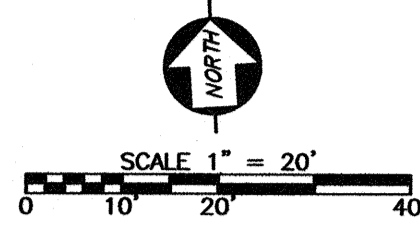
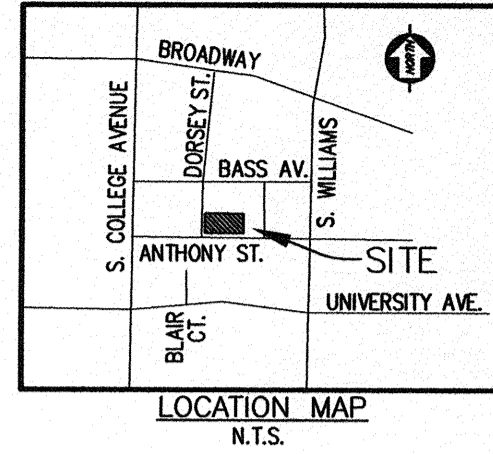


ANTHONY'S ADDITION PLAT 2

A REPLAT OF LOTS 19, 20 & 21,
ANTHONY'S ADDITION TO COLUMBIA, MISSOURI
SEPTEMBER 12, 2016



- LEGEND**
- REBAR
 - IRON PIPE
 - E EXISTING
 - S SET
 - ⑦⑤ LOT NUMBER
 - DH SET DRILL HOLE IN CONCRETE
 - X- FENCE LINE

A REPLAT OF LOTS 19, 20 AND 21 OF ANTHONY'S ADDITION TO COLUMBIA, MISSOURI, DESCRIBED BY A TRUSTEE'S DEED RECORDED IN BOOK 2648, PAGE 90 AND SHOWN BY A SUBDIVISION PLAT RECORDED IN BOOK 80, PAGE 14, BOTH OF THE BOONE COUNTY RECORDS, CONTAINING 0.97 ACRE.

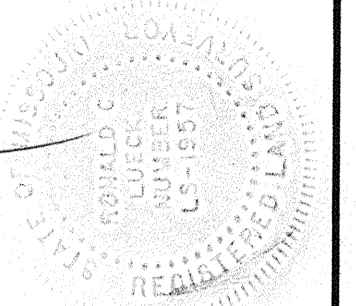
I THEN REPLATED THESE THREE LOTS INTO A SINGLE LOT 23, PER CITY OF COLUMBIA SUBDIVISION REGULATIONS CHAPTER 25, SECTION 28(a), HAVING 0.91 ACRE (39,639 SQUARE FEET), AND THE ADDITIONAL ANTHONY STREET, DORSEY STREET AND ALLEY RIGHTS-OF-WAY (2,476 SQUARE FEET).

THE RESULTS OF THE SURVEY OF THIS URBAN PROPERTY, MADE FOR HINSHAW FAMILY PARTNERSHIP, L.P., AND EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ARE SHOWN ON THIS PLAT.

ON THIS DATE, THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 29019C0280D, DATED MARCH 17, 2011, WAS REVIEWED. THE REVIEW SHOWED THAT THE ABOVE DESCRIBED LOT 23 OF ANTHONY'S ADDITION PLAT 2 IS NOT CONTAINED IN ANY DESIGNATED FLOOD HAZARD AREA.

LUECK SURVEYING

by: *Ronald G. Lueck*
Ronald G. Lueck
Professional Land Surveyor
LS #1957



Subscribed and sworn to before me, a notary public in and for Boone County, Missouri, this

October 10, 2016

10 day of OCTOBER, 2016.

My commission expires June 16, 2017.

Larry E. Bishop
Larry E. Bishop
Notary Public



LARRY E. BISHOP
My Commission Expires
June 16, 2017
Boone County
Commission #13463161

KNOW ALL MEN BY THESE PRESENTS:

THAT HINSHAW FAMILY PARTNERSHIP, L.P., THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS PLAT. THE STREET AND ALLEY RIGHTS-OF-WAY, CONTAINING 2,476 SQUARE FEET, AND THE UTILITY EASEMENT, LOCATIONS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

HINSHAW FAMILY PARTNERSHIP, L.P.

Paul A. Hinshaw
PAUL A. HINSHAW, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 10TH DAY OF OCTOBER, 2016, BEFORE ME APPEARED PAUL A. HINSHAW, MANAGING MEMBER, TO ME PERSONALLY KNOWN WHO BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER AS STATED OF THE HINSHAW FAMILY PARTNERSHIP, L.P., AND THAT THIS INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID L.P. AND SAID PAUL A. HINSHAW ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Subscribed and sworn to before me, a notary public in and for Boone County, Missouri, this

10TH day of OCTOBER, 2016.

My commission expires June 16, 2017.

Larry E. Bishop
Larry E. Bishop
Notary Public



LARRY E. BISHOP
My Commission Expires
June 16, 2017
Boone County
Commission #13453161

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY

OF COLUMBIA, MISSOURI, THIS 6th DAY OF October, 2016.

Sara Loe
RUSTY STRODRMAN Sara Loe
CHAIRMAN Vice Chair

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,

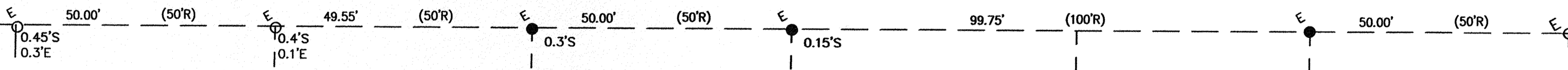
THIS _____ DAY OF _____, 2016.

BRIAN TREECE,
MAYOR

SHEELA AMIN
CITY CLERK

ANTHONY STREET (40' R/W)

N 89°40'30" E



NOTES:

- 1) THE PURPOSE OF THIS REPLAT IS TO CREATE A SINGLE LOT IN R-3 ZONING AND TO BE COMPLIANT WITH CURRENT SUBDIVISION AND ZONING REQUIREMENTS PER CITY OF COLUMBIA SUBDIVISION REGULATIONS CHAPTER 25, SECTION 28(a).
- 2) STREAMS, DESIGNATED AS TYPE I, II OR III BY THE CITY OF COLUMBIA CODE OF ORDINANCES, CHAPTER 12A-233, DO NOT EXIST ON OR WITHIN 1500 FEET OF THIS TRACT AS DESCRIBED HEREON PER THE USC&GS QUADRANGLE MAP TITLED COLUMBIA, MO. THEREFORE, NO STREAM BUFFER IS REQUIRED.
- 3) THE MEDIAN SETBACK OF THE FIVE HOUSES, LOCATED ON THE NORTH SIDE OF ANTHONY STREET BETWEEN DORSEY AND SHOCKLEY STREETS, FROM THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF ANTHONY STREET (40' R/W) WAS FOUND TO BE 32.0 FEET. WITH THE ADDITIONAL 5 FEET OF RIGHT-OF-WAY DEDICATED BY THIS REPLAT, THE MEDIAN BUILDING LINE FOR NEW LOT 23 IS NOW SET AS 27.0 FEET ALONG ANTHONY STREET.