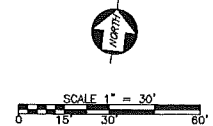
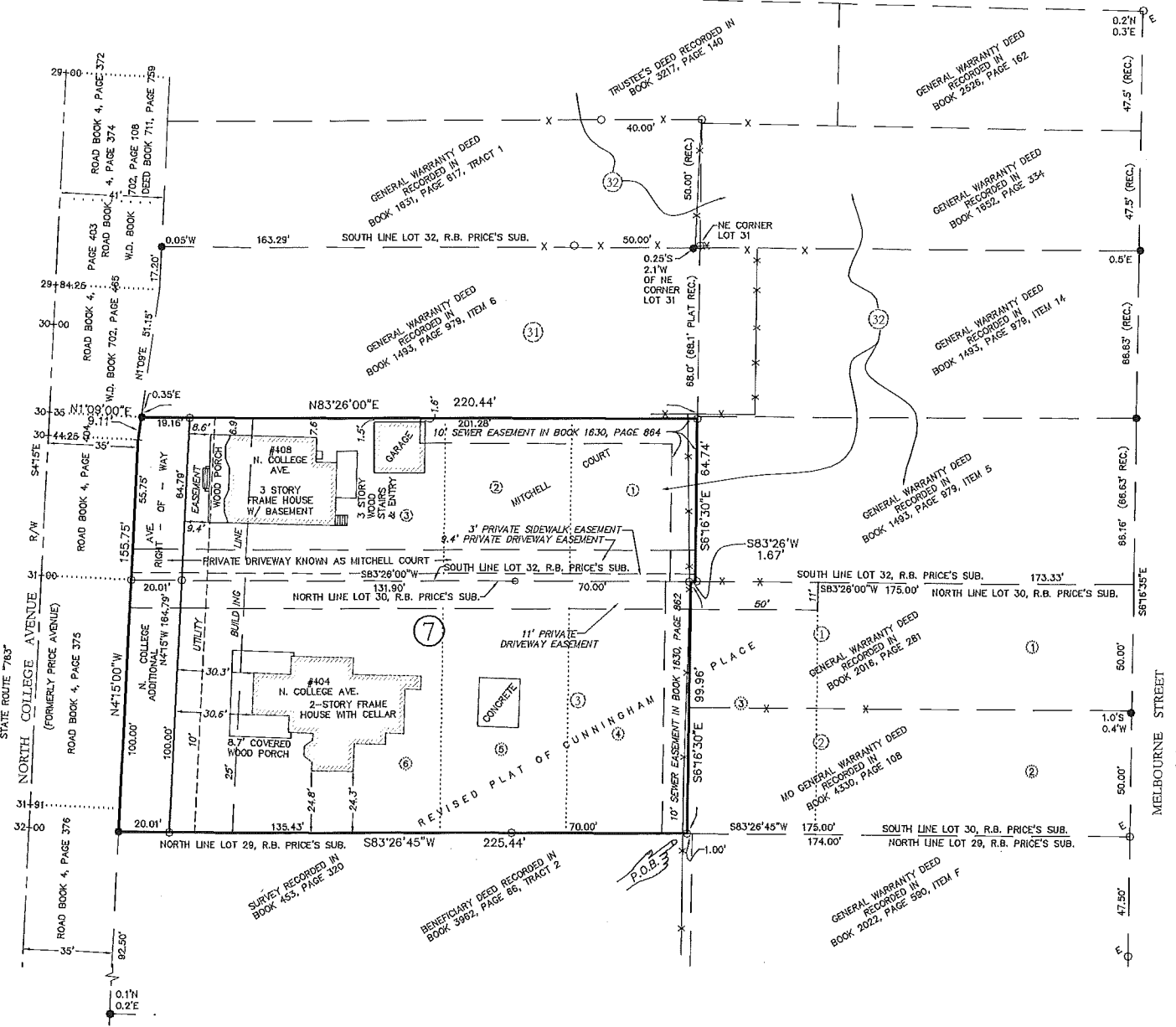
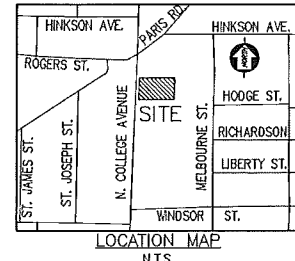


**CUNNINGHAM PLACE PLAT 2**

A REPLAT OF  
LOT 3 OF THE REVISED PLAT OF CUNNINGHAM PLACE,  
AND LOTS 1, 2 & 3 OF MITCHELL COURT, COLUMBIA, MISSOURI  
SEPTEMBER 12, 2016



- LEGEND**
- EXISTING REBAR UNLESS OTHERWISE SHOWN AS SET
  - SET IRON PIPE UNLESS OTHERWISE SHOWN AS EXISTING
  - E EXISTING
  - REC. RECORD DIMENSION
  - ⑦ LOT NUMBER
  - X-X- FENCE LINE
  - - - CENTERLINE



**NOTES:**

1. THE PURPOSE OF THIS REPLAT IS TO CREATE A SINGLE LOT IN R-3 ZONING AND TO BE COMPLIANT WITH CURRENT SUBDIVISION AND ZONING REQUIREMENTS, PER CITY OF COLUMBIA SUBDIVISION REGULATIONS CHAPTER 25, SECTION 28(A).
2. THE NORTH 11 FEET OF THE ORIGINAL LOT 3 OF CUNNINGHAM PLACE MAY BE SUBJECT TO A PRIVATE DRIVEWAY EASEMENT DEDICATED TO OWNERS OR OCCUPANTS OF LOTS WITHIN CUNNINGHAM PLACE AND MITCHELL COURT. THE SOUTH 9.4 FEET OF THE ORIGINAL LOTS 1, 2 & 3 OF MITCHELL COURT MAY BE SUBJECT TO A PRIVATE DRIVEWAY EASEMENT DEDICATED TO OWNERS OR OCCUPANTS OF LOTS WITHIN CUNNINGHAM PLACE AND MITCHELL COURT, ALL AS DESCRIBED BY THE SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 7 OF THE BOONE COUNTY RECORDS. THESE ORIGINAL LOTS HAVE USE OF THE ADJOINING PRIVATE SIDEWALK EASEMENT, 3 FEET WIDE AND LOCATED BETWEEN AND ABUTTING THE NORTH LINE OF SAID ORIGINAL LOT 3 OF CUNNINGHAM PLACE, AND THE SOUTH LINE OF THE ORIGINAL LOTS 1, 2 & 3 OF MITCHELL COURT, PER DEDICATION STATEMENTS ON SAID PLAT BOOK 3, PAGE 7. SAID PRIVATE EASEMENTS ARE TO BECOME NULL AND VOID BY THIS REPLAT.
3. A UTILITY AND/OR WATERLINE EASEMENT IS LIKELY TO EXIST ALONG THE EAST RIGHT-OF-WAY LINE OF CURRENT HIGHWAY 763, KNOWN AS NORTH COLLEGE AVENUE, AND WILL BE WHOLLY CONTAINED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY BY THIS REPLAT.
4. SANITARY SEWER EASEMENTS, TEN FEET WIDE AND LOCATED ALONG THE EAST LOT LINE AND ALONG THE EASTERN PART OF THE NORTH LOT LINE AS SHOWN, ARE RECORDED IN BOOK 1630, PAGES 862 AND 864.
5. THE WEST 20 FEET OF THIS TRACT CONTAINS 3,292 SQUARE FEET, AND IS DEDICATED TO PUBLIC USE FOR NORTH COLLEGE AVENUE RIGHT-OF-WAY.
6. STREAMS, DESIGNATED AS TYPE I, II OR III BY THE CITY OF COLUMBIA CODE OF ORDINANCES, CHAPTER 12A-233, DO NOT EXIST ON OR WITHIN 1500 FEET OF THIS TRACT AS DESCRIBED HEREON PER THE COLUMBIA, MO QUADRANGLE MAP. THEREFORE, NO STREAM BUFFER IS REQUIRED.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT HINSHAW FAMILY PARTNERSHIP, L.P., THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS PLAT. THE STREET RIGHT-OF-WAY, CONTAINING 3,292 SQUARE FEET, AND THE UTILITY EASEMENT ALONG THE ADDITIONAL RIGHT-OF-WAY, LOCATED AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

HINSHAW FAMILY PARTNERSHIP, L.P.

PAUL A. HINSHAW, MANAGING MEMBER

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME APPEARED PAUL A. HINSHAW, MANAGING MEMBER, TO ME PERSONALLY KNOWN WHO BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER AS STATED OF THE HINSHAW FAMILY PARTNERSHIP, L.P., AND THAT THIS INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID L.P. AND SAID PAUL A. HINSHAW ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MY COMMISSION EXPIRES JUNE 16, 2017.

LARRY E. BISHOP  
NOTARY PUBLIC

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

RUSTY STRODTMAN  
CHAIRMAN

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

BRIAN TREECE,  
MAYOR

SHEELA AMIN  
CITY CLERK

A REPLAT OF: LOT 3 OF THE REVISED PLAT OF CUNNINGHAM PLACE, COLUMBIA, MISSOURI, SHOWN BY A SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 40; OF LOTS 1, 2 AND 3 OF MITCHELL COURT, COLUMBIA, MISSOURI, SHOWN BY A SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 7 AND BEING THE WEST PART OF THE SOUTH 65 FEET OF LOT 32 OF R.B. PRICE'S SUBDIVISION OF LOT 4, STEPHENS' ADDITION TO COLUMBIA RECORDED IN BOOK 87, PAGE 123; AND A STRIP OF LAND, THREE FEET WIDE, LYING BETWEEN THE LOTS OF SAID MITCHELL COURT AND LOT 3 OF SAID REVISED PLAT OF CUNNINGHAM PLACE, STATED TO BE A STRIP FOR A PRIVATE WALKWAY PER SAID PLAT OF MITCHELL COURT, ALL DESCRIBED BY QUIT-CLAIM DEEDS RECORDED IN BOOK 1121, PAGES 43 AND 51 AS TRACT 18, EXCEPTING THEREFROM THAT PART CONTAINED WITHIN THE STATE ROUTE "763" RIGHT-OF-WAY AS DESCRIBED BY DEEDS RECORDED IN ROAD BOOK 4, PAGES 375 AND 404, AND BOOK 702, PAGE 465, ALL OF THE BOONE COUNTY RECORDS. THE TRACT BEING REPLATED IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF THE REVISED PLAT OF CUNNINGHAM PLACE; THENCE S83°-26'-45"W, ALONG THE SOUTH LINE OF SAID LOT, 225.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE "763" KNOWN AS NORTH COLLEGE AVENUE; THENCE N4°-15'-00"W, ALONG SAID RIGHT-OF-WAY LINE, 155.75 FEET TO THE SOUTH END OF AN ADDITIONAL TRIANGULAR TRACT TAKEN AS RIGHT-OF-WAY BY A WARRANTY DEED RECORDED IN BOOK 702, PAGE 465; THENCE N1°-09'-00"E, ALONG THE EAST LINE OF SAID TRIANGULAR RIGHT-OF-WAY TRACT, 9.11 FEET TO THE NORTH LINE OF MITCHELL COURT (A SUBDIVISION); THENCE N83°-26'-00"E, ALONG SAID NORTH SUBDIVISION LINE, 220.44 FEET TO THE NORTHEAST CORNER OF LOT 1 OF LAST SAID SUBDIVISION; THENCE S6°-16'-30"E, ALONG LAST SAID LOT LINE, 64.74 FEET TO THE SOUTHEAST CORNER OF LAST SAID LOT BEING ON THE NORTH LINE OF SAID REVISED PLAT OF CUNNINGHAM PLACE; THENCE S83°-26'-00"W, ALONG THE NORTH LINE OF LAST SAID LOT, 1.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S6°-16'-30"E, ALONG THE EAST LINE OF LAST SAID LOT, 99.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.84 ACRE (36,750 SQUARE FEET).

BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE "763", KNOWN AS NORTH COLLEGE AVENUE, WITH THE CENTERLINE SHOWN AS S4°-15'E BY MODOT'S PLANS FOR SAID HIGHWAY AND AS DESCRIBED BY THE NINE DEEDS DISPLAYED ALONG THE EAST HALF OF THE STATE ROUTE "763" RIGHT-OF-WAY.

THE RESULTS OF THE SURVEY OF THIS URBAN PROPERTY, MADE FOR HINSHAW FAMILY PARTNERSHIP, L.P., AND EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ARE SHOWN ON THIS PLAT.

ON THIS DATE, THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 29019C02800, DATED MARCH 17, 2011, WAS REVIEWED. THE REVIEW SHOWED THAT THE ABOVE DESCRIBED CUNNINGHAM PLACE PLAT 2 IS NOT CONTAINED IN ANY DESIGNATED FLOOD HAZARD AREA.

LUECK SURVEYING - Columbia, Missouri  
by *Ronald G. Lueck*  
Ronald G. Lueck  
Professional Land Surveyor  
LS #1957

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MY COMMISSION EXPIRES JUNE 16, 2017.

SEPT. 30, 2016

LARRY E. BISHOP  
NOTARY PUBLIC

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**LUECK SURVEYING**  
Ronald G. Lueck, PLS #1957  
914 N. College Ave., Suite 2  
Columbia, MO 65201  
rlueck@rocket.com  
Phone: (573) 443-6219

Project Name: Cunningham Place Plat 2  
Project Location: 404-408 N. College Avenue,  
Columbia, Boone County, MO

Project Number: 2473 F 13-2  
Date Prepared: September 12, 2016  
Last Revised: October 6, 2016