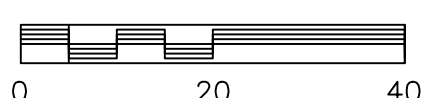
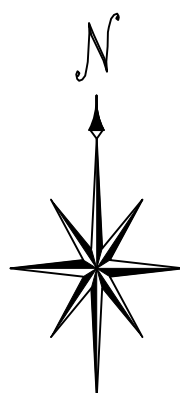


LOCATION MAP
 Not To Scale



SCALE: 1"=20'

- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - PM PERMANENT MONUMENT
 - 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
 - + DRILL HOLE OR CHISEL +
 - △ RIGHT OF WAY MARKER
 - STONE MONUMENT
 - CORNER POST
 - FENCE LINE
 - (91/387) BK/PG OF RECORD PLAT/SURVEY
 - M MEASURED DISTANCE
 - R RECORD DISTANCE
 - OHE OVERHEAD ELECTRIC
 - G GAS LINE
 - S SEWER LINE
 - ST STORM SEWER LINE
 - LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #2900340280E, DATED APRIL 19, 2017.

GENERAL NOTES:

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE MISSOURI CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY APRIL, 2022

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.

NO DIFFERENTIATION BETWEEN RECORD AND MEASURED DISTANCES WERE OBSERVED UNLESS NOTED/SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENTS

HINKSON AVENUE PROPERTIES LLC., SOLE OWNERS OF THE BELOW DESCRIBED LOTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF TYPES AND AT THE LOCATIONS AS SHOWN, ARE DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT OF WAY FOR HINKSON AVENUE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

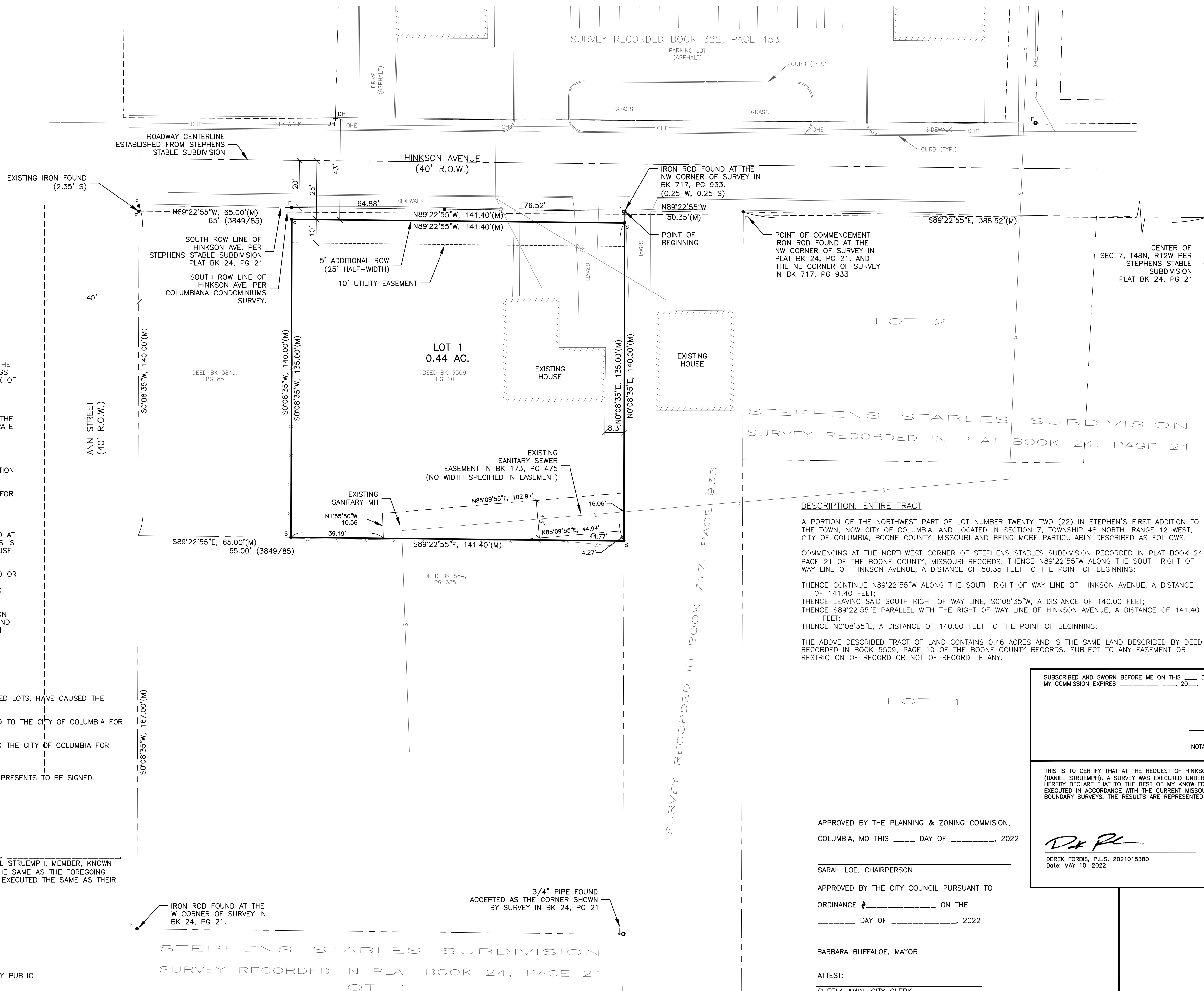
IN WITNESS WHEREOF, DANIEL STRUEMPH, (MEMBER), HAVE CAUSED THESE PRESENTS TO BE SIGNED.

DANIEL STRUEMPH, MEMBER

STATE OF MISSOURI
 COUNTY OF BOONE

ON THIS ____ DAY OF _____, IN THE YEAR 2022, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DANIEL STRUEMPH, MEMBER, KNOWN TO ME TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE SAME AS THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.
 MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC



DESCRIPTION: ENTIRE TRACT

A PORTION OF THE NORTHWEST PART OF LOT NUMBER TWENTY-TWO (22) IN STEPHEN'S FIRST ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, AND LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF STEPHENS STABLES SUBDIVISION RECORDED IN PLAT BOOK 24, PAGE 21 OF THE BOONE COUNTY, MISSOURI RECORDS; THENCE N89°22'55"W ALONG THE SOUTH RIGHT OF WAY LINE OF HINKSON AVENUE, A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N89°22'55"W ALONG THE SOUTH RIGHT OF WAY LINE OF HINKSON AVENUE, A DISTANCE OF 141.40 FEET;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S0°08'35"W, A DISTANCE OF 140.00 FEET;

THENCE S89°22'55"E PARALLEL WITH THE RIGHT OF WAY LINE OF HINKSON AVENUE, A DISTANCE OF 141.40 FEET;

THENCE N0°08'35"E, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.46 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 5509, PAGE 10 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.



401 S. Cleveland St.
 Fayette, MO 65248
 Phone (660) 728-5028
 Missouri Commission # 2014035993
 Steven R. Proctor P.L.S. # 2000148666
 Derek Forbis P.L.S. # 2021015380

1706 HINKSON AVENUE
 Columbia, Boone County, MO

Plotted: 4/29/2022

SHT. 1 OF 01

SUBSCRIBED AND SWORN BEFORE ME ON THIS ____ DAY OF _____, 2022
 MY COMMISSION EXPIRES _____, 20____.

 NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF HINKSON AVENUE PROPERTIES LLC (DANIEL STRUEMPH), A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.



APPROVED BY THE PLANNING & ZONING COMMISSION,
 COLUMBIA, MO THIS ____ DAY OF _____, 2022

 SARAH LOE, CHAIRPERSON

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

 BARBARA BUFFALO, MAYOR

ATTEST:
 SHEELA AMIN, CITY CLERK