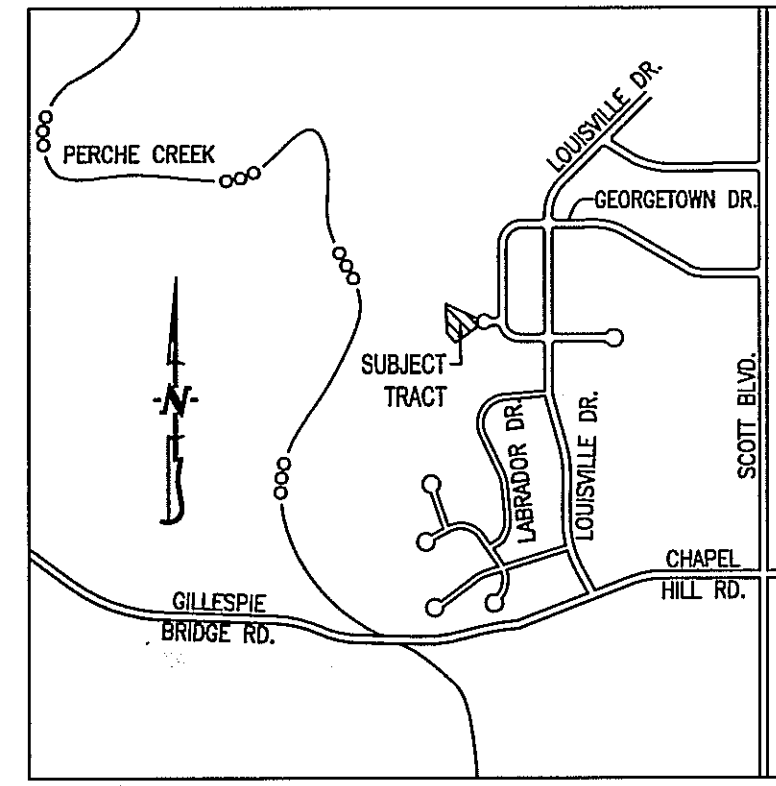


FINAL PLAT FOX LAIR, PLAT No. 3

A MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 12, 2016
CASE #16-203



LOCATION MAP
NOT TO SCALE



SCALE: 1"=20'

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

LEGEND:

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

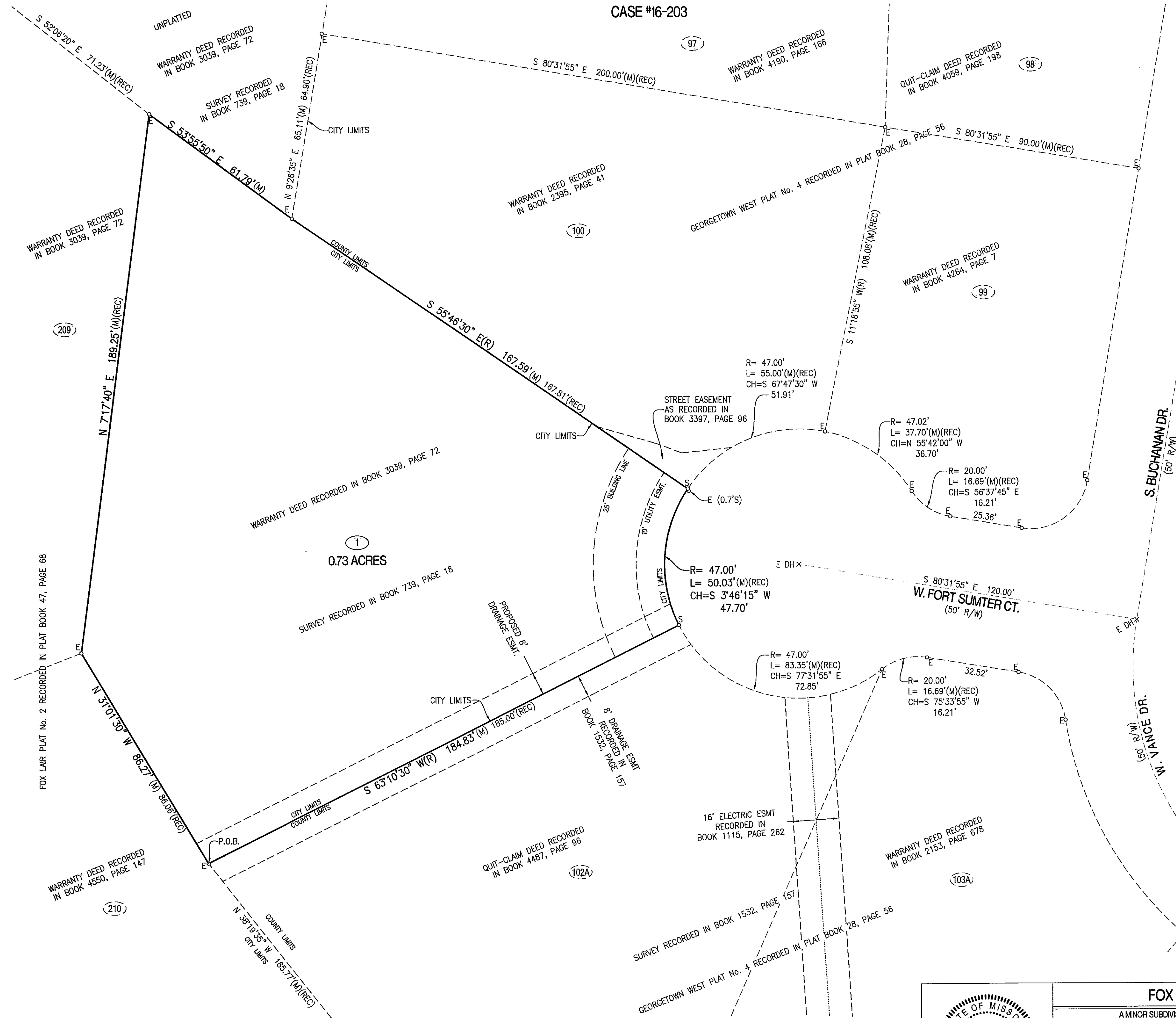
NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C02600, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. THIS TRACT IS 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 IN THE HUNTSDALE USGS QUADRANGLE MAP.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2016.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR MILL CREEK MANOR, INC., OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 739, PAGE 18 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3039, PAGE 72 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102A AS SHOWN IN SURVEY RECORDED IN BOOK 1532, PAGE 157, SAID CORNER ALSO BEING A POINT ON THE EAST LINE OF FOX LAIR, PLAT 2 RECORDED IN PLAT BOOK 47, PAGE 68; AND WITH THE EAST LINE THEREOF, N 31°01'30"W, 86.27 FEET; THENCE, N 7°17'40"E, 189.25 FEET; THENCE LEAVING SAID EAST LINE OF FOX LAIR, S 53°55'50"E, 61.79 FEET TO THE SOUTHWEST CORNER OF LOT 100, GEORGETOWN WEST PLAT No. 4, RECORDED IN PLAT BOOK 28, PAGE 56; THENCE WITH THE SOUTH LINE OF SAID LOT 100, S 55°46'30"E, 167.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF FORT SUMTER COURT; THENCE LEAVING THE SOUTH LINE OF SAID LOT 100 AND WITH SAID WEST RIGHT-OF-WAY LINE 50.03 FEET ALONG A 47.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 3°46'15"W, 47.70 FEET TO THE NORTHERN MOST CORNER OF SAID LOT 102A; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S 63°10'30"W, 184.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.73 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095
11/11/2016
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 15th DAY OF November, 2016.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT MILL CREEK MANOR, INC. 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 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 "FOX LAIR, PLAT No. 3"

IN WITNESS WHEREOF, MILL CREEK MANOR, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 2016.

MILL CREEK MANOR, INC.

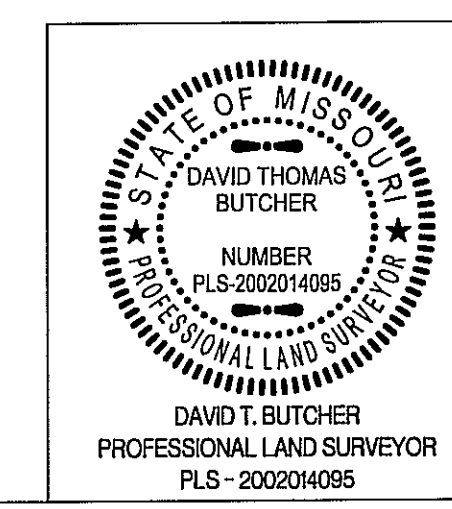
FRED OVERTON, VICE PRESIDENT & SECRETARY

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2016 BEFORE ME PERSONALLY APPEARED FRED OVERTON, TO ME KNOWN, WHO BY ME DULY SHOWN, DID SAY THAT HE IS THE MANAGING MEMBER OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE OF HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018



FOX LAIR, PLAT No. 3	
A MINOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 9/12/2016	SCALE: 1"=20'
PROJECT: 140386	DRAWN BY: KWF

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com