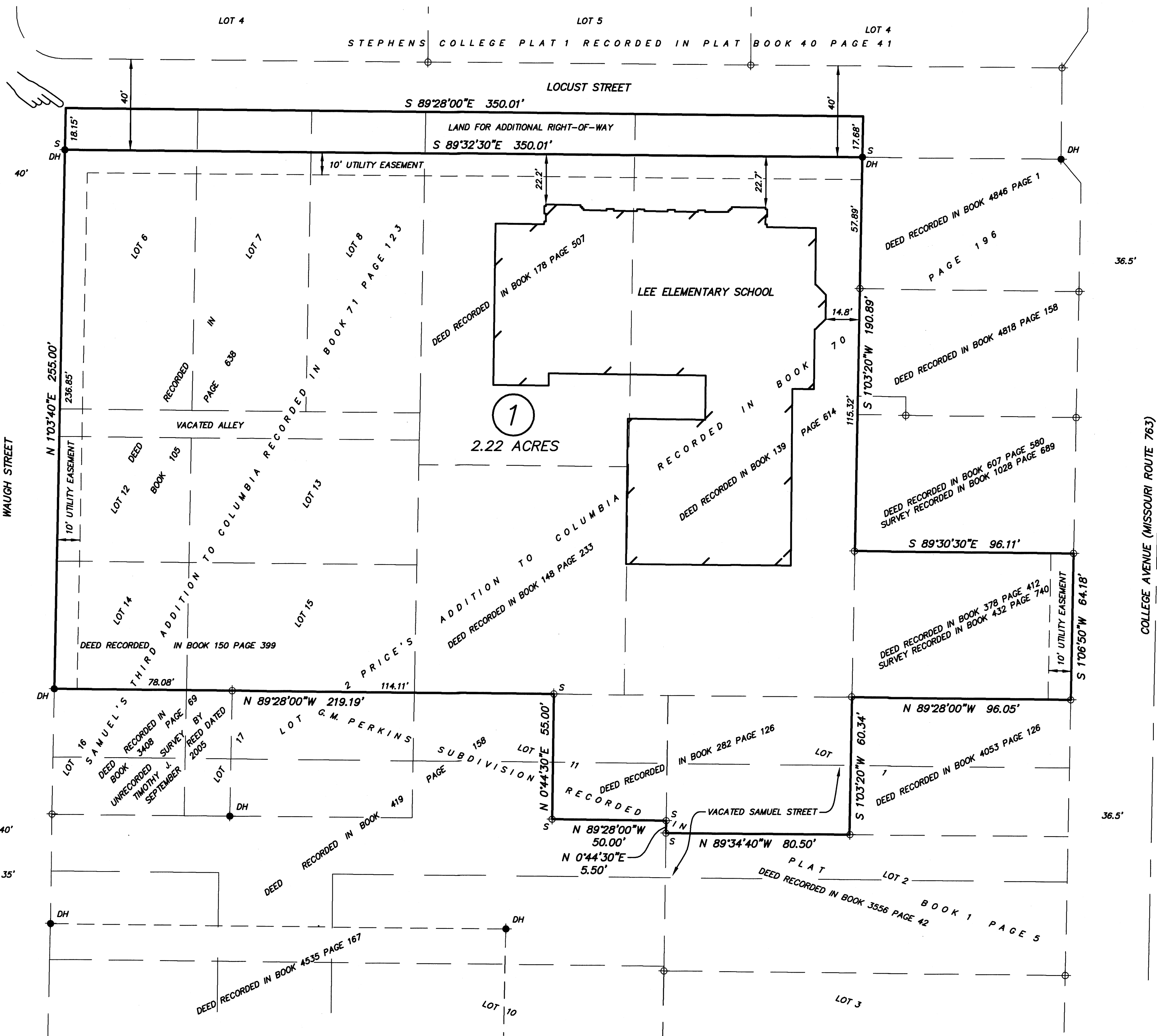
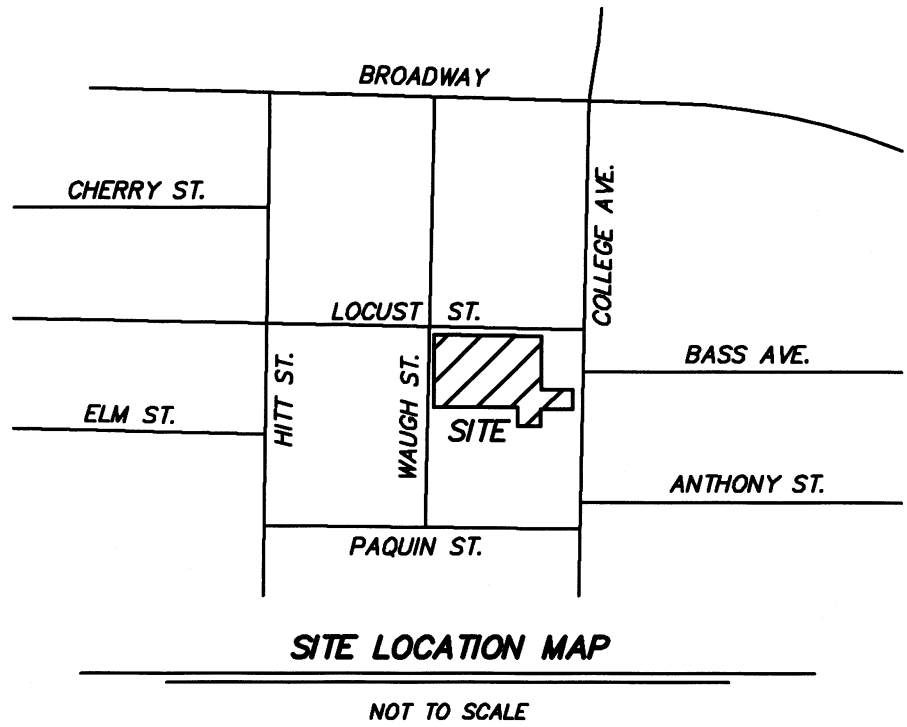


CPS WAUGH - LOCUST SUBDIVISION

MINOR SUBDIVISION PLAT

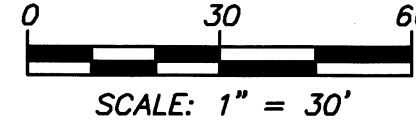
MARCH 13, 2018



BEARINGS ARE REFERENCED TO MISSOURI
STATE PLANE COORDINATE SYSTEM (NAD 83)
GRID NORTH

MONUMENT LEGEND

IRON
DRILL HOLE
ALL MONUMENTS ARE FOUND
UNLESS SHOWN (S) SET



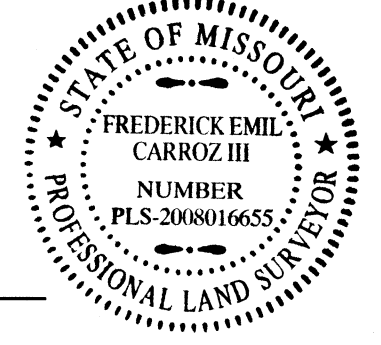
A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 18 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 6, 7, 8, 12, 13, 14, 15 AND THE VACATED ALLEY ADJACENT TO LOTS 6, 7, 8, 12, 13 OF SAMUEL'S THIRD ADDITION, RECORDED IN BOOK 71 PAGE 123, AND PART OF LOTS 1 AND 11 OF G.M. PERKINS' SUBDIVISION RECORDED IN BOOK 1 PAGE 5, AND PART OF LOT 2 OF PRICE'S ADDITION RECORDED IN BOOK 70 PAGE 196, ALSO BEING THE TRACTS DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 105 PAGE 638, BOOK 150 PAGE 399, BOOK 178 PAGE 507, BOOK 148 PAGE 233, BOOK 139 PAGE 614, BOOK 378 PAGE 412, AND BOOK 282 PAGE 126, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6 OF SAMUEL'S THIRD ADDITION, THENCE ALONG THE NORTHERLY LINE OF SAMUEL'S THIRD ADDITION AND THE LINES OF THE DEEDS RECORDED IN BOOK 178 PAGE 507 AND BOOK 139 PAGE 614, S 89°28'00"E 350.01 FEET; THENCE S 1°03'20"W 190.89 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY SURVEY RECORDED IN BOOK 432 PAGE 740; THENCE ALONG THE LINES OF SAID TRACT S 89°30'30"E 96.11 FEET; THENCE S 1°06'50"W 64.18 FEET; THENCE N 89°28'00"W 96.05 FEET TO THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY DEED RECORDED IN BOOK 282 PAGE 126; THENCE ALONG THE LINES OF SAID TRACT, S 1°03'20"W 60.34 FEET; THENCE N 89°34'40"W 80.50 FEET; THENCE N 0°44'30"E 5.50 FEET; THENCE N 89°28'00"W 50.00 FEET; THENCE N 0°44'30"E 55.00 FEET TO THE SOUTHERLY LINE OF THE TRACT DESCRIBED BY DEED RECORDED IN BOOK 148 PAGE 233; THENCE ALONG SAID LINE AND THE SOUTHERLY LINE OF LOTS 14 AND 15 OF SAMUEL'S THIRD ADDITION RECORDED IN BOOK 71 PAGE 123, N 89°28'00"W 219.19 FEET; TO THE EASTERLY RIGHT-OF-WAY LINE OF WAUGH STREET; THENCE ALONG SAID LINE, N 1°03'40"E 255.00 FEET TO THE BEGINNING AND CONTAINING 2.36 ACRES.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655



CPS WAUGH-LOCUST SUBDIVISION
NW 1/4 SEC 18-48-12
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 16th DAY OF MARCH, 2018 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
IN TESTIMONY 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.
MY TERM EXPIRES DECEMBER 6, 2019.

JOSHUA D. LEHMEN, NOTARY PUBLIC

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2018, BEFORE ME APPEARED _____ PERSONALLY KNOWN TO ME, WHO BEING BY ME DULY SWORN, DID SAY THAT _____ IS THE PRESIDENT OF THE BOARD OF EDUCATION OF THE COLUMBIA SCHOOL DISTRICT NO. 93 AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF THE COLUMBIA SCHOOL DISTRICT NO. 93 BY AUTHORITY OF ITS SCHOOL BOARD AND THAT _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE COLUMBIA SCHOOL DISTRICT NO. 93 AND THAT IT WAS EXECUTED FOR THE CONSIDERATION STATED THEREIN AND NO OTHER.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR WRITTEN ABOVE.
MY COMMISSION EXPIRES _____

BY: _____, PRESIDENT, BOARD OF EDUCATION

_____, NOTARY PUBLIC

- NOTES:
1. THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C0280E, DATED APRIL 19, 2017.
 2. THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USSS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON _____

RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE
_____ ON THE _____ DAY OF _____, 2018.

BRIAN TREECE, MAYOR

ATTEST: _____
SHEELA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS:
THAT WE, THE COLUMBIA SCHOOL DISTRICT NO. 93, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. A 10 FOOT UTILITY EASEMENT ALONG WAUGH STREET, LOCUST STREET, AND COLLEGE AVENUE AND LAND FOR ADDITIONAL STREET RIGHT-OF-WAY ALONG LOCUST STREET, LOCATED AS SHOWN ON THE PLAT, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

COLUMBIA SCHOOL DISTRICT NO. 93