

LOCATION MAP

NOT TO SCALE

FINAL PLAT
FYFER'S SUBDIVISION, PLAT No. 2

A REPLAT OF PART OF LOTS 16 & 18 AND ALL OF LOT 17, FYFER'S SUBDIVISION OF
 FYFER'S ADDITION LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 MAY 24, 2021

1617 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY

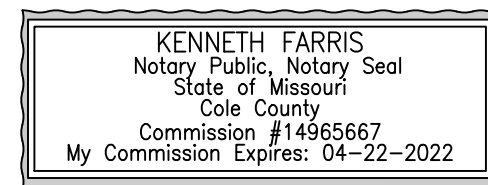
BY: MISSOURI REAL ESTATE, LP, A MISSOURI LIMITED PARTNERSHIP, SOLE MEMBER AND MANAGER OF 1617 UNIVERSITY, LLC
 BY: MARK'S GP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, GENERAL PARTNER

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 _____ DAY OF _____,
 IN THE YEAR 2021.

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



STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
 IN THE YEAR 2021.

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



CERTIFICATION:

I HEREBY CERTIFY THAT IN MAY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR 1615 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND 1617 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY 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 16 AND 18 AND ALL OF LOT 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 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, 329.61 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N 1°39'10"E, 229.55 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, 99.65 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, SAID LINE ALSO BEING THE SOUTH LINE OF SAID FYFER'S SUBDIVISION, S 89°55'55"W, 100.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.53 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

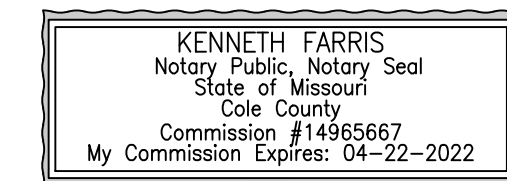
7/2/21

DATE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
 IN THE YEAR 2021.

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



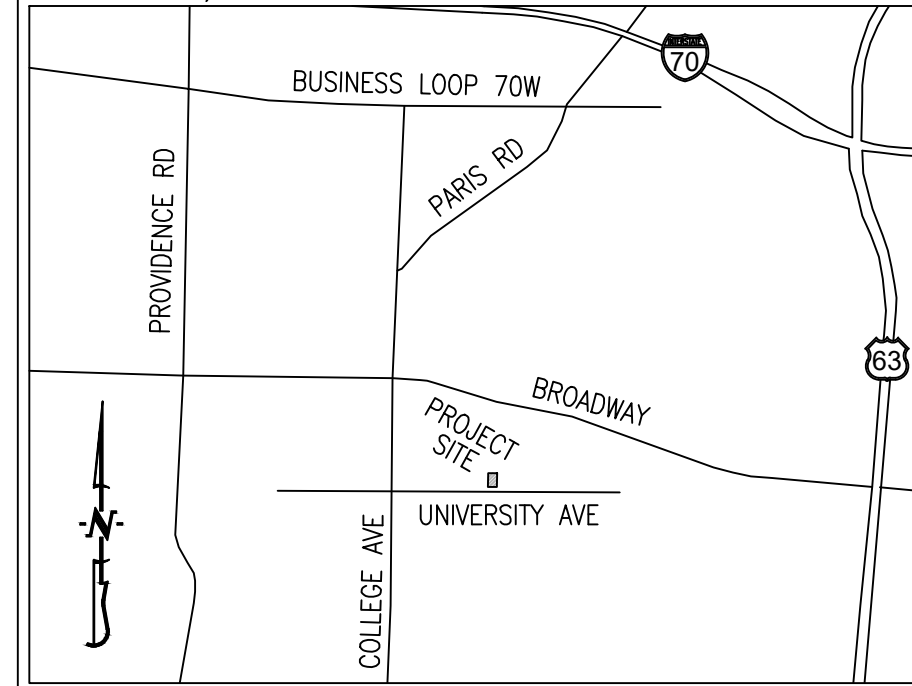
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____,
 ON THE _____ DAY OF _____, 2021.

 BRIAN TREECE, MAYOR

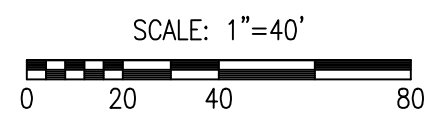
ATTEST:

 SHEELA AMIN, CITY CLERK

<p>DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS - 2002014095</p>	FYFER'S SUBDIVISION, PLAT NO. 2	
	A REPLAT OF PART OF LOTS 16 & 18, AND ALL OF LOT 17, FYFER'S SUBDIVISION OF FYFER'S ADDITION, LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
	CORPORATE NUMBER: 2000151304	<p>1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>
DATE: 5/24/2021	SCALE: NTS	
PROJECT: 200727	DRAWN BY: DWB	



LOCATION MAP
 NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

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

FINAL PLAT FYFER'S SUBDIVISION, PLAT No. 2

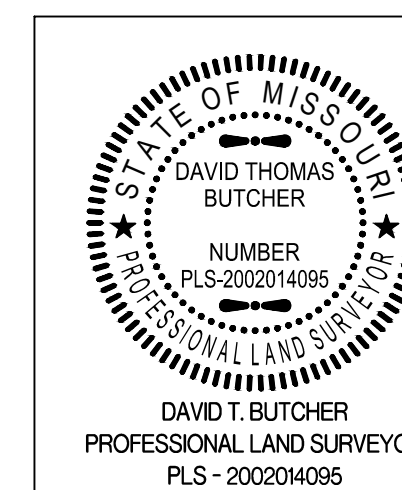
A REPLAT OF PART OF LOTS 16 & 18 AND ALL OF LOT 17, FYFER'S SUBDIVISION OF FYFER'S ADDITION LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
 MAY 24, 2021



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).
3. 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.
5. THE PROPERTY OWNER, HEIRS, AND ASSIGNS SHALL RESTRICT THE DEVELOPMENT OF THE SUBJECT PROPERTY TO A MAXIMUM OF 1 DWELLING UNIT PER 3,230 SQUARE FEET OR A MAXIMUM OF 7 DWELLINGS UNITS.

INGLESIDE ADDITION RECORDED IN PLAT BOOK 1, PAGE 56



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CORPORATE NUMBER: 2000151304	
DATE: 5/24/2021	SCALE: 1" = 40'
PROJECT: 200727	DRAWN BY: DWB

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