

FINAL PLAT FYFER'S SUBDIVISION, PLAT No. 2

A REPLAT OF PART OF LOTS 15 & 18 AND ALL OF LOTS 16 AND 17, FYFER'S SUBDIVISION OF FYFER'S ADDITION LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI **JANUARY 11, 2021**

1615 UNIVERSITY, LLC

BY: MISSOURI REAL ESTATE, LP, A MISSOURI LIMITED PARTNERSHIP, SOLE MEMBER AND MANAGER OF 1615 UNIVERSITY, LLC, FORMERLY KNOWN AS 1615, 1617 UNIVERSITY, LLC

BY: MARK'S GP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, GENERAL PARTNER

MARK MILAM STEVENSON, TRUSTEE OF THE MARK MILAM STEVENSON REVOCABLE INTER VIVOS TRUST U/T/A DATED MARCH 13. 2003, AS AMENDED, SOLE MEMBER AND MANAGER

STATE OF MISSOURI } SS COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF March IN THE YEAR 2020.

KENNETH FARRIS

MY COMMISSION EXPIRES APRIL 22, 2022 COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667

IN WITNESS WHEREOF, 1611 UNIVERSITY, LLC AND 1615 UNIVERSITY, LLC AND 1617 UNIVERSITY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 260 DAY OF March ______, 2021.

1611 UNIVERSITY, LLC

KNOW ALL MEN BY THESE PRESENTS:

BY: MISSOURI REAL ESTATE, LP, A MISSOURI LIMITED PARTNERSHIP, SOLE MEMBER AND MANAGER OF 1611 UNIVERSITY, LLC BY: MARK'S GP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, GENERAL PARTNER

THAT 1611 UNIVERSITY, LLC AND 1615 UNIVERSITY, LLC AND 1617 UNIVERSITY, LLC ARE THE SOLE OWNERS OF

THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANIES HAVE CAUSED SAID TRACT TO BE

SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ALLEY RIGHT-OF-WAY SHOWN BY

THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE

ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "FYFER'S SUBDIVISION, PLAT NO. 2".

MARK MILAM STEVENSON, TRUSTEE OF THE MARK MILAM STEVENSON REVOCABLE INTER VIVOS TRUST U/T/A DATED MARCH 13. 2003, AS AMENDED, SOLE MEMBER AND MANAGER

STATE OF MISSOURI } SS COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS BLEE DAY OF March IN THE YEAR 2020.

Jaus egned KENNETH FARRIS

NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 22, 2022 COMMISSION NUMBER 14965667

KENNETH FARRIS Notary Public, Notary Seal State of Missouri Cole County
Commission #14965667
My Commission Expires: 04-22-2022

1617 UNIVERSITY, LLC

BY: MISSOURI REAL ESTATE, LP, A MISSOURI LIMITED PARTNERSHIP, SOLE MEMBER AND MANAGER OF 1617 UNIVERSITY, LLC BY: MARK'S GP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, GENERAL PARTNER

MARK-MILAM STEVENSON, TRUSTEE OF THE MARK MILAM STEVENSON REVOCABLE INTER VIVOS TRUST U/T/A DATED MARCH 13. 2003, AS AMENDED, SOLE MEMBER AND MANAGER

STATE OF MISSOURI } SS COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF March IN THE YEAR 2020.

KENNETH FARRIS

NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 22, 2022 COMMISSION NUMBER 14965667

KENNETH FARRIS Notary Public, Notary Seal State of Missouri Commission #14965667

My Commission Expires: 04-22-2022 **CERTIFICATION:**

I HEREBY CERTIFY THAT IN DECEMBER OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR 1611 UNIVERSITY, LLC, 1615 UNIVERSITY, LLC AND 1617 UNIVERSITY, LLC OF A TRACT OF LAND LOCATED IN THE SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 15 AND 18 AND ALL OF LOTS 16 AND 17, FYFER'S SUBDIVISION OF FYFER'S ADDITION TO THE CITY OF COLUMBIA RECORDED IN PLAT BOOK 1, PAGE 42 AND DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 2450, PAGE 171, BOOK 2450, PAGE 173 AND BOOK 4676, PAGE 61 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 12, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE FOR UNIVERSITY AVENUE, AND WITH THE SOUTH LINE OF SAID FYFER'S SUBDIVISION, N 89'55'55"E, 229.61 FEET TO THE POINT OF

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N 1.39'10"E, 230.60 FEET TO THE SOUTH RIGHT OF WAY LINE OF A PUBLIC ALLEY; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 89'28'05"E, 199.66 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 1°28'00"W, 228.49 FEET TO THE NORTH RIGHT OF WAY LINE FOR UNIVERSITY AVENUE; THENCE WITH SAID NORTH RIGHT OF WAY LINE, S 89.55'55"W, 200.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.05 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC

1000 W. NIFONG BLVD. BUILDING 1 COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER. PLS-2002014095

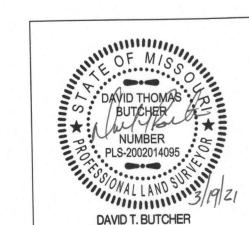
STATE OF MISSOURI } SS COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS _ IN THE YEAR 2021.

KENNETH FARRIS

NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 22, 2022 COMMISSION NUMBER 14965667

	CITY COUNCIL PL		
ON THE	_ DAY OF	_, 2021.	
		_	
BRIAN TREECE,	MAYOR		
ATTEST:			



PROFESSIONAL LAND SURVEYOR

PLS - 2002014095

FYFER'S SUBDIVISION, PLAT NO. 2

A REPLAT OF PART OF LOTS 15 & 18, AND ALL OF LOTS 16 AND 17, FYFER'S SUBDIVISION OF FYFER'S ADDITION, LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI CROCKETT

CORPORATE NUMBER: 2000151304 NTS 1/11/2021 RAWN BY:

200727

DWB

ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292

www.crockettengineering.com

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200727

FILED FOR RECORD IN BOONE COUNTY, MISSOURI NORA DIETZEL, RECORDER OF DEEDS BUSINESS LOOP 70W UNIVERSITY AVE

LOCATION MAP NOT TO SCALE

LEGEND:

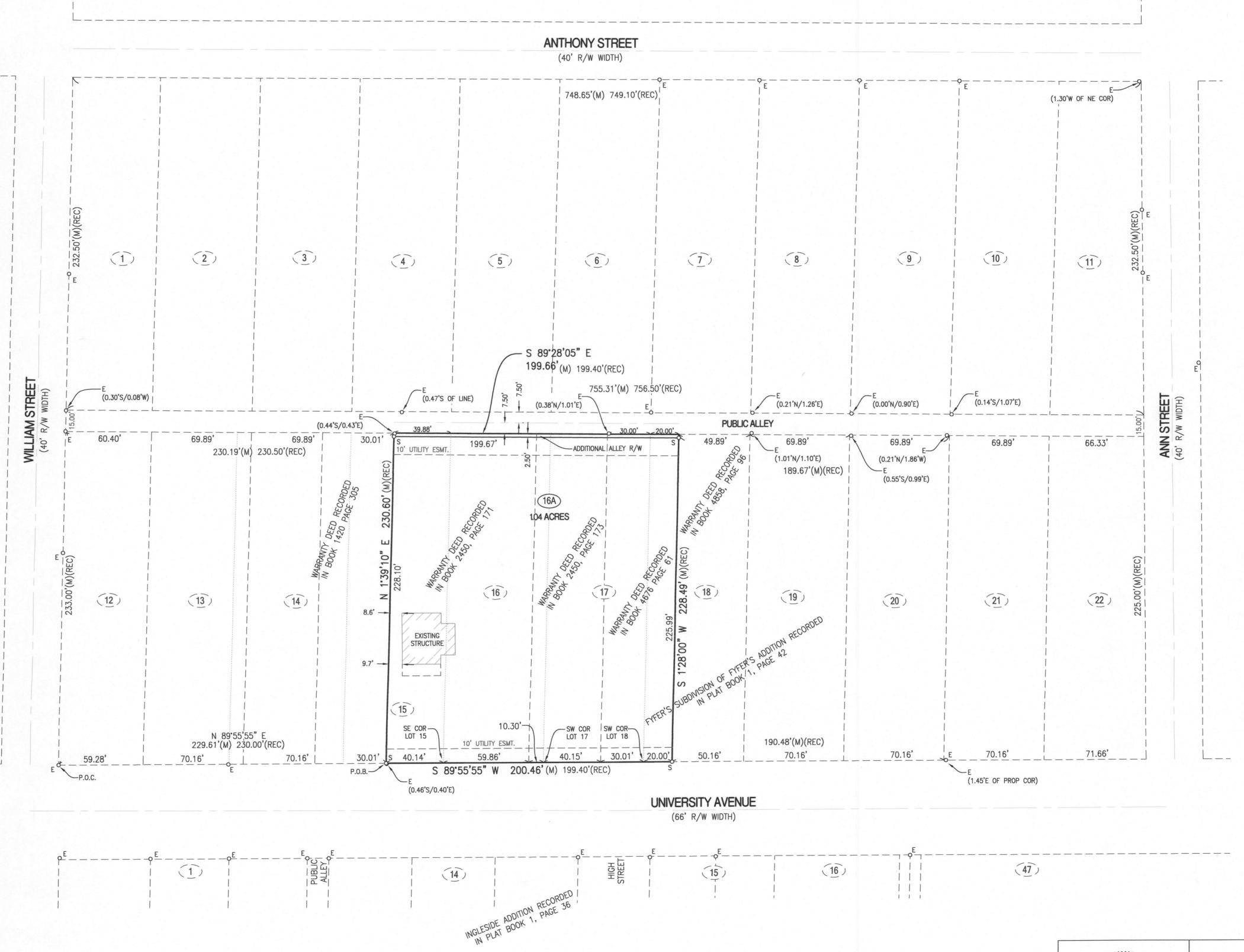
- E EXISTING S SET
- SET 1/2" IRON PIPE
- (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

NOTES:

- 1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
- 2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- 4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

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PLS-2002014095 DAVID T. BUTCHER

PROFESSIONAL LAND SURVEYOR

PLS - 2002014095

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1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203

(573) 447-0292

CORPORATE NUMBER: 2000151304 ENGINEERING CONSULTANTS 1" = 40' DRAWN BY: **DWB** 200727 www.crockettengineering.com

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