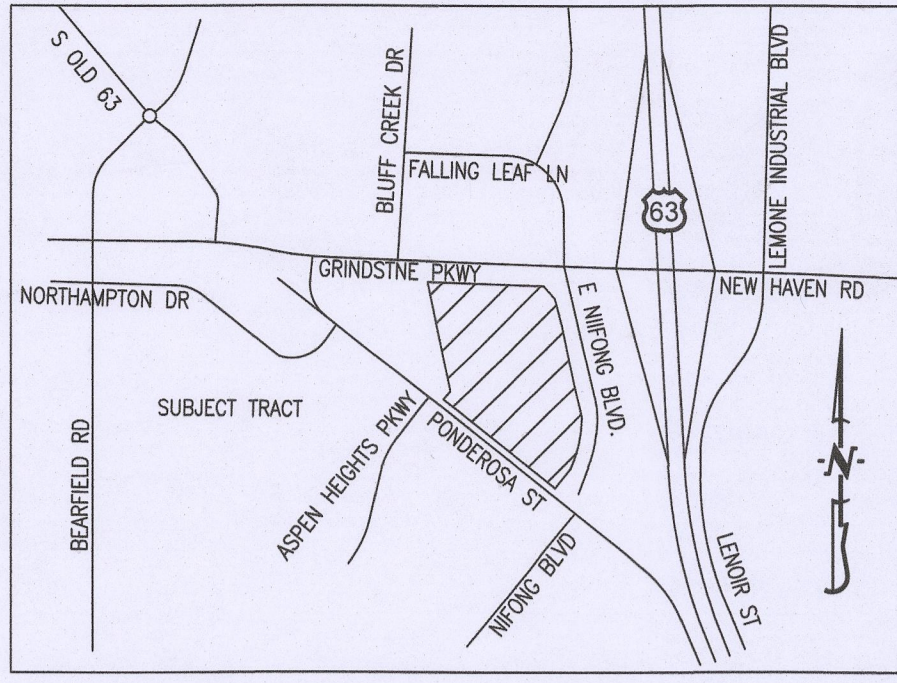


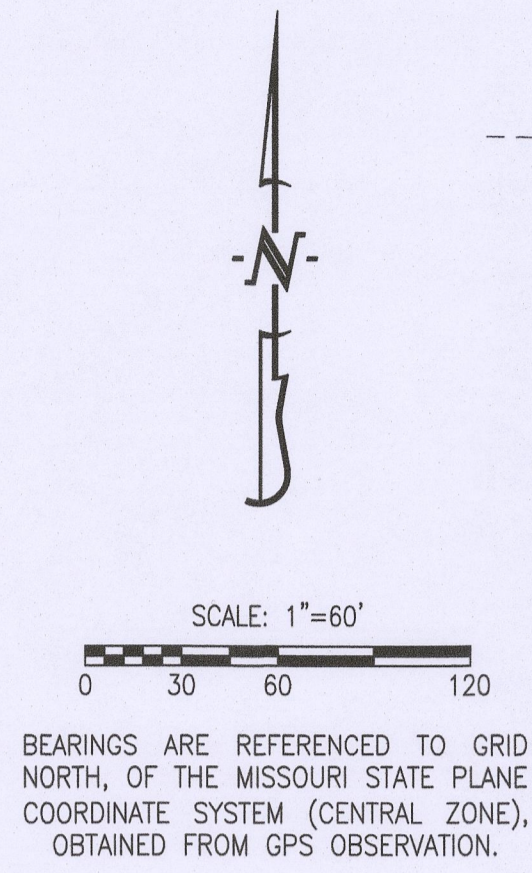
FINAL PLAT CHALET SUBDIVISION, PLAT No. 2-A

A REPLAT SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 12, 2024



LOCATION MAP
NOT TO SCALE

FORMERLY KNOWN AS (BUSINESS LOOP
HIGHWAY 63)
GRINDSTONE PARKWAY/ROUTE AC
(100' 1/2 WIDTH R/W)



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
 - △ RIGHT-OF-WAY MARKER
 - P.O.B. POINT OF BEGINNING
 - R/W RIGHT-OF-WAY MARKER
 - CL CENTERLINE
 - R= RADIUS OF CURVE
 - L= ARC LENGTH
 - CH= CHORD DISTANCE AND DIRECTION

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY 2024, I COMPLETED A REPLAT FOR SOUTHSIDE VENTURES, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 1A AND 1B OF THE CHALET SUBDIVISION, PLAT NO. 1-A, RECORDED IN PLAT BOOK 56, PAGE 32 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4679, PAGE 77, BOOK 4687, PAGE 39 AND THE QUIT-CLAIM DEED RECORDED IN BOOK 5386, PAGE 20 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1A ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF GRINDSTONE PARKWAY; THENCE FROM THE POINT OF BEGINNING AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S 88°09'45"E, 591.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "AC"; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH SAID WESTERLY RIGHT-OF-WAY LINE S 41°38'45"E, 85.06 FEET; THENCE S 14°33'45"E, 150.00 FEET; THENCE S 11°43'45"E, 300.33 FEET; THENCE S 12°59'45"E, 180.85 FEET; THENCE 262.31 FEET ALONG A 557.28-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAD CURVE HAVING A CHORD, S 12°21'10"W, 259.90 FEET; THENCE S 38°44'10"W, 96.45 FEET; THENCE S 38°21'10"W, 34.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PONDOSA STREET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND WITH SAID NORTHERLY RIGHT-OF-WAY, LINE N 51°39'40"W, 458.38 FEET; THENCE N 38°20'15"E, 50.00 FEET; THENCE N 51°39'40"W, 267.82 FEET TO THE WEST LINE OF SAID LOT OF SAID LOT 1A; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID LOT 1A, N 38°20'15"E, 7.77 FEET; THENCE N 11°44'25"W, 570.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.37 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.

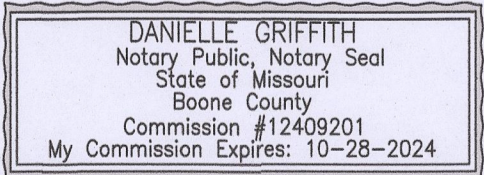
SURVEY AND PLAT BY:
CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
4/12/2024
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF April, IN THE YEAR 2024.

Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT SOUTHSIDE VENTURES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. 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 "CHALET SUBDIVISION, PLAT NO. 2-A"

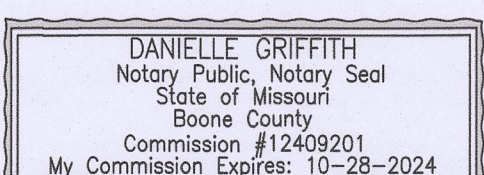
IN WITNESS WHEREOF, SOUTHSIDE VENTURES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 2 DAY OF April, 2024.

SOUTHSIDE VENTURES, LLC.
Robert Hill
ROBERT HILL, MEMBERS
Greg Logsdon
GREG LOGSDON, MEMBERS

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 2 DAY OF April, IN THE YEAR 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT HILL, MEMBER AND GREG LOGSDON, MEMBER, OF SOUTHSIDE VENTURES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

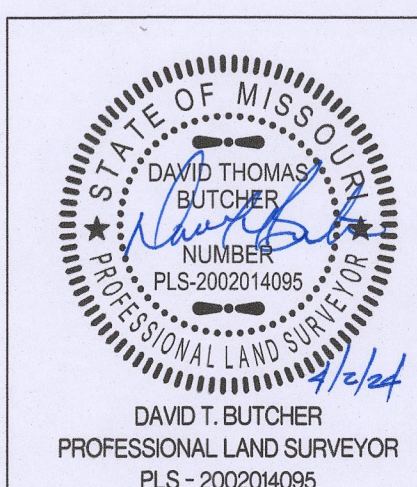


NOTES:

- THIS TRACT IS LOCATED IN ZONE X-UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29000019C0295D, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- RECORD TITLE INFORMATION PROVIDED BY BOONE-CENTRAL TITLE, FILE NUMBER 2100149, DATED JANUARY 12, 2021.
- 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

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2024.

Barbara Buffaloe
BARBARA BUFFALO, MAYOR
ATTEST:
Sheela Amin
SHEELA AMIN, CITY CLERK



CHALET SUBDIVISION, PLAT NO. 2-A	
A REPLAT SUBDIVISION SW QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 2/12/2024	SCALE: 1" = 60'
PROJECT: 150629	DRAWN BY: JWS
CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	