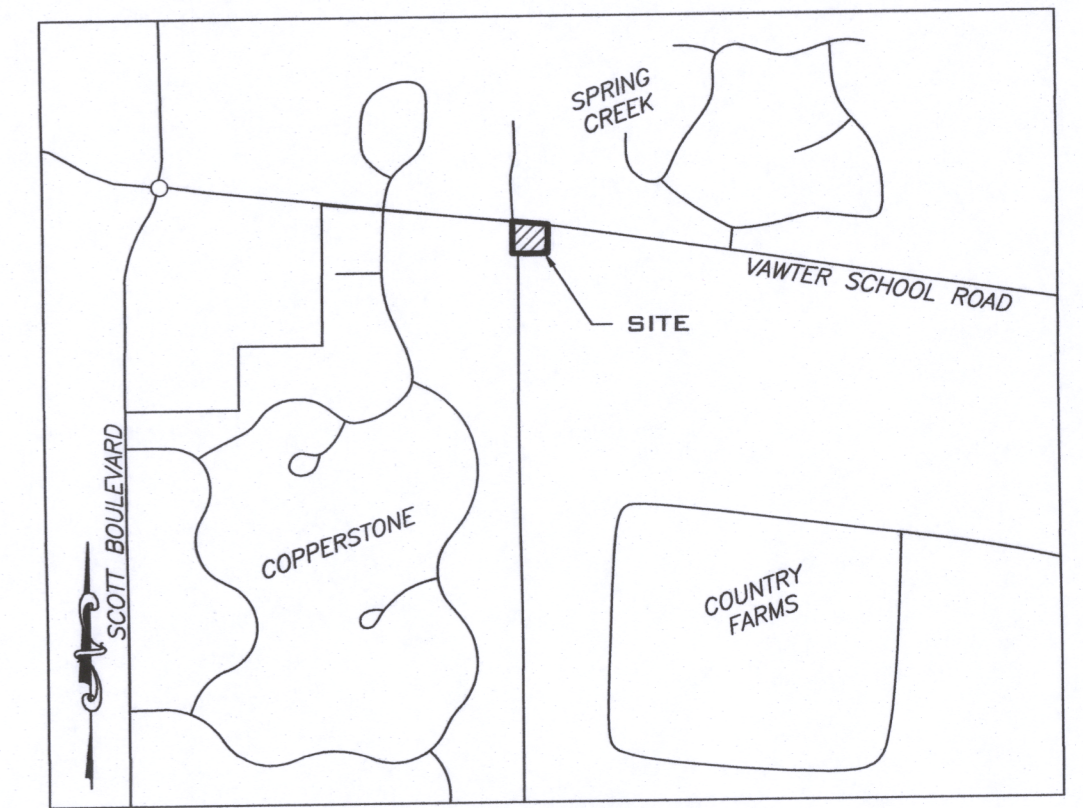


VAWTER SCHOOL PLAT 1

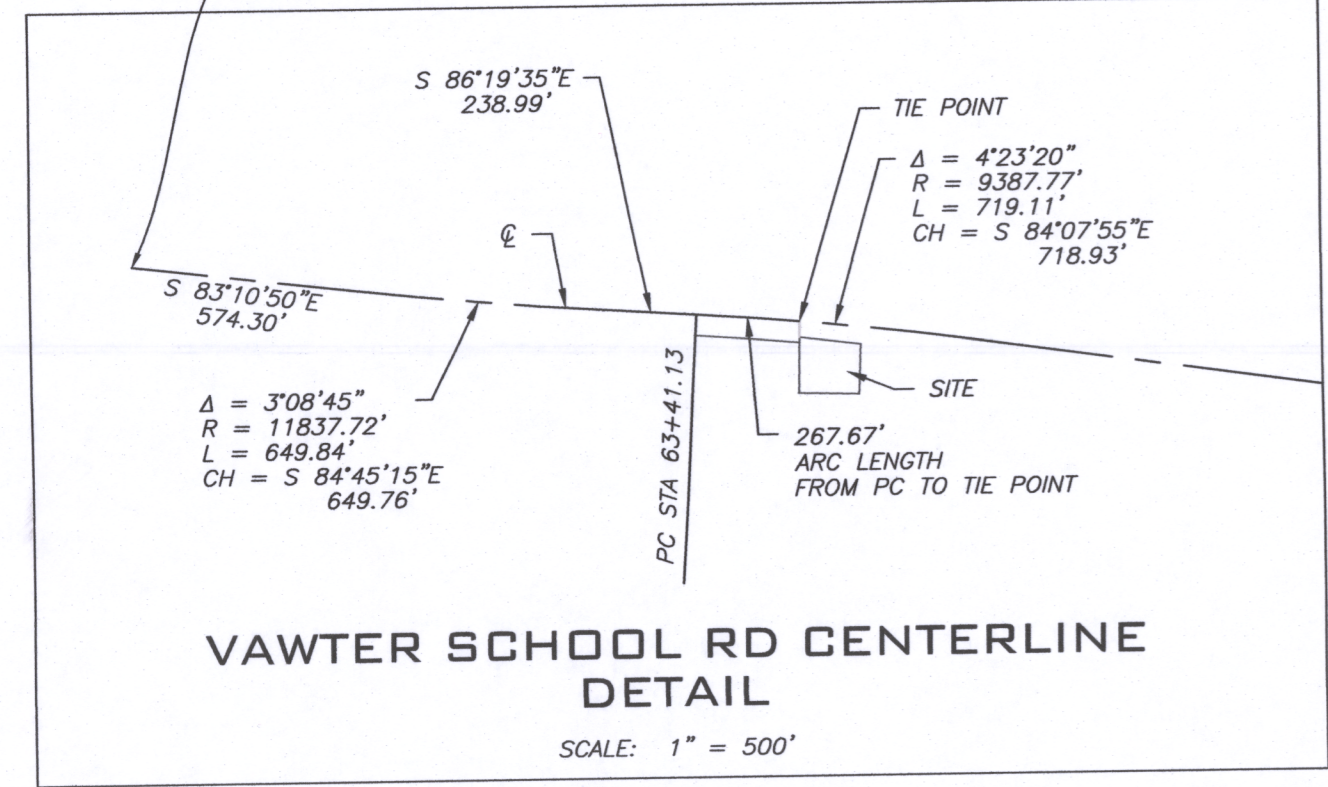
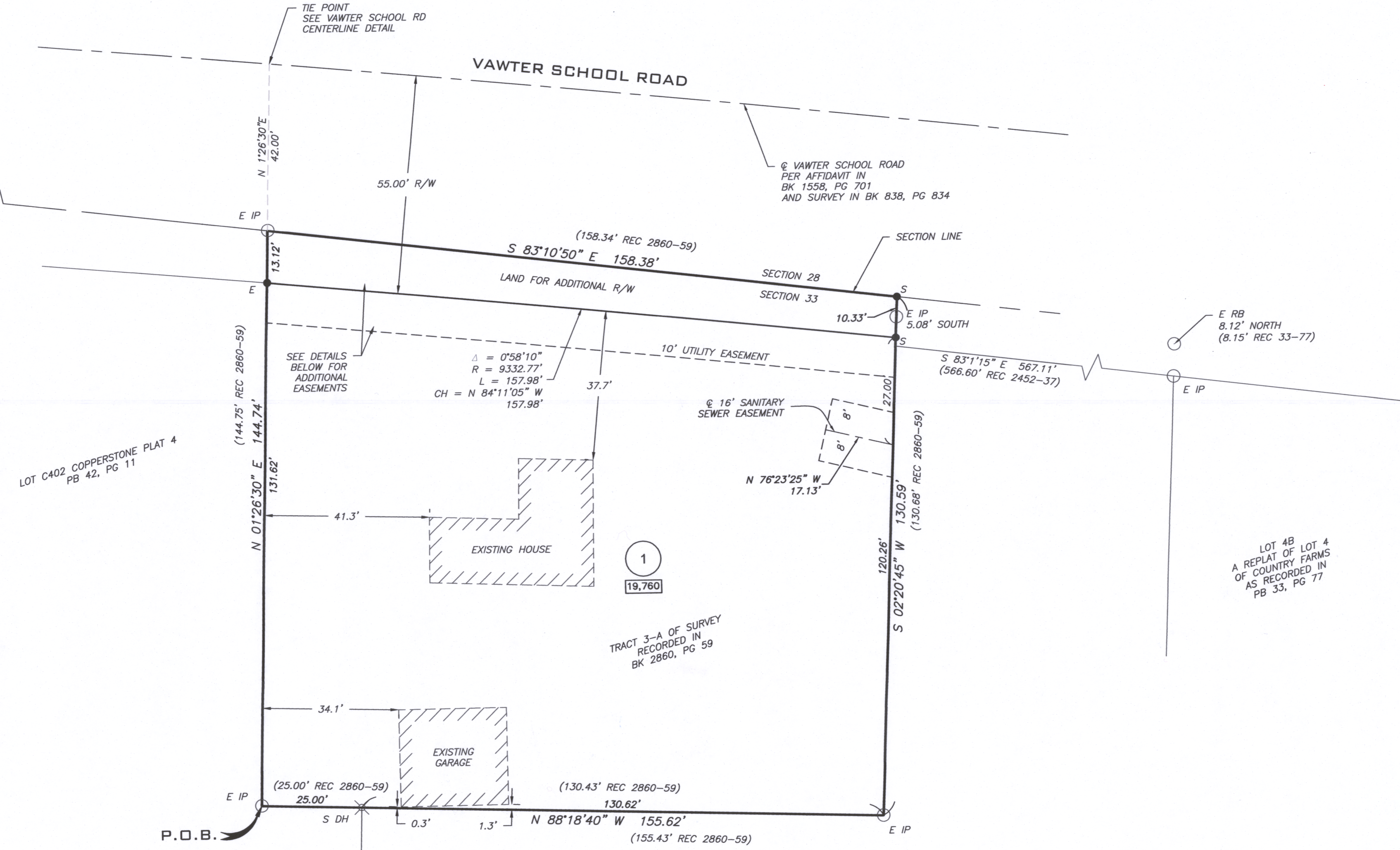
FINAL PLAT
 A MINOR PLAT

SUBMITTED NOVEMBER 2, 2020



LOCATION MAP
 NOT TO SCALE

NORTHWEST CORNER OF SECTION 33, T48N, R13W PER SURVEY IN BK 2860, PG 59 LAND CORNER DOCUMENT NO. 600-28088



NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- TOTAL TRACT AREA = 0.50 ACRES.
- SOURCE DEED RECORDED IN BOOK 4156, PAGE 158.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3 (0)(4). PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0267E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

LEGEND

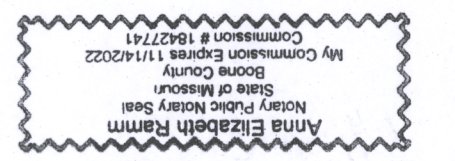
- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- DH (X) DRILL HOLE W/ CHISELED "X"
- IP ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB ○ REBAR
- PM ● PERMANENT MONUMENT
- SQUARE FEET
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- P.O.B. POINT OF BEGINNING

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THE 10th DAY OF December, 2020.
 Sara Loe, Chairperson
 APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2021.
 BRIAN TREECE, Mayor
 ATTEST:
 SHEELA AMIN, City Clerk

KNOW ALL MEN BY THESE PRESENTS

WILLIAM T. MALONE AND MARY JO MALONE, HUSBAND AND WIFE, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE 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.
 ADDITIONAL RIGHT-OF-WAY FOR VAWTER SCHOOL ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.
 IN WITNESS WHEREOF, WILLIAM T. MALONE AND MARY JO MALONE, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED.
 WILLIAM T. MALONE
 MARY JO MALONE
 STATE OF MISSOURI } SS
 COUNTY OF BOONE }
 ON THIS 3rd DAY OF December, IN THE YEAR 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM T. MALONE AND MARY JO MALONE, HUSBAND AND WIFE, 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 LAST WRITTEN ABOVE.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11-14-22



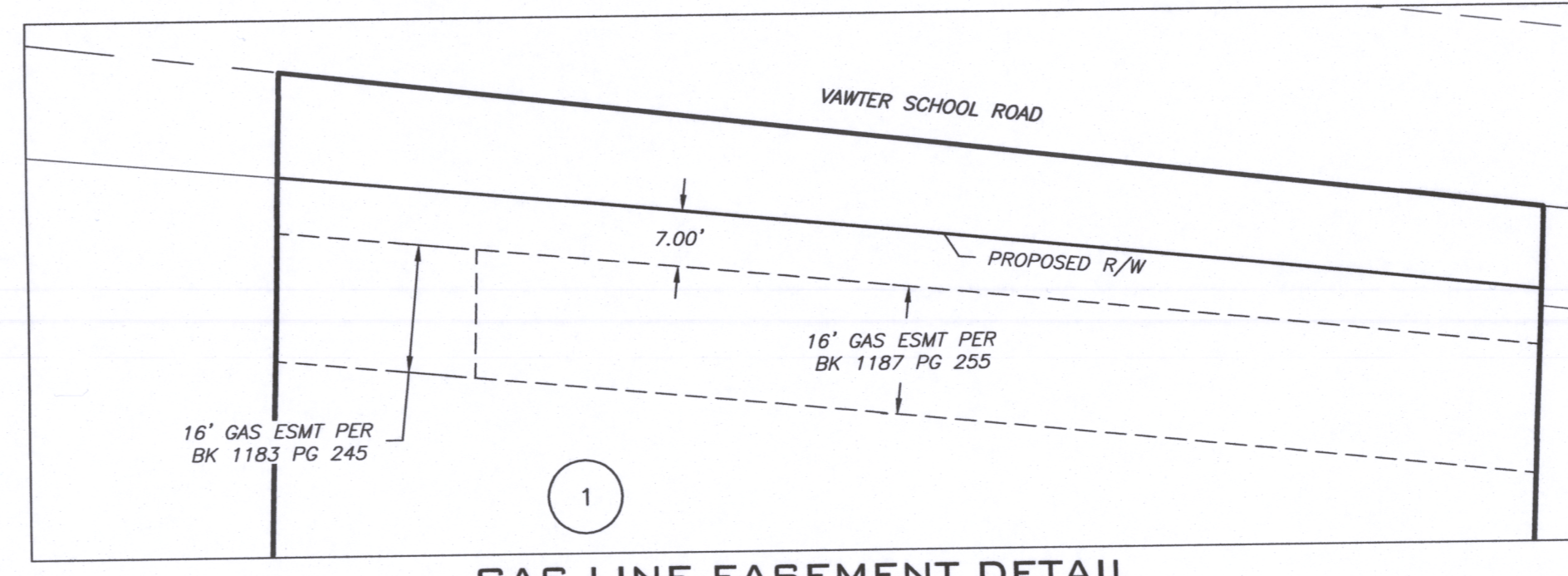
PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AND DESCRIBED AS TRACT 3-A OF THE SURVEY RECORDED IN BOOK 2860, PAGE 59, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 3-A, THENCE ALONG THE BOUNDARY LINES OF SAID TRACT, N 01°26'30"E, 144.74 FEET; THENCE S 83°10'50"E, 158.38 FEET; THENCE S 02°20'45"W, 130.59 FEET; THENCE N 88°18'40"W, 155.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,570 SQUARE FEET.

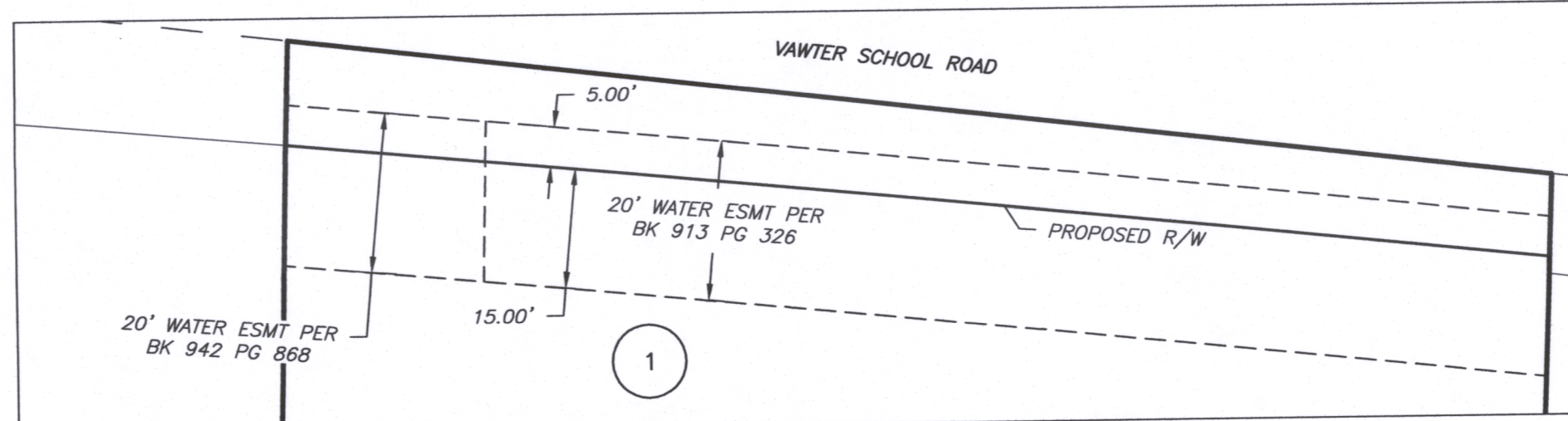
CERTIFICATION

I HEREBY CERTIFY THAT IN OCTOBER 2020, I COMPLETED A SURVEY FOR WILLIAM T. MALONE AND MARY JO MALONE, HUSBAND AND WIFE, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

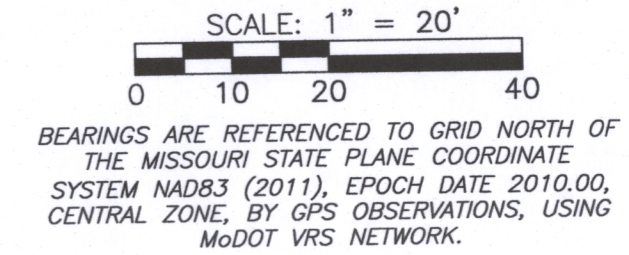
JAY GEBHARDT L.S. 2001001909
 MO LAND SURVEYOR
 DATE: 12/9/2020
A CIVIL GROUP, LLC
 MISSOURI LIMITED LIABILITY COMPANY
 3401 BROADWAY BUSINESS PARK CT
 SUITE 105
 COLUMBIA, MISSOURI 65203
 PH: (673) 817-5750
 MO CERT OF AUTHORITY: 2001006115
VAWTER SCHOOL PLAT 1
 3900 VAWTER SCHOOL RD., COLUMBIA, MISSOURI



GAS LINE EASEMENT DETAIL
 SCALE: 1" = 20'



WATER LINE EASEMENT DETAIL
 SCALE: 1" = 20'



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83 (2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MDOOT VRS NETWORK.

STATE OF MISSOURI } SS
 COUNTY OF BOONE }
 SUBSCRIBED AND AFFIRMED BEFORE ME
 THIS 9th DAY OF December, 2020.
 Kristine M. Vroman
 NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.

