

MINOR PLAT

LA GRANGE PLACE PLAT 5

A REPLAT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH,
RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

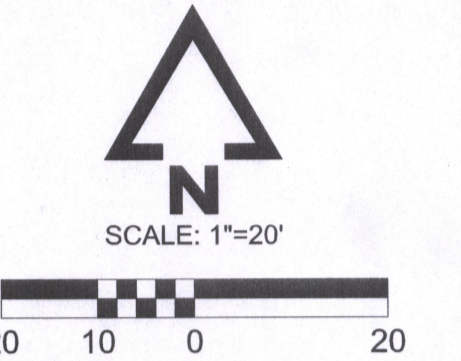


making lives better.

1901 PENNSYLVANIA AVE.
COLUMBIA, MO 65202
(573) 814-1568

CERTIFICATE OF AUTHORITY
No. LS-2012009395

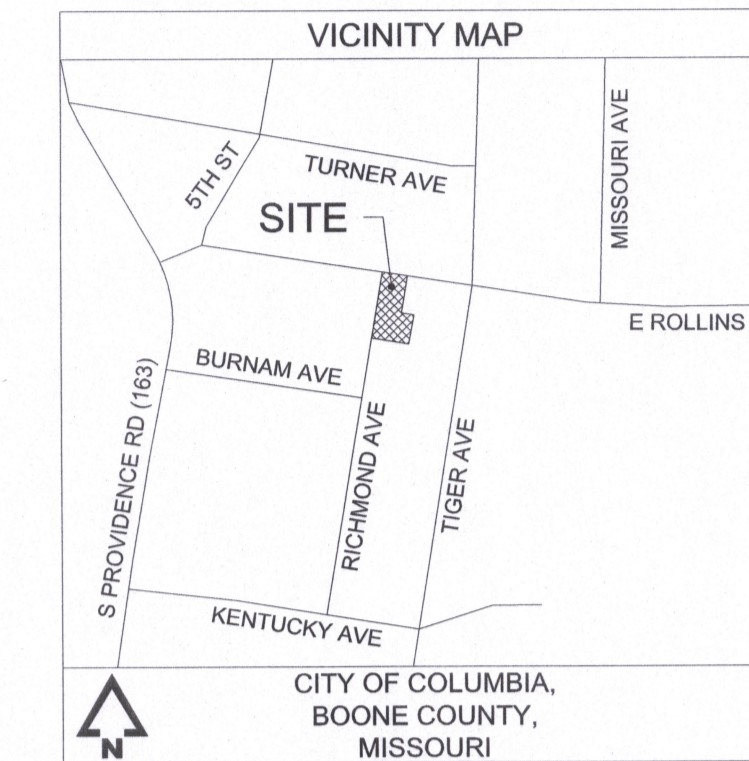
SURVEY PREPARED FOR:
KIMLEY-HORN & ASSOC., INC.
PROJECT NAME:
LA GRANGE PLACE PLAT 5
PROJECT LOCATION:
CITY OF COLUMBIA, MISSOURI
McCLURE PROJECT No.
202062



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MODOT CORRS VRS NETWORK, NAD83 (2011)

GENERAL LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT LINE	---
CHAINLINK FENCE	□
WOOD FENCE	□
ROAD CENTERLINE	---
FOUND IRON PIPE/REBAR	●
FOUND DRILL HOLE	○
FOUND DH WITH PK	☆
FOUND PLSS CORNER	▲
SET 1/2" REBAR	○
SET DH WITH PK	☆
SET 5/8" REBAR	○
SET PM	○
ABBREVIATIONS:	
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND FND	FND
CENTERLINE	CL
DRILL HOLE	DH



PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ALL OF LOTS 36 AND 40, THE WEST 20 FEET OF LOT 37 AND THE NORTH 35 FEET OF LOT 41, ALL OF LA GRANGE PLACE RECORDED IN PLAT BOOK 2, PAGE 17, SAID TRACTS ALSO DESCRIBED IN THE WARRANTY DEEDS RECORDED IN BOOK 348, PAGE 47 AND BOOK 5206, PAGE 111, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LA GRANGE PLACE PLAT 2 AS RECORDED IN PLAT BOOK 34, PAGE 38; THENCE ALONG THE WEST LINES OF SAID PLAT FOR THE FOLLOWING THREE (3) CALLS: S08°17'40"W, 120.11 FEET; THENCE S81°57'10"E, 39.92 FEET; THENCE S08°33'50"W, 95.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF LA GRANGE PLACE PLAT 3 AS RECORDED IN PLAT BOOK 40, PAGE 87; THENCE ALONG THE NORTH LINE OF SAID LOT 1, N81°36'40"W, 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF RICHMOND AVENUE; THENCE LEAVING SAID PLAT 3 AND FOLLOWING SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINES OF LOTS 36, 40 AND 41 OF LA GRANGE PLACE, N08°18'50"E, 214.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 36, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ROLLINS STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINES OF SAID LOTS 36 AND 37, S81°42'00"E, 80.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES.

KNOW ALL MEN BY THESE PRESENTS

MISSOURI FARM HOUSE ASSOCIATIONS, INC. A MISSOURI NON-PROFIT CORPORATION, BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

RIGHT-OF-WAY FOR ROLLINS STREET AND RICHMOND AVENUE AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

Kyle Middleton
KYLE MIDDLETON, PRESIDENT

ON THIS 7th DAY OF APRIL IN THE YEAR 2021, BEFORE ME PERSONALLY APPEARED KYLE MIDDLETON, PRESIDENT OF MISSOURI FARM HOUSE ASSOCIATIONS, INC., A MISSOURI NON-PROFIT CORPORATION, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

Timothy J. Devaney
TIMOTHY J. DEVANEY
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 17438442
My Commission Expires 07-18-2021

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
- THIS TRACT LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM PANEL 29019C0280E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- INFORMATIONAL TITLE REPORTS WERE PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO. 2100503 & 2040716.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT DOES NOT CONTAIN ANY REGULATED STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR COLUMBIA QUADRANGLE, MISSOURI - BOONE COUNTY.
- AREAS SHOWN IN SQUARE FEET ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

3/16/2021 8:41 AM P:\202062-000108-Drawings\Survey\202062 - LA GRANGE PLACE PLAT 5.dwg

APPROVED BY CITY OF COLUMBIA PLANNING & ZONING COMMISSION ON THIS 8th DAY OF APRIL 2021.
Sara Loe
SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE _____ ON THIS _____ DAY OF _____ 2021.

BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK

N81°41'10"W 2.50'
RB 1/2 0.04"W
PK IN DH

