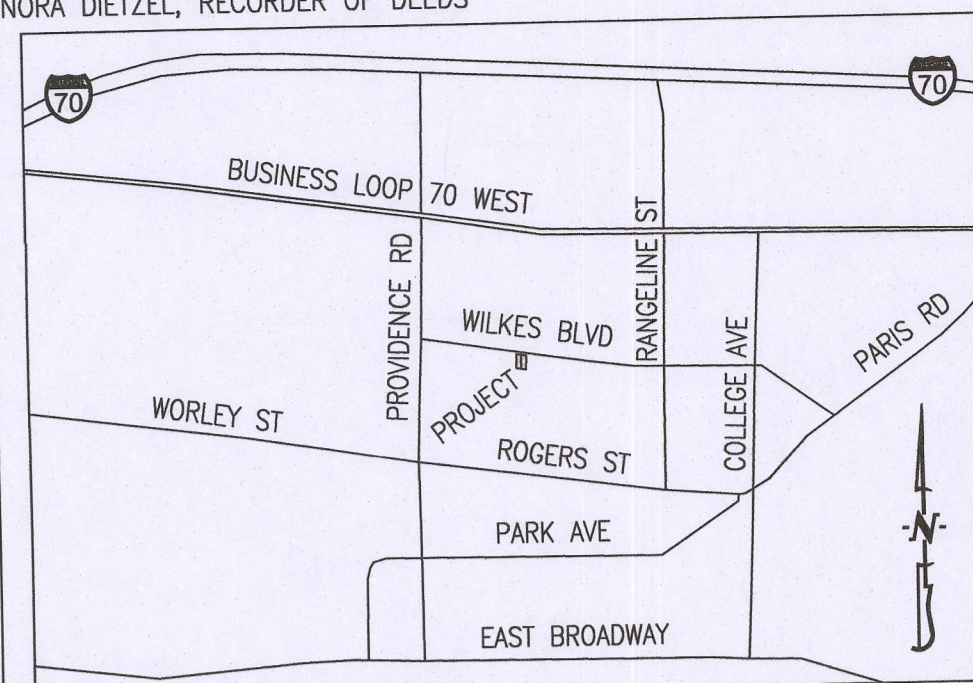
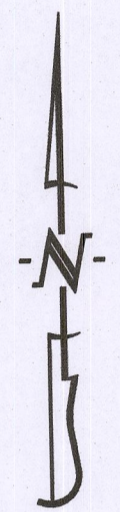


FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
 NORA DIETZEL, RECORDER OF DEEDS



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:

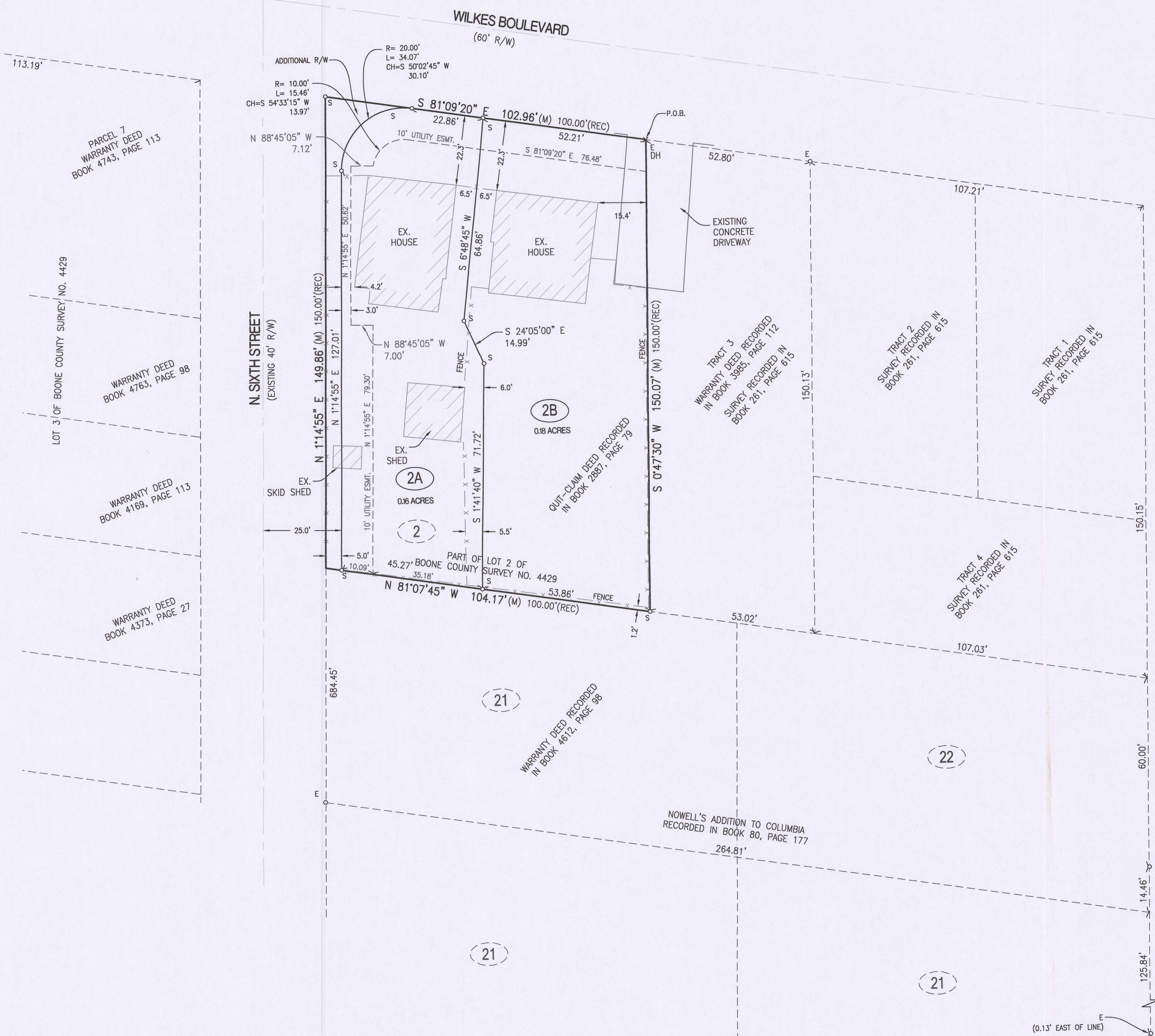
- E EXISTING
- S SET
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X--AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL FLOOD HAZARD 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. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER 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.
5. VARIANCE WAS GRANTED BY THE BOARD OF ADJUSTMENT ON JULY 14, 2020 TO PERMIT REDUCED LOT FRONTAGE FOLLOWING SUBDIVISION OF THE PROPERTY SUCH THAT 600 WILKES BLVD. BE PERMITTED A MINIMUM FRONTAGE OF APPROXIMATELY 39' AND 602 WILKES BLVD BE PERMITTED A MINIMUM LOT FRONTAGE OF APPROXIMATELY 52' WHICH IS LESS THAN THE REQUIRED 60' OF FRONTAGE FOR THE R-WF ZONE AS REQUIRED BY CHAPTERS 29-2.2 AND 29-4.1 OF THE UDC.

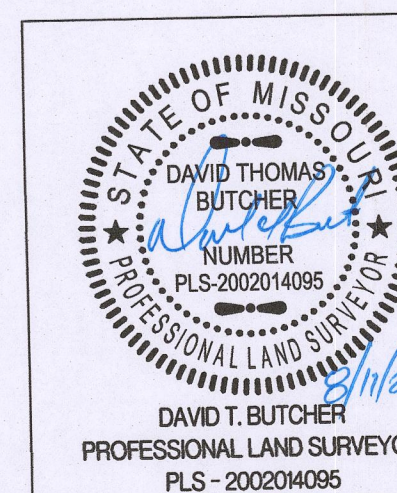
# FINAL PLAT NOWELL'S ADDITION, PLAT NO. 2

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 FEBRUARY 10, 2020



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 20 DAY OF August, 2020.

SARA LOE, CHAIRPERSON



NOWELL'S ADDITION, PLAT NO. 2

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 2/10/2020  
 PROJECT: 190679

SCALE: 1"=20'  
 DRAWN BY: DWB



CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR GARY PFAU, OF A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 2 AS SHOWN BY BOONE COUNTY SURVEY NO. 4429, RECORDED IN SURVEY BOOK F, PAGE 347 AND DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 2887, PAGE 79 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 20 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST 120.00 FEET OF SAID LOT 2, SAID POINT BEING THE NORTHWEST CORNER OF TRACT 3 AS SHOWN BY SURVEY RECORDED IN BOOK 261, PAGE 615, AND BEING ON THE SOUTH RIGHT OF WAY LINE FOR WILKES BOULEVARD, AND WITH THE WEST LINE OF SAID SURVEY, S 0°47'30"W, 150.07 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE LEAVING SAID EAST LINE AND S 0°47'30"W, 104.17 FEET TO THE SOUTHWEST CORNER OF SAID QUIT-CLAIM DEED, SAID WITH THE SOUTH LINE, N 81°07'45"W, 104.17 FEET TO THE SOUTHWEST CORNER OF SAID QUIT-CLAIM DEED AND POINT BEING ON THE EAST RIGHT OF WAY LINE FOR NORTH SIXTH STREET; THENCE LEAVING SAID SOUTH LINE AND POINT BEING ON THE EAST RIGHT OF WAY LINE, N 1°14'55"E, 149.86 FEET TO THE NORTHWEST CORNER OF SAID QUIT-CLAIM DEED, SAID POINT BEING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND SAID SOUTH RIGHT OF WAY LINE; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 81°09'20"E, 102.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.35 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

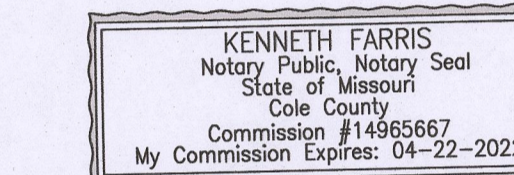
DAVID T. BUTCHER, PLS-2002014095  
 DATE: 8/10/2020

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF August, 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 GARY PFAU IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT HE 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 "NOWELL'S ADDITION, PLAT NO. 2".

IN WITNESS WHEREOF, GARY PFAU HAS CAUSED THESE PRESENTS TO BE SIGNED.

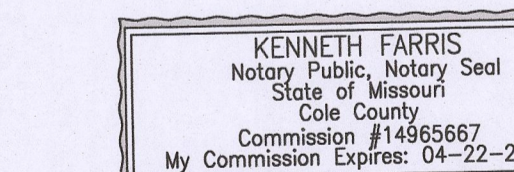
GARY PFAU, SOLS OWNER

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS 10th DAY OF August, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GARY PFAU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Kenneth Farris  
 KENNETH FARRIS

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



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

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK