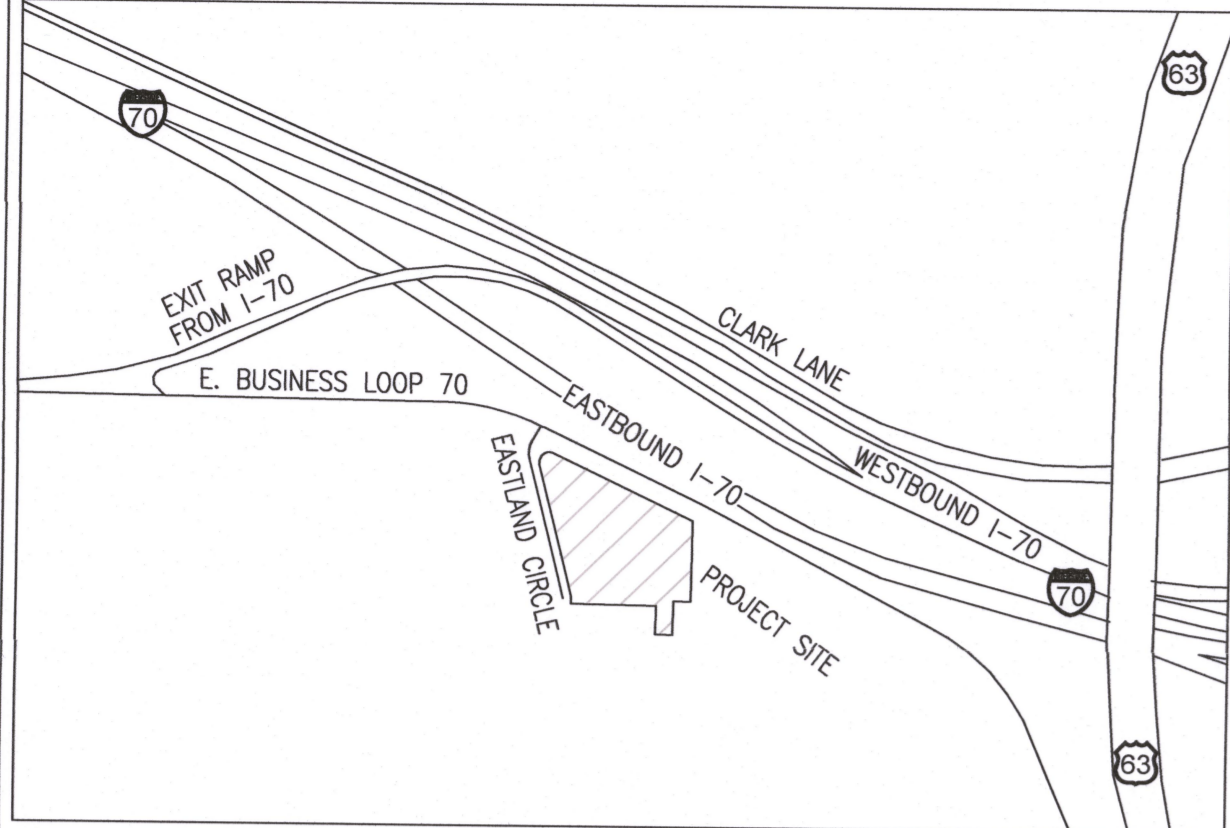


# FINAL PLAT EASTWOOD HILLS, PLAT No. 2

A REPLAT OF PART OF LOTS 15 & 24, ALL OF LOTS 16-21, EASTWOOD HILLS LOCATED  
IN SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MAY 24, 2021



LOCATION MAP  
NOT TO SCALE



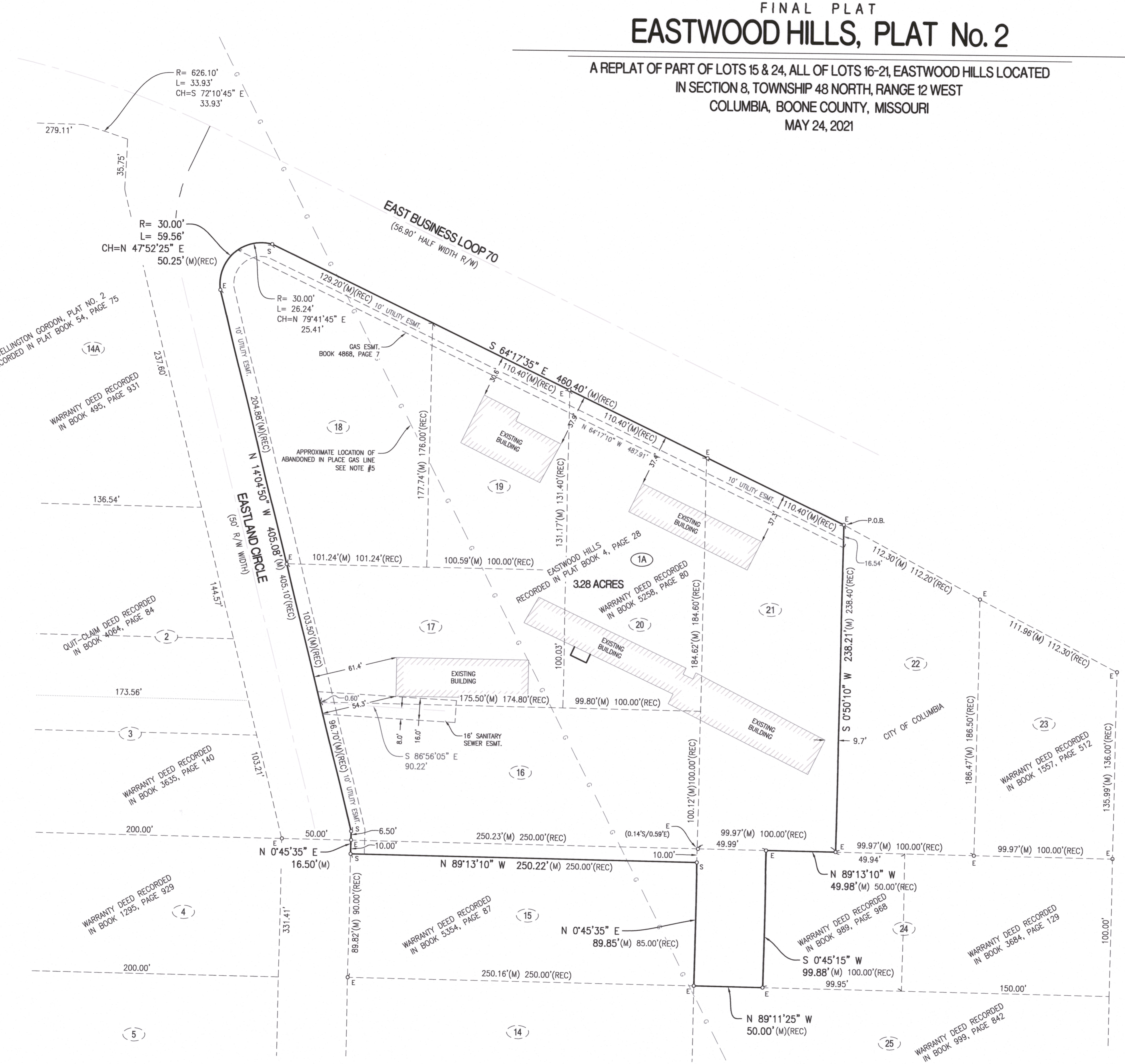
SCALE: 1"=40'  
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**LEGEND:**

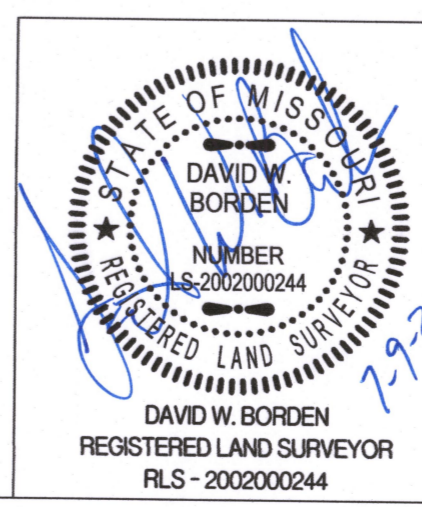
- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH x DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- EXISTING GAS LINE

**NOTES:**

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0283E, 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)(A).
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. THIS TRACT MAY BE SUBJECT TO THE BLANKET GAS LINE EASEMENTS RECORDED IN BOOK 195, PAGE 13 AND BOOK 197, PAGE 75.



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 8<sup>th</sup> DAY OF July, 2021.  
*Sara Loe*  
SARA LOE, CHAIRPERSON



EASTWOOD HILLS, PLAT NO. 2	
A REPLAT OF PART OF LOTS 15 & 24, ALL OF LOTS 16-21, EASTWOOD HILLS LOCATED IN SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	CROCKETT ENGINEERING CONSULTANTS
DATE: 5/24/2021	SCALE: 1" = 40'
PROJECT: 200469	DRAWN BY: DWB
1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN APRIL OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR CJCA DEVELOPMENT, INC., A MISSOURI CORPORATION, OF LOTS 16, 17, 18, 19, 20, 21 AND THE NORTH 10 FEET OF LOT 15 AND THE WEST 50 FEET OF LOT 24; EASTWOOD HILLS RECORDED IN PLAT BOOK 4, PAGE 28 IN SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5258, PAGE 80 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE FOR EAST BUSINESS LOOP 70 AND WITH THE EAST LINE THEREOF; S 0°50'10" W, 238.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID LOT 21, N 89°13'10" W, 49.98 FEET; THENCE LEAVING SAID SOUTH LINE, S 0°45'15" W, 99.88 FEET TO THE SOUTH LINE OF SAID LOT 24; THENCE WITH SAID SOUTH LINE, N 89°11'25" W, 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID LOT 24, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 15, N 0°45'35" E, 89.85 FEET; THENCE LEAVING SAID WEST LINE, N 89°13'10" W, 250.22 FEET TO THE EAST RIGHT OF WAY LINE FOR EASTLAND CIRCLE; THENCE WITH SAID EAST RIGHT OF WAY LINE, N 0°45'35" E, 16.50 FEET; THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE, N 14°04'50" W, 405.08 FEET; THENCE TRANSITIONING FROM THE EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE FOR EAST BUSINESS LOOP 70, 59.56 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 47°52'25" E, 50.25 FEET; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 64°17'35" E, 460.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.28 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

*David W. Borden*  
DAVID W. BORDEN, PLS-200200244  
DATE: 7-9-21

CORPORATE NUMBER: 2000151304  
COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9<sup>th</sup> DAY OF July IN THE YEAR 2021.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667



**KNOW ALL MEN BY THESE PRESENTS:**

THAT CJCA DEVELOPMENT, INC., A MISSOURI CORPORATION IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS NOT OF RECORD SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "EASTWOOD HILLS, PLAT NO. 2"

IN WITNESS WHEREOF, CJCA DEVELOPMENT, INC., A MISSOURI CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND BY ITS SECRETARY, THIS 9<sup>th</sup> DAY OF July, 2021.

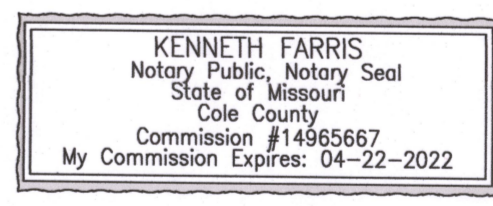
CJCA DEVELOPMENT, INC. A MISSOURI CORPORATION

*Chi Cheung* CHI CHEUNG, PRESIDENT  
*Andrea Cheung* ANDREA CHEUNG, SECRETARY

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 9<sup>th</sup> DAY OF July, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHI CHEUNG, PRESIDENT AND ANDREA CHEUNG, SECRETARY OF THE CJCA DEVELOPMENT, INC., A MISSOURI CORPORATION, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK