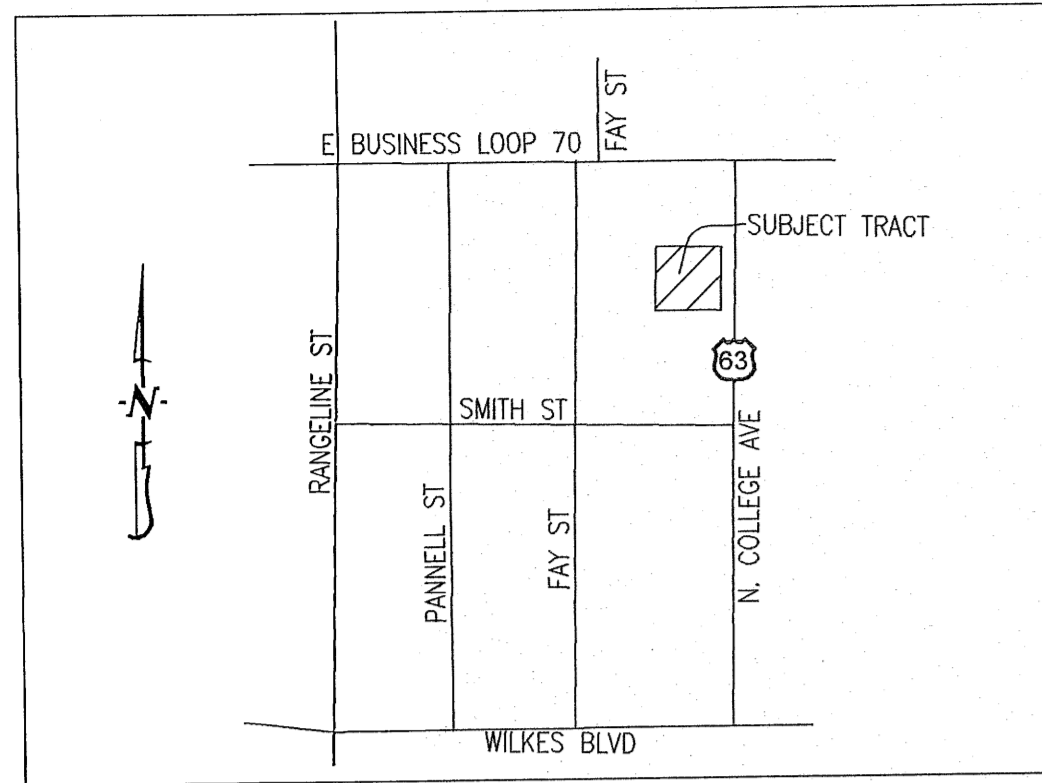
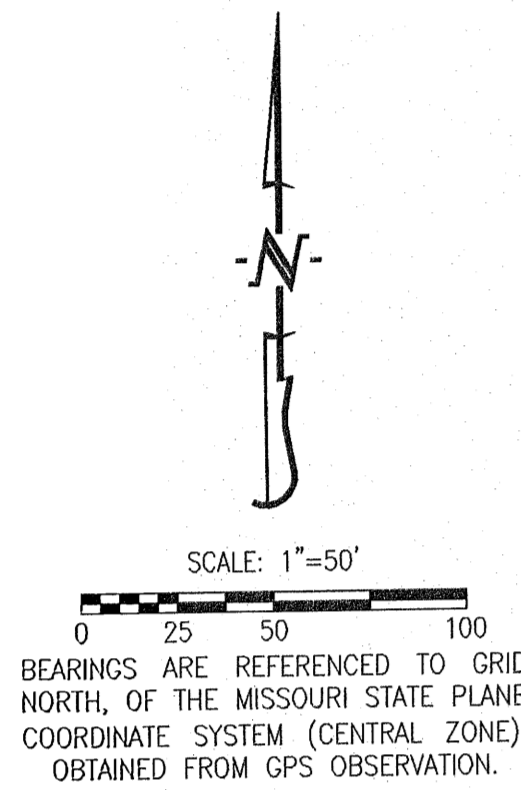


FINAL PLAT TANDYS ADDITION BLOCK 1, PLAT NO. 1-A

A REPLAT OF PART OF LOT 20 & LOT 21, OF TANDYS ADDITION BLOCK 1, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 4, 2021



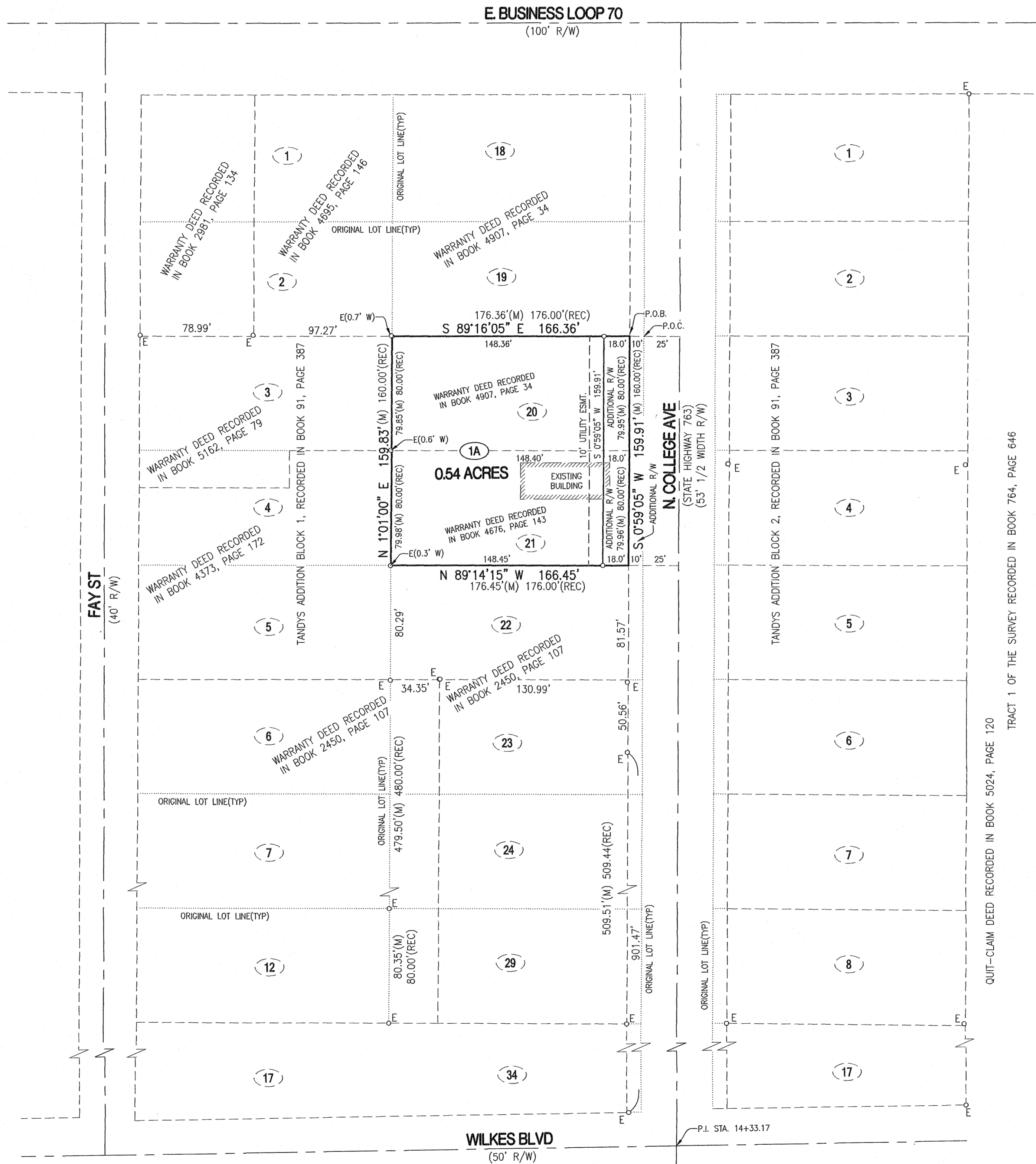
LOCATION MAP
NOT TO SCALE



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

NOTES:

- 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.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(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 THIS SITE 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
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- THE EXISTING IRON LOCATED NEAR THE SOUTHEAST CORNER OF LOT 34 WAS USED TO IDENTIFY THE SOUTH LINE OF BLOCK 2.
- THE CENTERLINE OF HIGHWAY 763 PROJECTED NORTH DOES NOT COINCIDE WITH THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY ALONG COLLEGE AVE. A SLIGHT P.I. STATION WAS ADDED AT THE INTERSECTION OF WILKES BOULEVARD TO MATCH THE EXISTING RIGHT-OF-WAY AS MONUMENTED ON EACH SIDE.



CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR TIMELESS TREASURES OF COLUMBIA, L.L.C., OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 20 AND 21 OF TANDYS ADDITION BLOCK 1, RECORDED IN BOOK 91, PAGE 387 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4676, PAGE 143 AND BOOK 4907, PAGE 34 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20, OF BLOCK 1, TANDYS ADDITION, AND WITH THE NORTH LINE THEREOF, N 89°16'05" W, 10.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 763 AND THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, AND WITH SAID WESTERLY RIGHT-OF-WAY LINE, S 0°59'05" W, 159.91 FEET TO THE SOUTH LINE OF SAID LOT 21; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 21 N 89°14'15" W, 166.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID LOTS 20 & 21, N 1°01'00" E, 159.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID LOT 20, S 89°16'05" E, 166.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.61 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

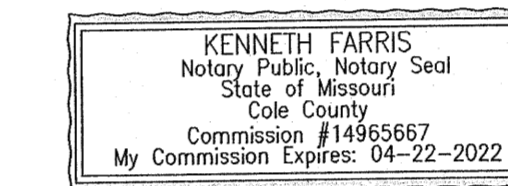
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
7/13/2021
DATE

STATE OF MISSOURI) SS
COUNTY OF BOONE)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF July, IN THE YEAR 2021.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT TIMELESS TREASURES OF COLUMBIA, L.L.C., 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 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 "TANDYS ADDITION BLOCK 1, PLAT NO. 1-A"

IN WITNESS WHEREOF, TIMELESS TREASURES OF COLUMBIA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS _____ DAY OF _____ 2021.

TIMELESS TREASURES OF COLUMBIA, L.L.C.
A MISSOURI LIMITED LIABILITY COMPANY

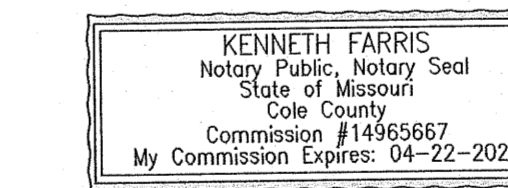
KITRINA ROBIN PRICE, MEMBER

CASEY ROBERT SMITH, MEMBER

STATE OF MISSOURI) SS
COUNTY OF BOONE)

ON THIS 16th DAY OF August, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KITRINA ROBIN PRICE, MEMBER AND CASEY ROBERT SMITH, MEMBER, OF TIMELESS TREASURES OF COLUMBIA, L.L.C., A MISSOURI 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 HERETO SET MY HAND AND OFFICIAL SEAL.

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

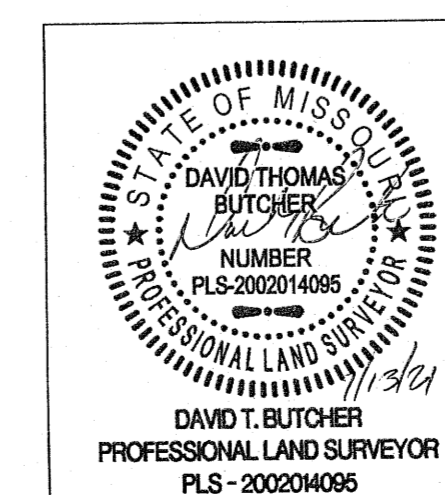


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



TANDYS ADDITION BLOCK 1, PLAT NO. 1-A

A REPLAT OF PART OF LOT 20 & LOT 21 OF TANDYS ADDITION BLOCK 1, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304



DATE: 2/04/2021

SCALE: 1"=50'

PROJECT: 200561

DRAWN BY: EWD

www.crockettengineering.com