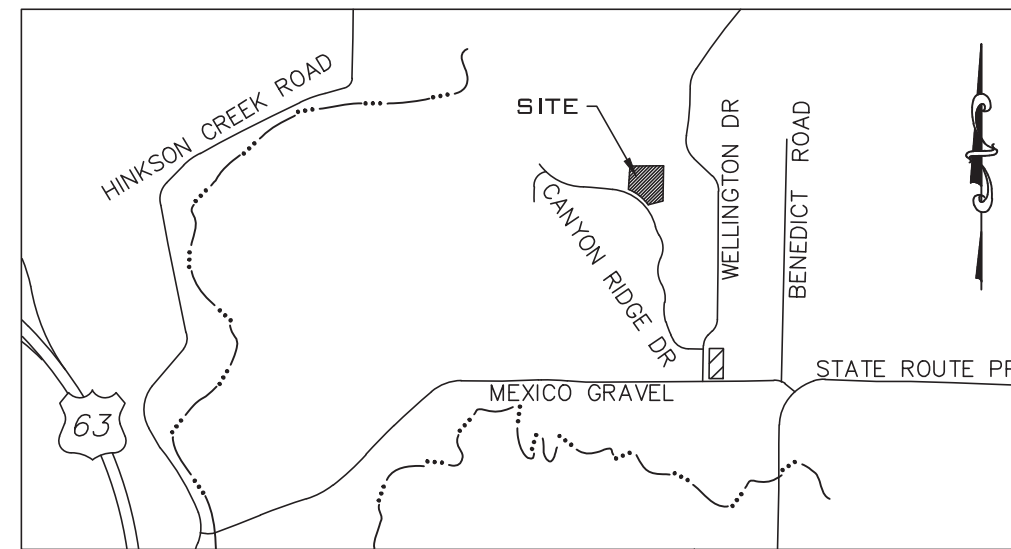


NOTES

1. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
2. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
3. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040 (2) (A).
4. TOTAL AREA = 1.05 ACRES



LOCATION MAP

NOT TO SCALE

WELLINGTON VILLAS PLAT 4

FINAL PLAT
 A REPLAT OF LOTS 214A THROUGH 214C,
 LOTS 215A AND 215C
 OF WELLINGTON VILLAS PLAT 2
 APRIL 26, 2019

KNOW ALL MEN BY THESE PRESENTS

MICHAEL G. BELL AND GLENDA D. BELL, HUSBAND AND WIFE, BEING OWNERS OF LOT 214A, LOT 214B AND 215A AS DESCRIBED BELOW, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
 IN WITNESS WHEREOF, MICHAEL G. BELL AND GLENDA D. BELL HAVE CAUSED THESE PRESENTS TO BE SIGNED.

MICHAEL G. BELL
 GLENDA D. BELL

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2019, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL G. BELL AND GLENDA D. BELL, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

KRISTINE R. VROMAN
 NOTARY PUBLIC
 MY COMMISSION EXPIRES
 DECEMBER 21, 2021

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X SHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN BY FEMA F.I.R.M. PANEL #2901900282E DATED: APRIL 19, 2017

STREAM BUFFER STATEMENT

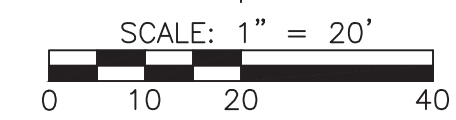
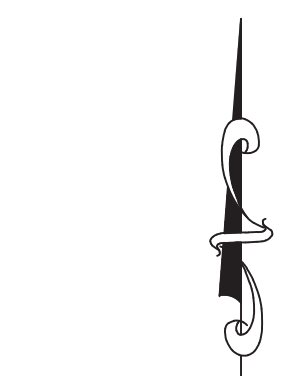
THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES SINCE THIS TRACT WAS SHOWN ON A FINAL PLAT APPROVED PRIOR TO JANUARY 2, 2007.

LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- REC. RECORD
- ⊕ CENTERLINE
- 10,000 SQUARE FEET
- 0.50 ACRES
- - - EXISTING FENCE
- EXISTING STONE
- IP ○ IRON PIPE
- RB ○ REBAR
- C100 CURVE NUMBER

LOT RECONFIGURATION AREAS

- - - PORTION OF LOT 214C AND LOT 215C NOW PART OF LOT 314A (2,061 SQFT)
- - - PORTION OF LOT 215A NOW PART OF LOT 314C AND LOT 315C (2,061 SQFT)



BEARINGS ARE REFERENCED TO WELLINGTON VILLAS PLAT 2 RECORDED IN PLAT BOOK 40, PAGE 91

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2019.

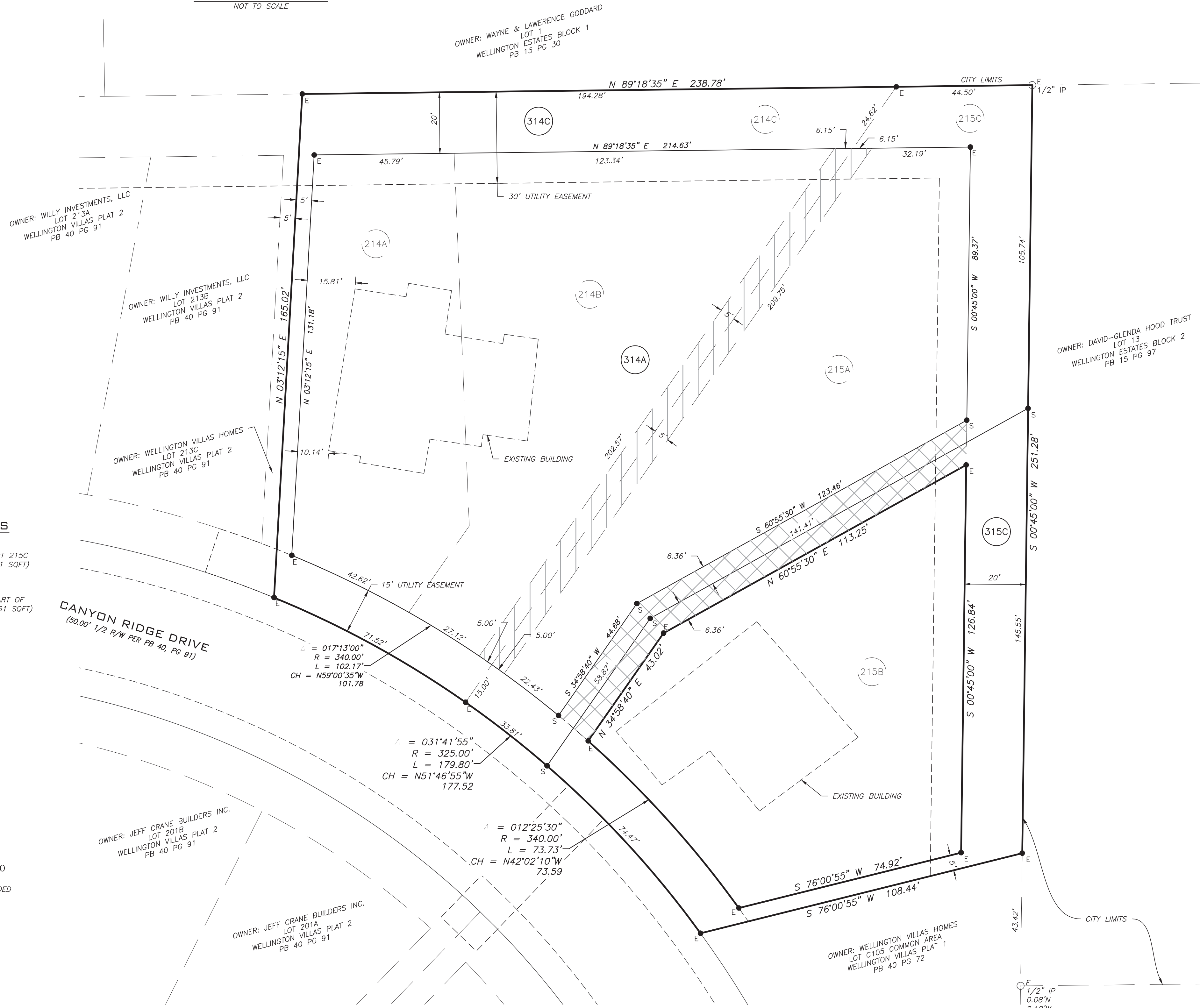
BRIAN TREECE, MAYOR

ATTENT:

SHEELA AMIN, CITY CLERK

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 214A, LOT 214B, LOT 214C, LOT 215A AND LOT 215C OF WELLINGTON VILLAS PLAT 2, A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND RECORDED IN PLAT BOOK 40, PAGE 91 OF THE BOONE COUNTY RECORDS.



WELLINGTON VILLAS HOMES ASSOCIATION, INC., BEING OWNER OF LOT 214C AND LOT 215C AS DESCRIBED BELOW, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WELLINGTON VILLAS HOMES ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED.

WELLINGTON VILLAS HOMES ASSOCIATION, INC.

JEFF CRANE, PRESIDENT

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2019, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFF CRANE, PRESIDENT OF WELLINGTON VILLAS HOMES ASSOCIATION, INC., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT IN BEHALF OF SAID INCORPORATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

KRISTINE N. VROMAN
 NOTARY PUBLIC
 MY COMMISSION EXPIRES
 DECEMBER 21, 2021.

CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH 2019, I COMPLETED A SURVEY FOR MICHAEL AND GLENDA BELL FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
 A CIVIL GROUP
 CORPORATE NUMBER 2001006115

GENERAL NOTES

THE PURPOSE OF THIS REPLAT IS TO COMBINE PORTIONS OF LOT 214C AND LOT 215C WITH LOT 214A, LOT 214B AND PART OF LOT 215A TO FORM LOT 314A. THEN COMBINING THE REMAINING PART OF LOT 215A WITH THE REMAINING PIECES OF LOT 214C AND LOT 215C TO MAKE LOT 314C AND LOT 315C RESPECTIVELY.

JAY GEBHARDT L.S. 2001001909
 MO LAND SURVEYOR

DATE PREPARED: 4-26-2019



A CIVIL GROUP, LLC
 MISSOURI LIMITED LIABILITY COMPANY
 3401 BROADWAY BUSINESS PARK CT
 SUITE 105
 COLUMBIA, MISSOURI 65203
 PH: (573) 817-5750
 MO CERT OF AUTHORITY: 2001006115

A REPLAT SUBDIVISION FINAL PLAT
WELLINGTON VILLAS PLAT 4
 COLUMBIA, MISSOURI

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
 THIS _____ DAY OF _____
 2019.

KRISTINE M. VROMAN
 NOTARY PUBLIC, MY COMMISSION
 EXPIRES DECEMBER 21, 2021.

