

MINOR PLAT  
LA GRANGE PLACE PLAT 5

A REPLAT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH,  
RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



making lives better.

1901 PENNSYLVANIA AVE.  
COLUMBIA, MO 65202  
(573) 814-1568

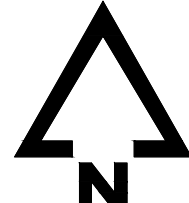
CERTIFICATE OF AUTHORITY  
No. LS-2012009395

SURVEY PREPARED FOR:  
KIMLEY-HORN & ASSOC., INC.

PROJECT NAME:  
LA GRANGE PLACE PLAT 5

PROJECT LOCATION:  
CITY OF COLUMBIA, MISSOURI

McCLURE PROJECT No.  
202062



SCALE: 1"=20'



BEARINGS ARE REFERENCED TO GRID NORTH  
OF THE MISSOURI STATE PLANE COORDINATE  
SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS  
OBSERVATION. MODOT CORS VRS NETWORK,  
NAD83 (2011)

GENERAL LEGEND

BOUNDARY LINE ———  
PROPERTY LINE ———  
EASEMENT LINE ———  
CHAINLINK FENCE 0  
WOOD FENCE □  
ROAD CENTERLINE ———

FOUND IRON PIPE REBAR ●  
FOUND DRILL HOLE ●  
FOUND DH WITH PK ☆  
FOUND PLSS CORNER ▲  
SET 1/2" REBAR ○  
SET DH WITH PK □  
SET 5/8" REBAR ○ PM

ABBREVIATIONS:  
BOOK AND PAGE BK, PG  
RECORD REC  
POINT OF BEGINNING POB  
FOUND FND  
CENTERLINE CL  
DRILL HOLE DH

THIS DOCUMENT HAS BEEN  
ELECTRONICALLY  
SIGNED, SEALED AND DATED.

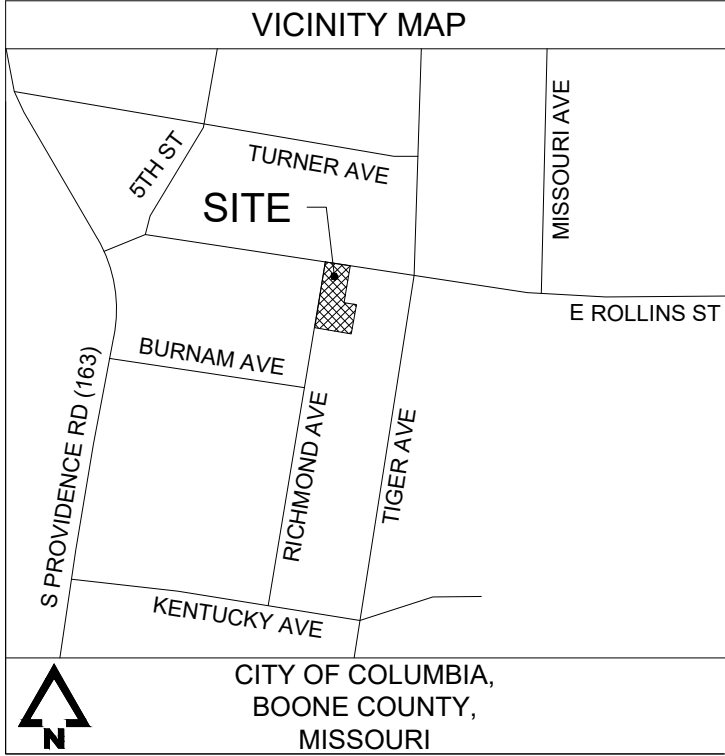


Christopher M. Sander  
MO LS-2003013178  
March 16, 2021

STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TIMOTHY J. DEVANEY, NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 16, 2021



PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ALL OF LOTS 36 AND 40, THE WEST 20 FEET OF LOT 37 AND THE NORTH 35 FEET OF LOT 41, ALL OF LA GRANGE PLACE RECORDED IN PLAT BOOK 2, PAGE 17, SAID TRACTS ALSO DESCRIBED IN THE WARRANTY DEEDS RECORDED IN BOOK 348, PAGE 47 AND BOOK 5206, PAGE 111, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LA GRANGE PLACE PLAT 2 AS RECORDED IN PLAT BOOK 34, PAGE 38; THENCE ALONG THE WEST LINES OF SAID PLAT FOR THE FOLLOWING THREE (3) CALLS: S08°17'40"W, 120.11 FEET; THENCE S81°57'10"E, 39.92 FEET; THENCE S08°33'50"W, 95.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF LA GRANGE PLACE PLAT 3 AS RECORDED IN PLAT BOOK 40, PAGE 87; THENCE ALONG THE NORTH LINE OF SAID LOT 1, N81°36'40"W, 120.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT 3, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF RICHMOND AVENUE; THENCE LEAVING SAID PLAT 3 AND FOLLOWING SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINES OF LOTS 36, 40 AND 41 OF LA GRANGE PLACE, N08°18'50"E, 214.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 36, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ROLLINS STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINES OF SAID LOTS 36 AND 37, S81°42'00"E, 80.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES.

KNOW ALL MEN BY THESE PRESENTS

MISSOURI FARM HOUSE ASSOCIATIONS, INC, A MISSOURI NON-PROFIT CORPORATION, BEING THE SOLE OWNER OF THE HEREON 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.

RIGHT-OF-WAY FOR ROLLINS STREET AND RICHMOND AVENUE AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

KYLE MIDDLETON, PRESIDENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2021, BEFORE ME PERSONALLY APPEARED KYLE MIDDLETON, PRESIDENT OF MISSOURI FARM HOUSE ASSOCIATIONS, INC., A MISSOURI NON-PROFIT CORPORATION, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

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

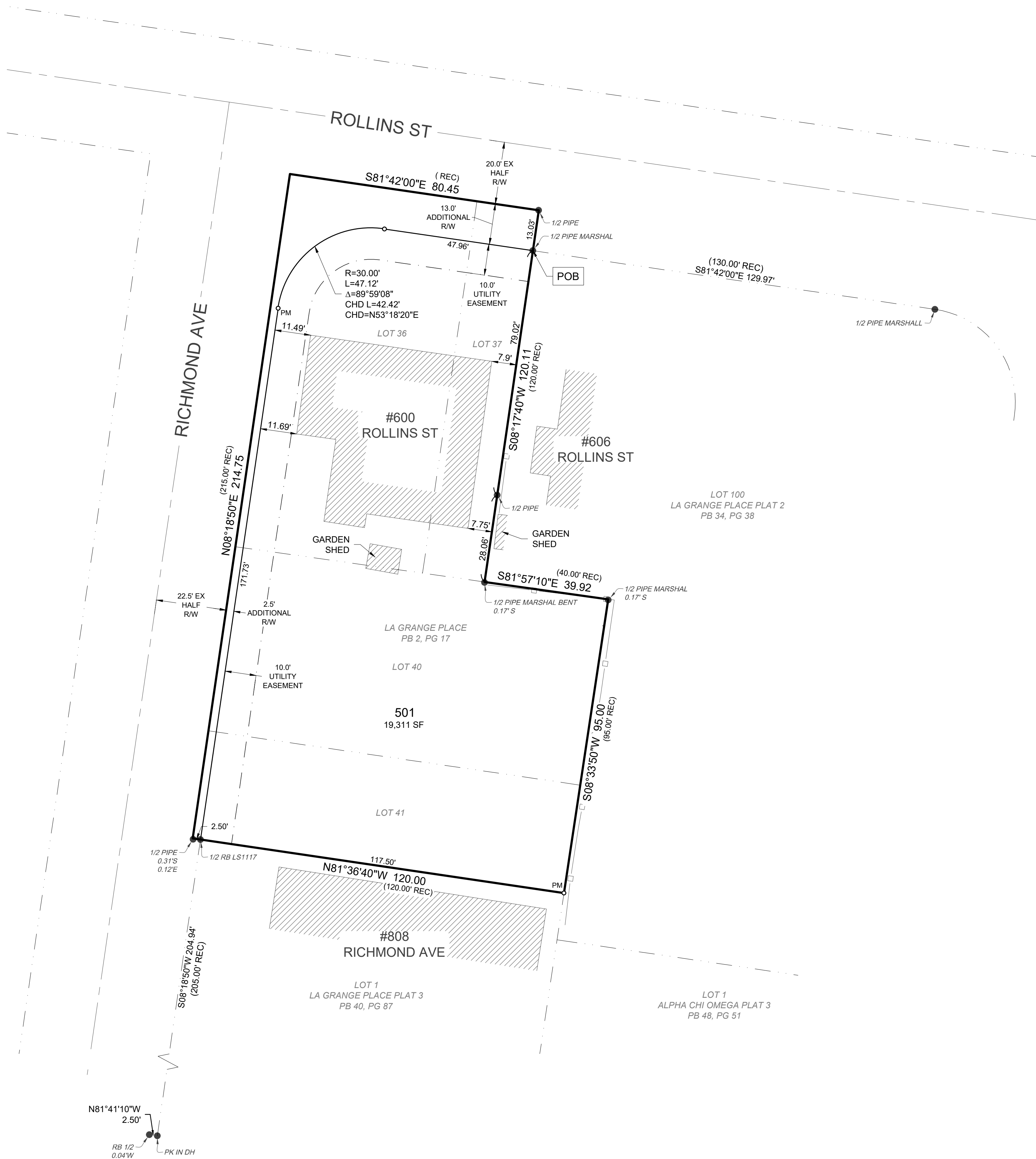
-NOTARY PUBLIC

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
- THIS TRACT LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM PANEL 29019C0280E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- INFORMATIONAL TITLE REPORTS WERE PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO. 2100503 & 2040716.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT DOES NOT CONTAIN ANY REGULATED STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR COLUMBIA QUADRANGLE, MISSOURI - BOONE COUNTY.
- AREAS SHOWN IN SQUARE FEET ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.



APPROVED BY CITY OF COLUMBIA PLANNING &  
ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2021.

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO  
ORDINANCE \_\_\_\_\_ ON THIS \_\_\_\_  
\_\_\_\_\_, DAY OF \_\_\_\_\_, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK