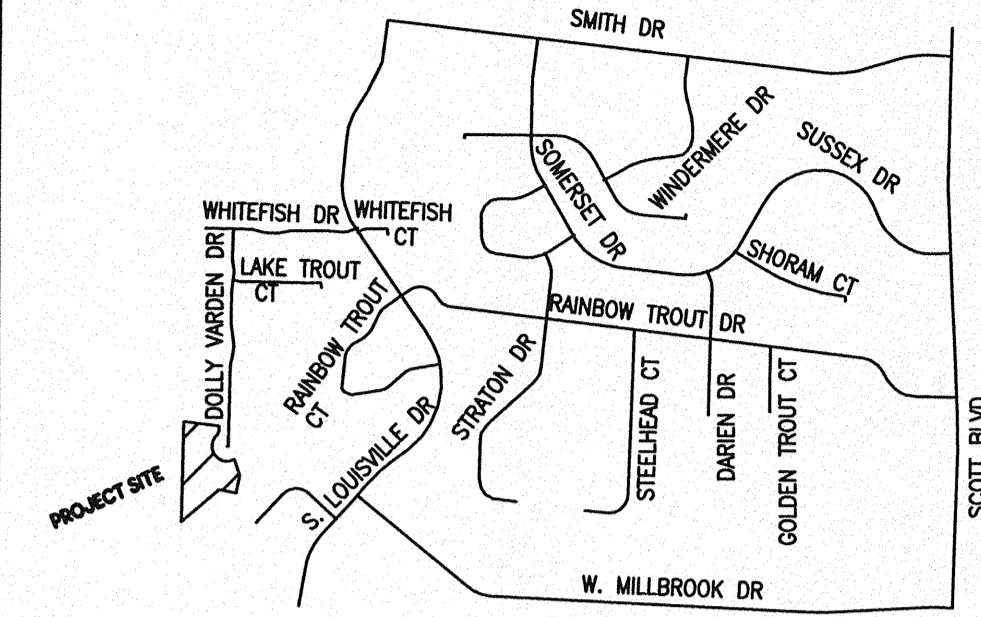


# FINAL PLAT FOX LAIR, PLAT No. 1A

A MAJOR SUBDIVISION AND REPLAT OF LOT 1, 2 & 3 OF FOX LAIR, PLAT NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER OF  
 SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 DECEMBER 6, 2016  
 CASE #16-214



LOCATION MAP  
 NOT TO SCALE



SCALE: 1"=30'  
 0 15 30 60

**BASIS OF BEARING:**

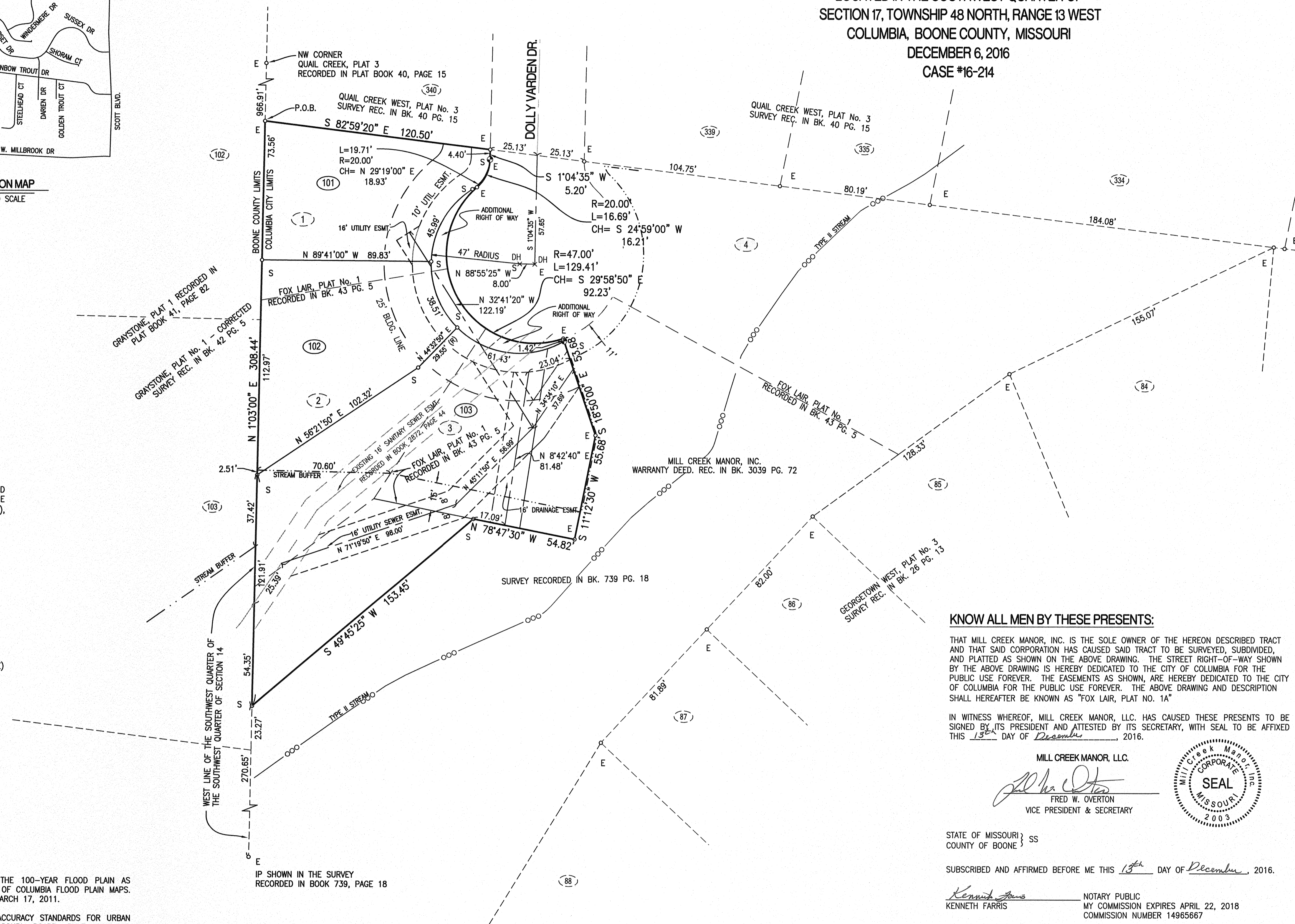
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**LEGEND:**

- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (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-23D, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THE LOCATION OF THE STREAM BUFFER IS SHOWN FOR THE NEARBY STREAM ON THIS DRAWING, SHOWN BY THE HUNTSDALE USGS QUADRANGLE MAP.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN DECEMBER OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR MILL CREEK MANOR, INC. OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, 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 BEING A REPLAT OF LOTS 1, 2 & 3 PART OF FOX LAIR, PLAT NO. 1 RECORDED IN PLAT BOOK 43, PAGE 5 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3039, PAGE 72 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

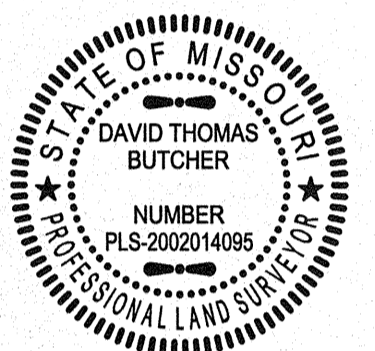
BEGINNING ON THE NORTH LINE OF SAID FOX LAIR, PLAT 1 AND AT THE SOUTHWEST CORNER OF QUAIL CREEK WEST, PLAT NO. 3 RECORDED IN PLAT BOOK 40, PAGE 15; THENCE FROM THE POINT OF BEGINNING AND WITH THE SOUTH LINE THEREOF, S 82°59'20" E, 120.50 FEET TO THE WEST RIGHT OF WAY LINE OF DOLLY VARDEN DRIVE, THENCE LEAVING SAID SOUTH LINE AND WITH THE SAID WEST RIGHT OF WAY LINE OF DOLLY VARDEN DRIVE, S 1°04'35" W, 5.20 FEET; THENCE 16.69 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 24°59'00" W, 16.21 FEET; THENCE 129.41 FEET ALONG A 47.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 29°58'50" E, 92.23 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 18°50'00" E, 53.68 FEET; THENCE S 11°12'30" W, 55.68 FEET; THENCE N 78°47'30" W, 54.82 FEET; THENCE S 49°45'25" W, 153.45 FEET TO THE EAST LINE OF GRAYSTONE PLAT NO. 1 - CORRECTED SURVEY AS SHOWN IN THE SURVEY RECORDED IN BOOK 42, PAGE 5; THENCE WITH SAID EAST LINE, N 1°03'00" E, 308.44 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 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*  
 DAVID T. BUTCHER, PLS-2002014095  
 12/13/2016  
 DATE

**KNOW ALL MEN BY THESE PRESENTS:**

THAT MILL CREEK MANOR, INC. IS THE SOLE OWNER OF THE HEREOIN DESCRIBED TRACT AND THAT SAID CORPORATION 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 "FOX LAIR, PLAT NO. 1A"

IN WITNESS WHEREOF, MILL CREEK MANOR, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS 13<sup>th</sup> DAY OF December, 2016.

MILL CREEK MANOR, LLC.  
*Fred W. Overton*  
 FRED W. OVERTON  
 VICE PRESIDENT & SECRETARY



STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 13<sup>th</sup> DAY OF December, 2016.

*Kenneth Farris*  
 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

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 13<sup>th</sup> DAY OF December, 2016.

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

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

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

<p>DAVID T. BUTCHER          PROFESSIONAL LAND SURVEYOR          PLS-2002014095</p>	<b>FOX LAIR, PLAT NO. 1A</b>	
	A MAJOR SUBDIVISION AND REPLAT OF LOT 1, 2 & 3 OF FOX LAIR, PLAT NO. 1 SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP NORTH 48, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
DATE: 12/06/2016 PROJECT: 140356	CORPORATE NUMBER: 2000151304 SCALE: 1"=30' DRAWN BY: DWB	<p><b>CROCKETT</b>                  ENGINEERING CONSULTANTS                  2608 North Stadium Boulevard                  Columbia, Missouri 65202                  (573) 447-0292                  www.crockettengineering.com</p>