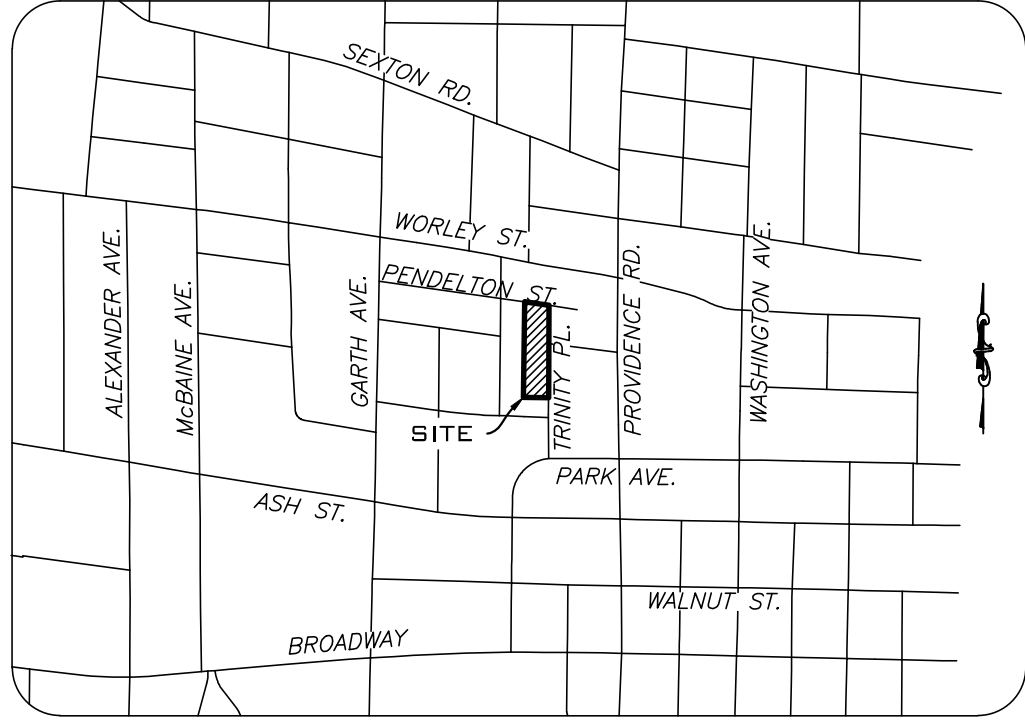


\\UNO\Server\Project\COHA - COLUMBIA HOUSING AUTHORITY\BRYANT WALKWAY APTS - NORTH\DRAWINGS\COHA20-03 BRYANT WALKWAY APTS - NORTH PLAT 2.dwg FINAL PLAT



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIPE WITH CAP #2001006115
- E EXISTING
- S SET
- (REC) RECORD
- DH DRILL HOLE
- DH DRILL HOLE
- IP IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- RB REBAR
- PM PERMANENT MONUMENT
- BCS BOONE COUNTY SURVEY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (M) MEASURED DISTANCE
- (REC) RECORD DISTANCE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- CL CENTERLINE
- STA. STATION
- LT. LEFT
- RT. RIGHT
- 0.000 SQUARE FEET (CALCULATED AREA)
- 00.00 AC ACRES (CALCULATED AREA)
- ZONE X FLOODPLAIN
- EXISTING PLATTED LOT LINE
- EXISTING DEED LINE
- EX. BUILDING

DESIGN ADJUSTMENT REQUEST

A DESIGN ADJUSTMENT FROM THE UDC SECTION 29-5.1(f)(3) REGARDING STRUCTURES (PAVED DRIVEWAYS) ACROSS PROPERTY LINES. THIS PLAT REQUESTS THAT THE DRIVEWAY WHICH SPANS THE PROPERTY LINE BETWEEN LOTS 1 AND 2 MAY REMAIN IN ITS CURRENT LOCATION.

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE # _____

ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

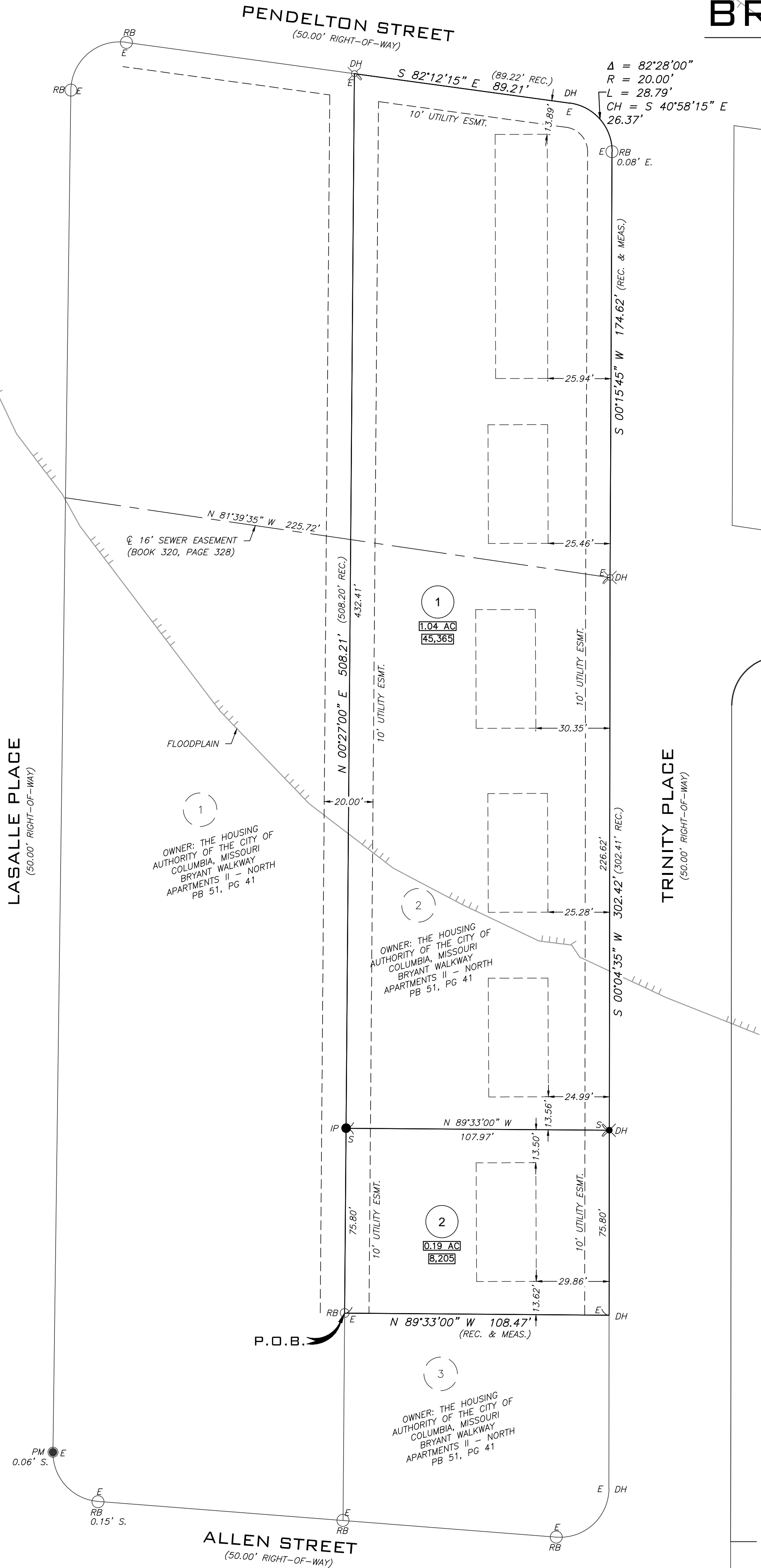
FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY ORD. 29-2.3 (d)(4), PER THE BOONE COUNTY FIRM PANEL #29019C0280E, DATED APRIL 19, 2017 AND AS GRAPHICALLY SHOWN HEREIN.

SPECIAL FLOOD HAZARD AREA DEFINED AS ZONE X, HAVING 0.2% ANNUAL CHANCE FLOOD HAZARD, OR AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES, PER SECTION 12A-232(a)(2) CODE OF ORDINANCES. THIS TRACT WAS PREVIOUSLY SUBDIVIDED WITH THE DOUGLASS SCHOOL AREA REPLAT NO. 3 RECORDED IN PLAT BOOK 7, PAGE 12 ON DECEMBER 4, 1962.



BRYANT WALKWAY APARTMENTS II - NORTH PLAT 2

FINAL PLAT

A REPLAT OF LOT 2, BRYANT WALKWAY APARTMENTS - NORTH

KNOW ALL MEN BY THESE PRESENTS

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, A PUBLIC BODY CORPORATE, DULY CREATED AND ORGANIZED PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THE STATE OF MISSOURI, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS 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.

IN WITNESS WHEREOF, THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI HAS CAUSED THESE PRESENTS TO BE SIGNED.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

BY: PHIL STEINHAUS, CHIEF EXECUTIVE OFFICER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, IN THE YEAR 2021, BEFORE ME APPEARED PHIL STEINHAUS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE CHIEF EXECUTIVE OFFICER OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, A PUBLIC BODY CORPORATE, DULY CREATED AND ORGANIZED PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID PUBLIC BODY CORPORATE, AND SAID CHIEF EXECUTIVE OFFICER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID PUBLIC BODY CORPORATE.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____, NOTARY PUBLIC

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATION

I HEREBY CERTIFY THAT IN OCTOBER 2020, I COMPLETED A SURVEY FOR THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, AND BEING ALL OF LOT 2 OF BRYANT WALKWAY APARTMENTS II - NORTH, AS RECORDED IN PLAT BOOK 51, PAGE 41, RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 OF BRYANT WALKWAY APARTMENTS II - NORTH; THENCE WITH THE WEST LINE OF SAID LOT, N 00°27'00"E, 508.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID LOT, S 82°12'15"E, 89.21 FEET; THENCE LEAVING SAID NORTH LINE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 28.79 FEET, SAID CURVE HAVING A CHORD S40°58'15"E, 26.37 FEET TO THE EAST LINE OF SAID LOT; THENCE WITH THE EAST LINE OF SAID LOT, S 00°15'45"W, 174.62 FEET; THENCE CONTINUING ALONG SAID EAST LINE, S 00°04'35"W, 302.42; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID LOT, N 89°33'00"W, 108.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.23 ACRES.

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE PREPARED: 11/30/2020

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

BRYANT WALKWAY APARTMENTS II - NORTH PLAT 2 CITY OF COLUMBIA, MISSOURI

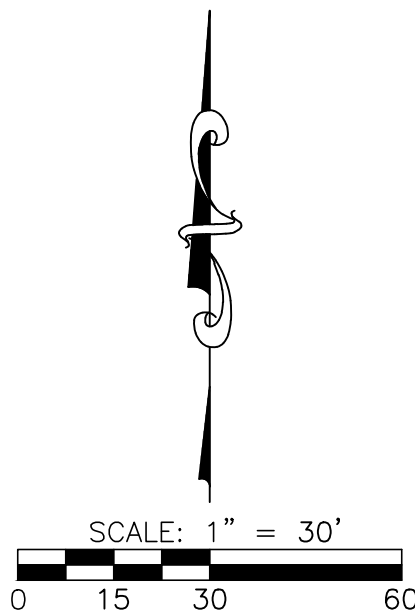
STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS _____ DAY OF _____, 2021.

KRISTINE M. VROMAN

NOTARY PUBLIC, MY COMMISSION
EXPIRES DECEMBER 21, 2021.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83 (2011) (CENTRAL ZONE), AS OBSERVED FROM GPS OBSERVATION