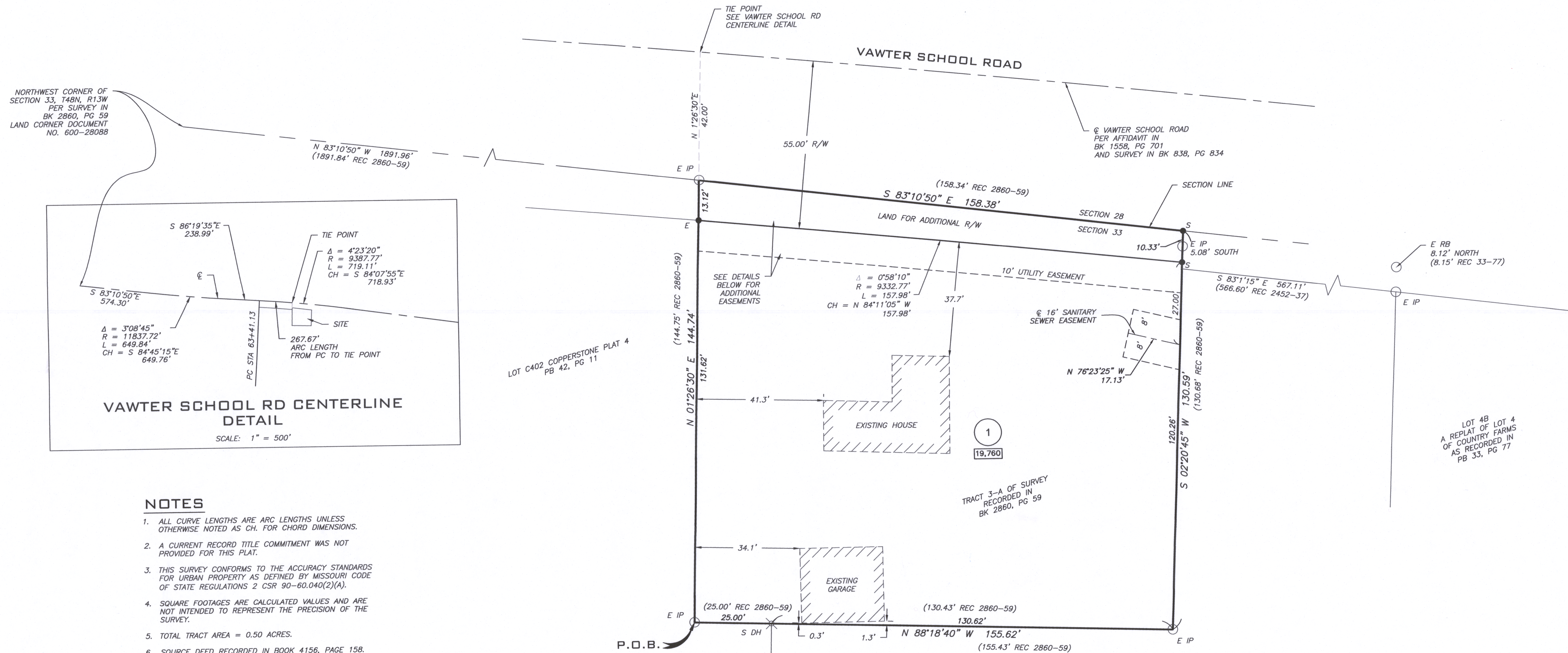


FINAL PLAT
A MINOR PLAT

SUBMITTED NOVEMBER 2, 2020



1. ALL CURVE LENGTHS ARE ARC LENGTHS 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 STANDARD FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
4. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THIS SURVEY.
5. TOTAL TRACT AREA = 0.50 ACRES.
6. SOURCE DEED RECORDED IN BOOK 4156, PAGE 158.

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

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.

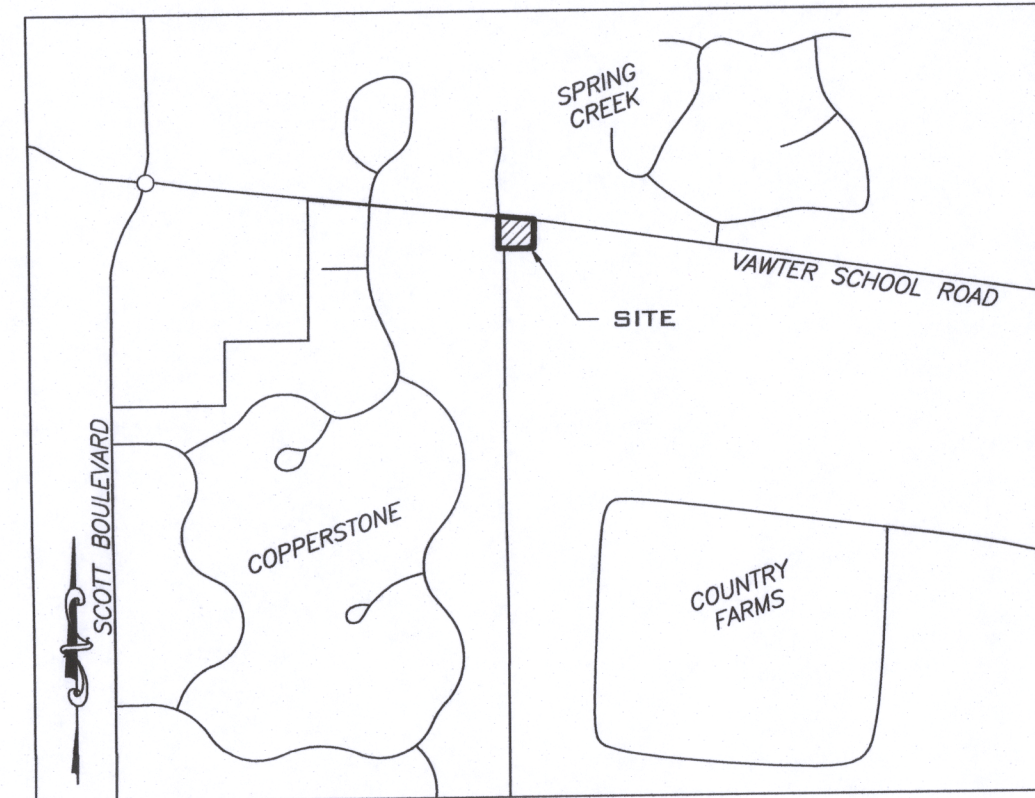
• 1/2" IRON PIPE W/ CAP #2001006115
 E EXISTING
 S SET
 (M) MEASURED
 (REC) RECORD
 OH ⦿ DRILL HOLE W/ CHISELED "X"
 IP ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
 RB ○ REBAR
 PM ● PERMANENT MONUMENT
 ODD SQUARE FEET
 PB PLAT BOOK
 BK BOOK
 PG PAGE
 ESMT EASEMENT
 R/W RIGHT-OF-WAY
 @ CENTERLINE
 .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

SARA LOE, CHAIRPERSON

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



LOCATION MAP
NOT TO SCALE

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

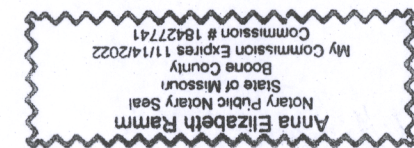
STATE OF MISSOURI } ss
COUNTY OF BOONE }

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

Chris M. Mc
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-14-22



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.

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.

[Signature]

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE: 12/3/2020



A CIVIL GROUP, LLC
MISSOURI LANDLIFT LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: 673 817-5750



MO CERT OF AUTHORITY: 2001006115

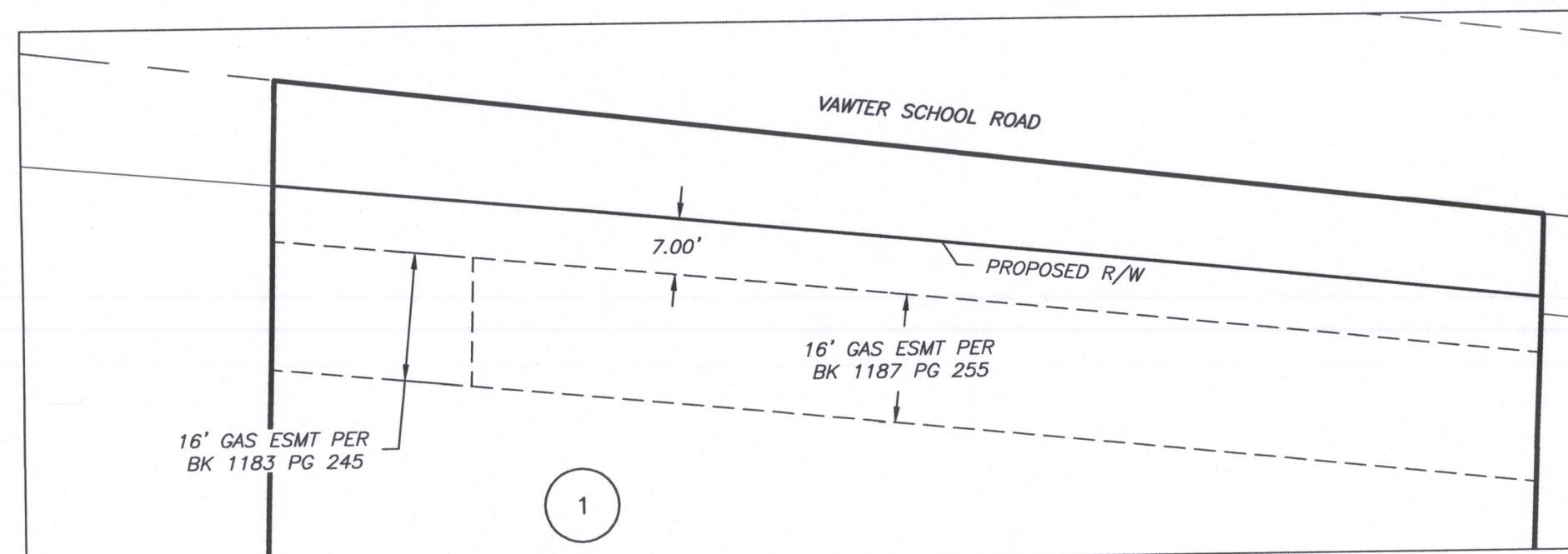
A MINOR PLAT
VAWTER PLAT 1
3900 VAWTER SCHOOL RD., COLUMBIA, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 3rd DAY OF December,
2020.

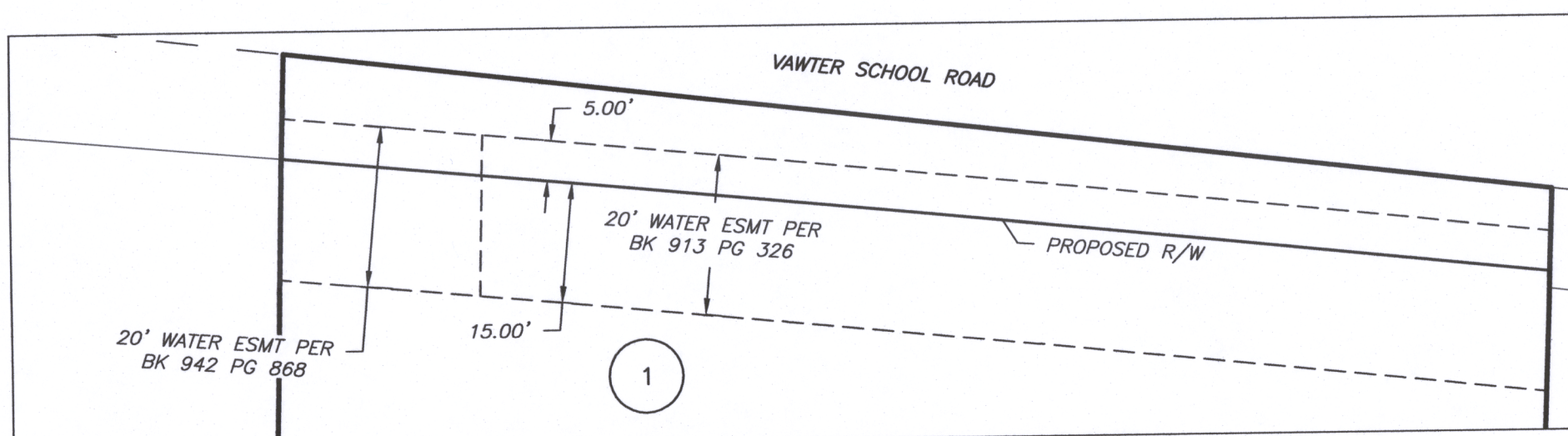
Kristine M. Vroman
KRISTINE M. VROMAN

NOTARY PUBLIC, MY COMMISSION
EXPIRES DECEMBER 21, 2021.



GAS LINE EASEMENT DETAIL

SCALE: 1" = 20'



WATER LINE EASEMENT DETAIL

SCALE: 1" = 20'

SCALE: 1" = 20'



0 10 20 40

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 MODOT VRS NETWORK.