

FILED FOR RECORD, BOONE COUNTY MISSOURI NORA DIETZEL, RECORDER OF DEEDS



SCALE: 1" = 20'
0 10 20 40

BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 116A, COPPERSTONE PLAT 7, AS RECORDED IN PLAT IN BOOK 46, PAGE 30

LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- (REC) RECORD
- ⊕ BENCH MARK
- ⊗ DRILL HOLE
- IP IRON PIPE
- RB REBAR
- PM MONUMENT
- PM PERMANENT MONUMENT
- RW RIGHT OF WAY MARKER
- STONE STONE
- BCS BOONE COUNTY SURVEY
- P.O.B. POINT OF BEGINNING
- (R) RADIAL LINE
- Δ DELTA ANGLE
- R RADIUS
- L LENGTH
- CH CHORD
- 0.0000 SF SQUARE FEET
- x---x--- EXISTING FENCE

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FEMA F.I.R.M. PANEL #29019C0280E DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

DESIGN ADJUSTMENT REQUEST

DESIGN ADJUSTMENTS FROM THE UDC SECTION 29-5.1(1)(1)(v)(A) REGARDING LOT FRONTAGE AND SECTION 29-5.1(2)(2)(1) REGARDING LOT ACCESS. THIS PLAT REQUESTS THAT THE FRONTAGE REMAIN ON WILLIAM STREET WITH ACCESS TO 1 PARKING SPACE ON WILLIAM STREET AND THE REMAINDER OF THE PARKING TO BE ACCESSED BY AN IRREVOCABLE ACCESS EASEMENT FROM WALNUT STREET THROUGH AN ADJOINING PROPERTY.

NOTES

1. THIS IS AN URBAN CLASS SURVEY.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 20.30-16.040 (2)(A).
3. AREAS SHOWN AS SQUARE FEET ARE CALCULATED AREAS AND ARE NOT REPRESENTATIVE OF THE ACCURACY OF THE SURVEY.
4. IN THE SURVEYOR'S OPINION, THERE ARE NO MATERIAL DIFFERENCES BETWEEN RECORD OR MEASURED DISTANCES UNLESS OTHERWISE NOTED ON THE FACE OF THIS PLAT.
5. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY BY POLICY FILE NO. 159955TL, EFFECTIVE DATE JANUARY 21, 2021.

APPROVED BY THE CITY COUNCIL PURSUANT TO

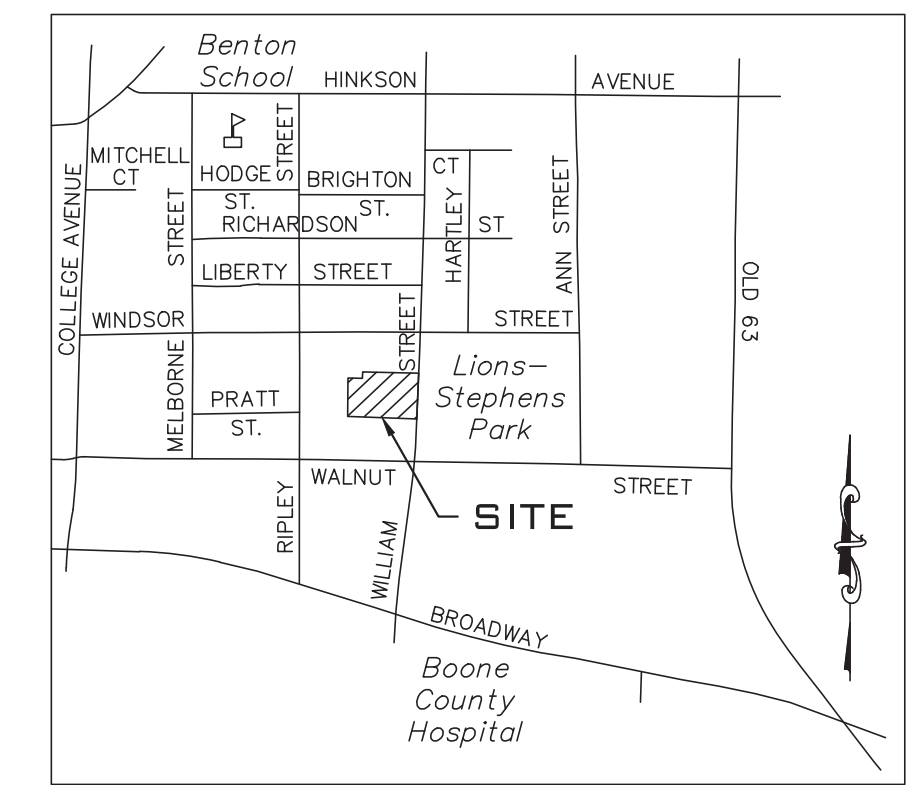
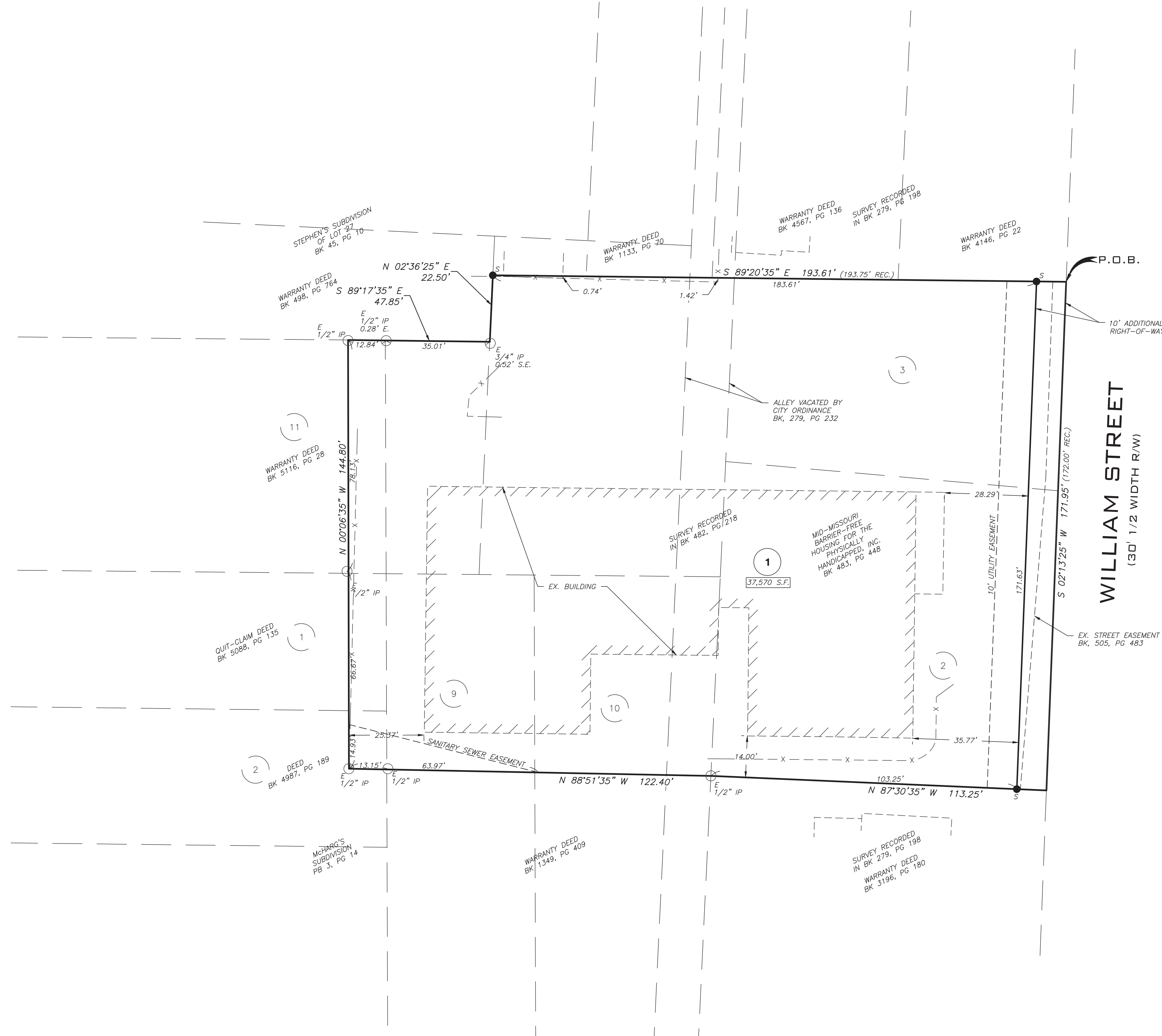
ORDINANCE # _____ ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

FINAL PLAT
FREEDOM HOUSE I
A REPLAT OF PARTS OF LOTS 2, 3, AND 11 OF STEPHEN'S SUBDIVISION OF LOT 27, AND PARTS OF LOTS 1, 2, 9, AND 10 OF MCHARG'S SUBDIVISION OF LOT 10 IN STEPHEN'S SUBDIVISION OF LOT 27



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

MID-MISSOURI BARRIER-FREE HOUSING FOR THE PHYSICALLY HANDICAPPED, INC., A MISSOURI NONPROFIT CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

RIGHT-OF-WAY AND EASEMENTS NOT OF RECORD, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, MID-MISSOURI BARRIER-FREE HOUSING FOR THE PHYSICALLY HANDICAPPED, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED.

MID-MISSOURI BARRIER-FREE HOUSING FOR THE PHYSICALLY HANDICAPPED, INC.

DIANNE MILLER, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2021.

KRISTINE N. VROMAN
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PARTS OF LOTS 2, 3, AND 11 OF STEPHEN'S SUBDIVISION OF LOT 27, AS RECORDED IN BOOK 45, PAGE 10, AND PARTS OF LOTS 1, 2, 3, AND 10 OF MCHARG'S SUBDIVISION OF LOT 10 IN STEPHEN'S SUBDIVISION OF LOT 27, AS RECORDED IN PLAT BOOK 3, PAGE 14, AND AS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 483, PAGE 448, ALL OF THE RECORDS OF BOONE COUNTY, MISSOURI AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A SURVEY RECORDED IN BOOK 482, PAGE 218, OF THE RECORDS OF BOONE COUNTY, MISSOURI; THENCE S02°13'25" W, 171.95 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE N87°30'35" W, 113.25 FEET; THENCE N88°51'35" W, 122.40 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE N00°06'35" W, 144.80 FEET TO THE NORTHWEST CORNER OF SAID SURVEY; THENCE S89°17'35" E, 47.85 FEET; THENCE N02°36'25" E, 22.50 FEET; THENCE S89°20'35" E, 193.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.90 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN FEBRUARY, 2021, I COMPLETED A SURVEY FOR MID-MISSOURI BARRIER-FREE HOUSING FOR THE PHYSICALLY HANDICAPPED, INC., OF THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT. THE SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE PREPARED: 08/02/21



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



A FINAL SUBDIVISION REPLAT
FREEDOM HOUSE I
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS ____ DAY OF _____,
2021.

KRISTINE N. VROMAN
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.



A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
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MISSOURI CERTIFICATE OF AUTHORITY: 2001006115