

LEGEND

- E EXISTING 1/2" REBAR (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP "TDG#2006-014470" (UNLESS NOTED OTHERWISE)
- IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- STONE MONUMENT
- X_{DH} DRILL HOLE WITH CHISELED "X"
- △ R/W MARKER
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- IP IRON PIPE
- RE REBAR
- (M) MEASURED DISTANCE
- (REC.) RECORD MEASUREMENT
- CALC CALCULATED POSITION/DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- WD XXX-XXX DEED RECORDED IN BOOK XXX, PAGE XXXX
- x - - - - - FENCE

GENERAL NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL MONUMENTS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 8637STL, EFFECTIVE DATE: AUGUST 16, 2017 (REVISION #6, PRINT DATE: OCTOBER 17, 2017).
5. TRACT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER OF RECORD OR NOT.

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT LIE WITHIN THE LIMITS OF A STREAM BUFFER REQUIREMENT AS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AND ARTICLE X OF SECTION 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES, AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NUMBER 29019C0280E, EFFECTIVE DATE: APRIL 19, 2017.

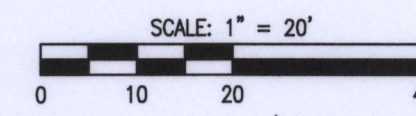
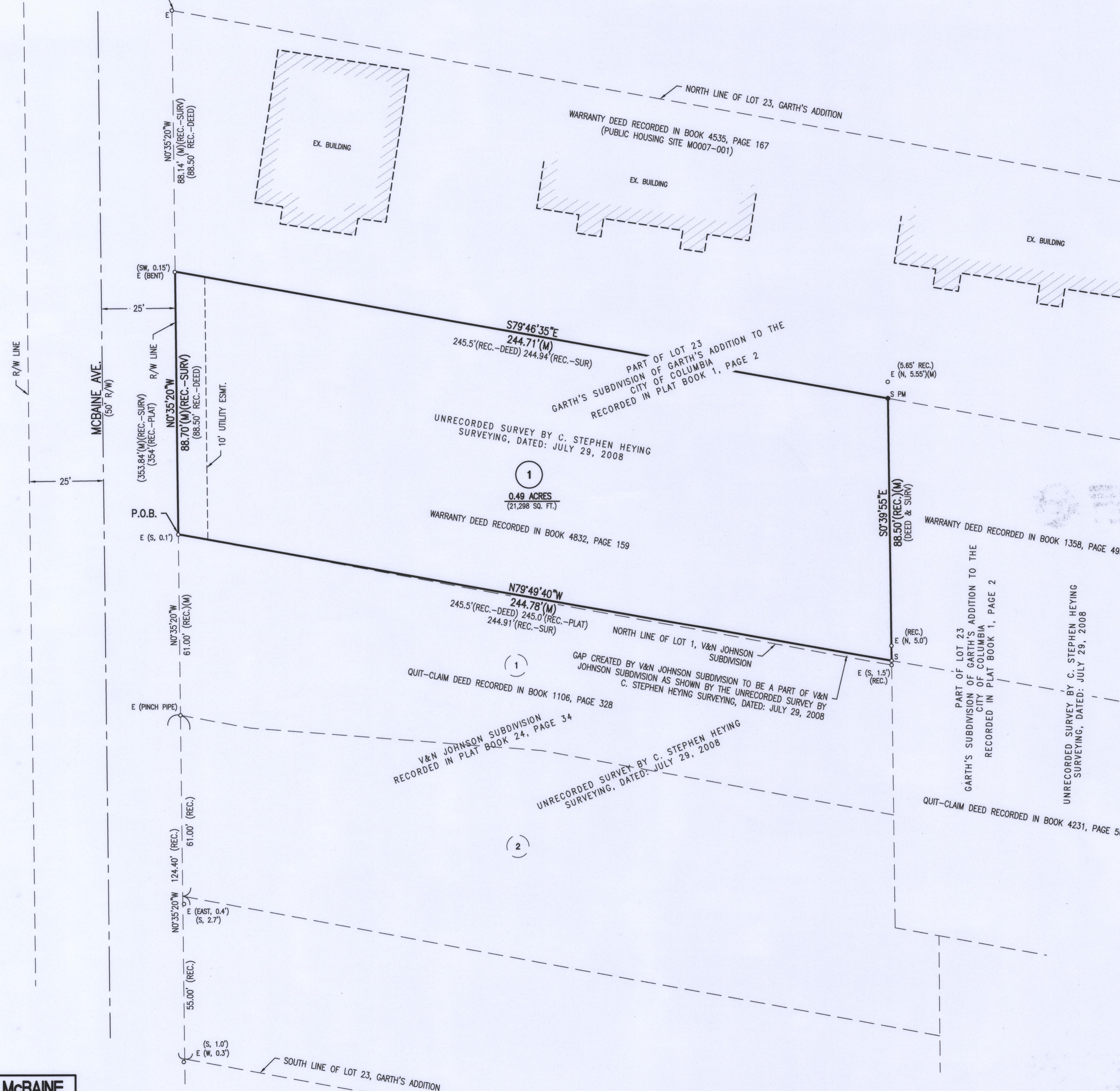
APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2018.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

MINOR PLAT
BRYANT WALKWAY APARTMENTS I - McBAINE
A REPLAT OF A PART OF LOT 23 OF GARTH'S SUBDIVISION OF GARTH'S ADDITION TO THE CITY OF COLUMBIA
JANUARY 11, 2018

NORTHWEST CORNER OF LOT 23, GARTH'S ADDITION AS SHOWN BY THE UNRECORDED SURVEY BY C. STEPHEN HEYING SURVEYING, DATED: JULY 29, 2008



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83 (CENTRAL ZONE) AS GATHERED FROM GPS OBSERVATION.

KNOW ALL MEN BY THESE PRESENTS

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP LP, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, BRYANT WALKWAY HOUSING DEVELOPMENT GROUP LP 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.

Phil Steinhaus
BRYANT WALKWAY HOUSING DEVELOPMENT GROUP LP
PHIL STEINHAUS, EXECUTIVE DIRECTOR

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 30 DAY OF January, IN THE YEAR 2018, BEFORE ME, LaShonda Wallace
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PHIL STEINHAUS, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

LaShonda Wallace
NOTARY PUBLIC
MY COMMISSION #
EXPIRES

LA SHONDA WALLACE
My Commission Expires
November 20, 2021
Boone County
Commission #17634192

CERTIFICATION

THIS IS TO CERTIFY THAT IN NOVEMBER 2017, I COMPLETED A SURVEY FOR THE HOUSING AUTHORITY OF CITY OF COLUMBIA, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT 23 OF GARTH'S SUBDIVISION OF GARTH'S ADDITION TO THE CITY OF COLUMBIA, AS RECORDED IN PLAT BOOK 1, PAGE 2 AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4832, PAGE 159 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, V&N JOHNSON SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 34, SAID POINT BEING ON THE EASTERN RIGHT-OF-WAY LINE OF McBAINE AVENUE; THENCE WITH THE SAID EASTERN RIGHT-OF-WAY LINE, N0°35'20"W, 88.70 FEET; THENCE LEAVING THE SAID EASTERN RIGHT-OF-WAY LINE, S79°46'35"E, 244.71 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1358, PAGE 495; THENCE WITH THE WESTERN LINE OF SAID WARRANTY DEED RECORDED IN BOOK 1358, PAGE 495, S0°39'55"E, 88.50 FEET; THENCE LEAVING THE WESTERN LINE OF SAID WARRANTY DEED, N79°49'40"W, 244.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,298 SQUARE FEET (0.49 ACRES).

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

SURVEY AND PLAT BY

(MO) CERTIFICATE OF AUTHORITY FOR LAND SURVEYING #2006014470

TREKK
DESIGN GROUP, LLC
2313 SUITE C, INDUSTRIAL DR.
COLUMBIA, MO 65202
PH. (573) 445-4275
MKLASING@TREKKDESIGNGROUP.COM

Michael L. Klasing
MICHAEL L. KLASING LS#2728
1-30-2018
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 30 DAY OF January, 2018.

LaShonda Wallace
NOTARY PUBLIC
MY COMMISSION #
EXPIRES

LA SHONDA WALLACE
My Commission Expires
November 20, 2021
Boone County
Commission #17634192

	BRYANT WALKWAY APARTMENTS I - McBAINE	
	A REPLAT OF A PART OF LOT 23 OF GARTH'S SUBDIVISION OF GARTH'S ADDITION TO THE CITY OF COLUMBIA LOCATED IN THE SOUTHWEST 1/4 SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2006014470		
DATE: JAN 11, 2018	SCALE: 1" = 20'	
PROJECT: 17-038	DRAWN BY: CRH	