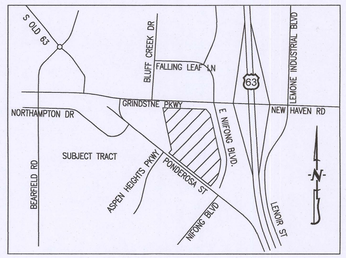
FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS



LOCATION MAP
NOT TO SCALE

SCALE: 1"=80'
0 40 80 160

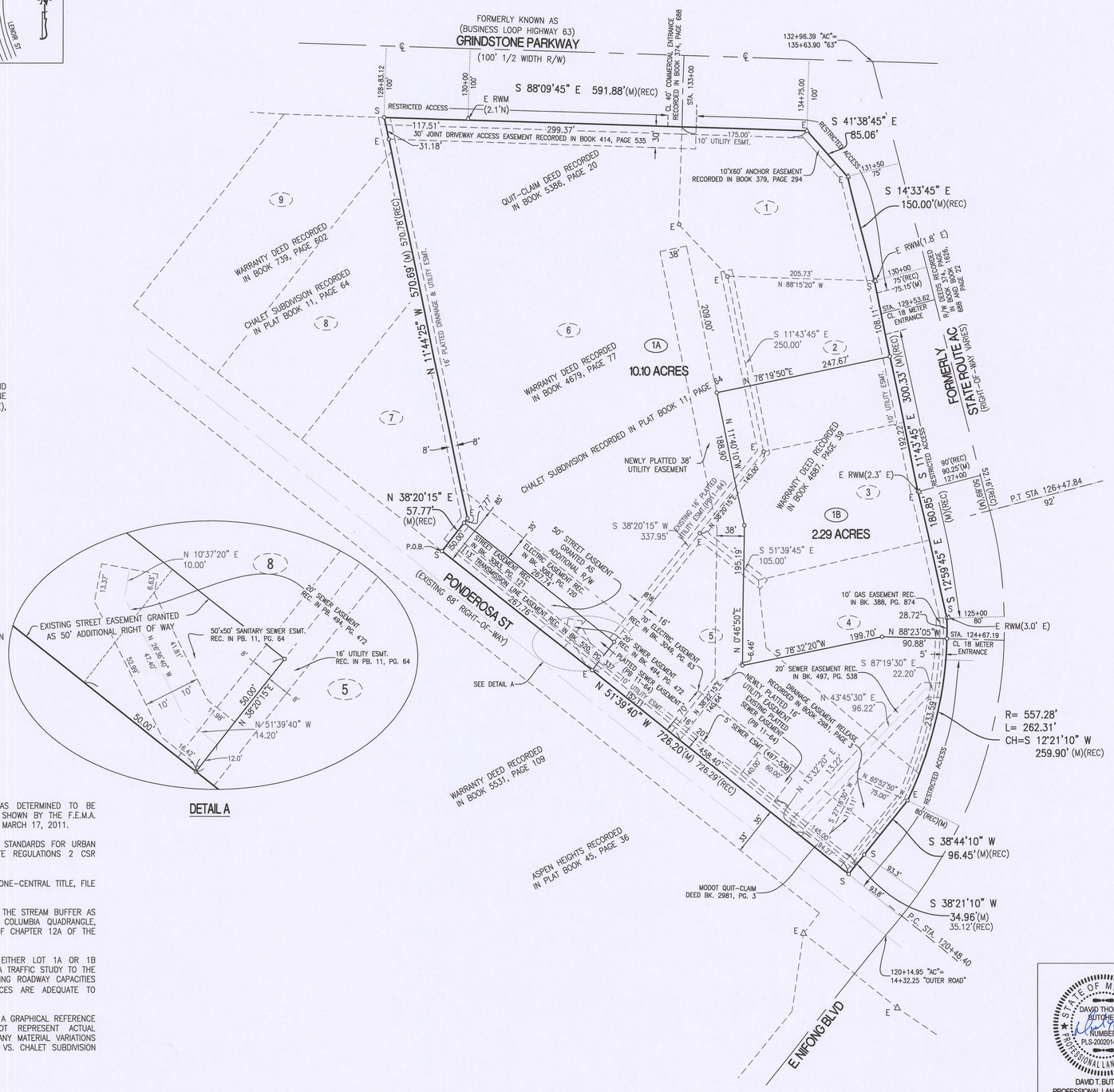
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- Δ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- RWM RIGHT-OF-WAY MARKER
- CENTER LINE OF ROAD
- R= RADIUS OF CURVE
- L= ARC LENGTH
- CH= CHORD DISTANCE AND DIRECTION

FINAL PLAT
CHALET SUBDIVISION, PLAT No. 1-A

A REPLAT SUBDIVISION LOCATED IN THE SOUTHWEST OF QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI JANUARY 31, 2022



NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29000019C0295D, DATED: MARCH 17, 2011.
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. RECORD TITLE INFORMATION PROVIDED BY BOONE-CENTRAL TITLE, FILE NUMBER 2100149, DATED JANUARY 12, 2021.
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. NO DEVELOPMENT SHALL TAKE PLACE ON EITHER LOT 1A OR 1B WITHOUT THE SUBMITTAL AND APPROVAL OF A TRAFFIC STUDY TO THE CITY OF COLUMBIA, THAT ILLUSTRATES EXISTING ROADWAY CAPACITIES AND EXISTING AND/OR PROPOSED ENTRANCES ARE ADEQUATE TO SERVE THE PROPOSED USES FOR EACH LOT.
6. HIGHWAY STATIONING SHOWN IS PROVIDED AS A GRAPHICAL REFERENCE TO MODOT DESIGN PLANS AND DO NOT REPRESENT ACTUAL MEASUREMENTS BETWEEN MONUMENTS. SEE ANY MATERIAL VARIATIONS IN OFFSETS FROM RETRACING MODOT PLANS VS. CHALET SUBDIVISION RECORDED IN PLAT BOOK 11, PAGE 6.

JOB#150529

CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY OF 2022, I COMPLETED A REPLAT FOR SOUTHSIDE VENTURES, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST HALF OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 1,2,3,4,5 AND 6 OF THE CHALET SUBDIVISION RECORDED IN PLAT BOOK 11, PAGE 64 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4679, PAGE 77, BOOK 4687, PAGE 39 AND THE QUIT-CLAIM DEED RECORDED IN BOOK 5386, PAGE 20 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6 SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PONDEROSA STREET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH THE WEST LINES OF SAID LOT 6, N 38°20'15"E, 57.77 FEET; THENCE N 11°44'25"W, 570.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF GRINDSTONE PARKWAY; THENCE LEAVING SAID WEST LINE AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S 88°09'45"E, 591.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "AC"; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH SAID WESTERLY RIGHT-OF-WAY LINE S 41°38'45"E, 85.06 FEET; THENCE S 14°33'45"E, 150.00 FEET; THENCE S 11°43'45"E, 300.33 FEET; THENCE S 12°59'45"E, 180.85 FEET; THENCE 262.31 FEET ALONG A 557.28-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAD CURVE HAVING A CHORD, S 12°21'10"W, 259.90 FEET; THENCE S 38°44'10"W, 96.45 FEET; THENCE S 38°21'10"W, 34.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PONDEROSA STREET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND WITH SAID NORTHERLY RIGHT-OF-WAY, LINE N 51°39'40"W, 726.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.68 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

CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095
4/19/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF April, IN THE YEAR 2022.

KENNETH FARRIS — NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667
My Commission Expires: 04-22-2022

KNOW ALL MEN BY THESE PRESENTS:

THAT SOUTHSIDE VENTURES, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "CHALET SUBDIVISION, PLAT NO. 1-A"

IN WITNESS WHEREOF, SOUTHSIDE VENTURES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS 19th DAY OF April, 2022.

SOUTHSIDE VENTURES, LLC.

ROBERT HILL, MEMBER, GENERAL MANAGING PARTNER

GREG LOGSDON, MEMBER, GENERAL MANAGING PARTNER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 19th DAY OF April, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT HILL, (MEMBER, GENERAL MANAGING PARTNER) AND GREG LOGSDON, (MEMBER, GENERAL MANAGING PARTNER), OF SOUTHSIDE VENTURES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

KENNETH FARRIS — NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667
My Commission Expires: 04-22-2022

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #_____,
ON THE _____ DAY OF _____, 2022.

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR
7/12/22

DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS - 2002014095

CHALET SUBDIVISION , PLAT NO. 1-A		
A REPLAT SUBDIVISION SW QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI		
CORPORATE NUMBER: 2000151304		CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 1/27/2022	SCALE: 1" = 80'	
PROJECT: 150529	DRAWN BY: DTB/EWD	

FINAL PLAT, CHALET SUBDIVISION, PLAT 1-A