

WESTBURY VILLAGE PLAT 2

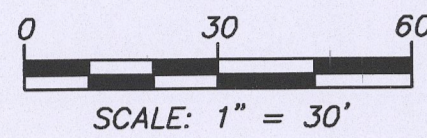
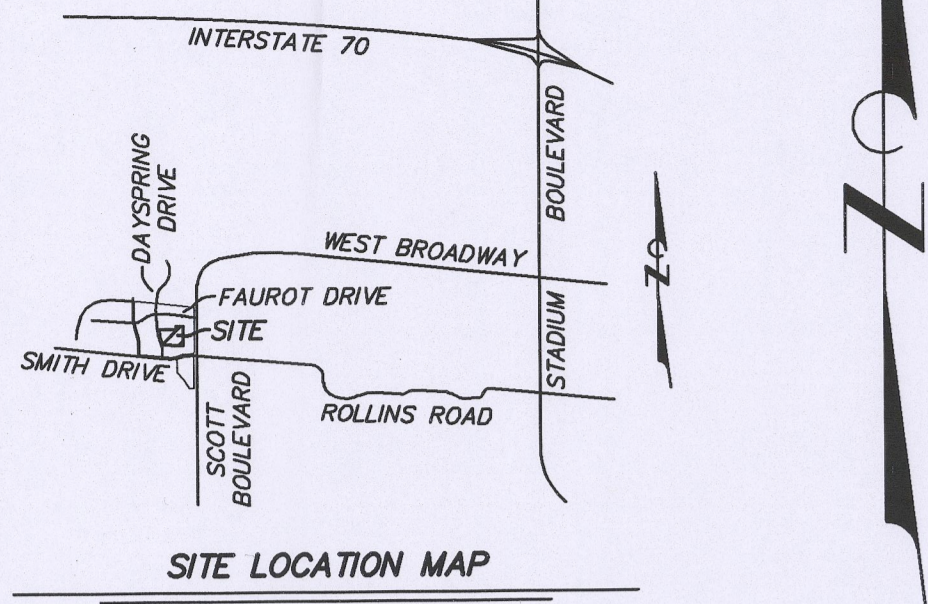
FINAL PLAT
OCTOBER 30, 2024

BEARINGS ARE REFERENCED TO
MISSOURI STATE PLANE COORDINATE
SYSTEM (NAD 1983) CENTRAL ZONE.

MONUMENT LEGEND

- ⊕ IRON
- BRASS MONUMENT
- DTP DEDICATED TO PLAT

ALL MONUMENTS ARE FOUND
UNLESS SHOWN (S) SET



KNOW ALL MEN BY THESE PRESENTS:

THAT THM CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT. EASEMENTS, AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORM WATER AND ALL APPURTENANCES THERETO) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

THM CONSTRUCTION, LLC

Travis H. McGee
TRAVIS H. MCGEE, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 15TH DAY OF NOVEMBER, 2024 BEFORE ME APPEARED TRAVIS H. MCGEE TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF THM CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND HE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY TERM EXPIRES: SEPTEMBER 4, 2027

SHANDA CARPENTER
Notary Public - Notary Seal
State of Missouri
Commissioned for Boone County
My Commission Expires: September 04, 2027
Commission Number: 23341288

Shanda Carpenter
SHANDA CARPENTER, NOTARY PUBLIC

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 17 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 10 OF WESTBURY VILLAGE RECORDED IN PLAT BOOK 53 PAGE 38, ALSO BEING PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5041 PAGE 81, AND CONTAINING 5.07 ACRES.

THIS TRACT IS SUBJECT TO EASEMENTS DEDICATED BY THE PLAT RECORDED IN PLAT BOOK 53 PAGE 38 AND A 7.5 FOOT UNDERGROUND ELECTRIC EASEMENT RECORDED IN BOOK 5140 PAGE 45.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

Frederick E. Carroz III
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

11/15/2024
STATE OF MISSOURI }
COUNTY OF BOONE }
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655
THM CONSTRUCTION, LLC
WESTBURY VILLAGE
NE 1/4 SECTION 17 T48N R13W
COLUMBIA, BOONE COUNTY, MISSOURI

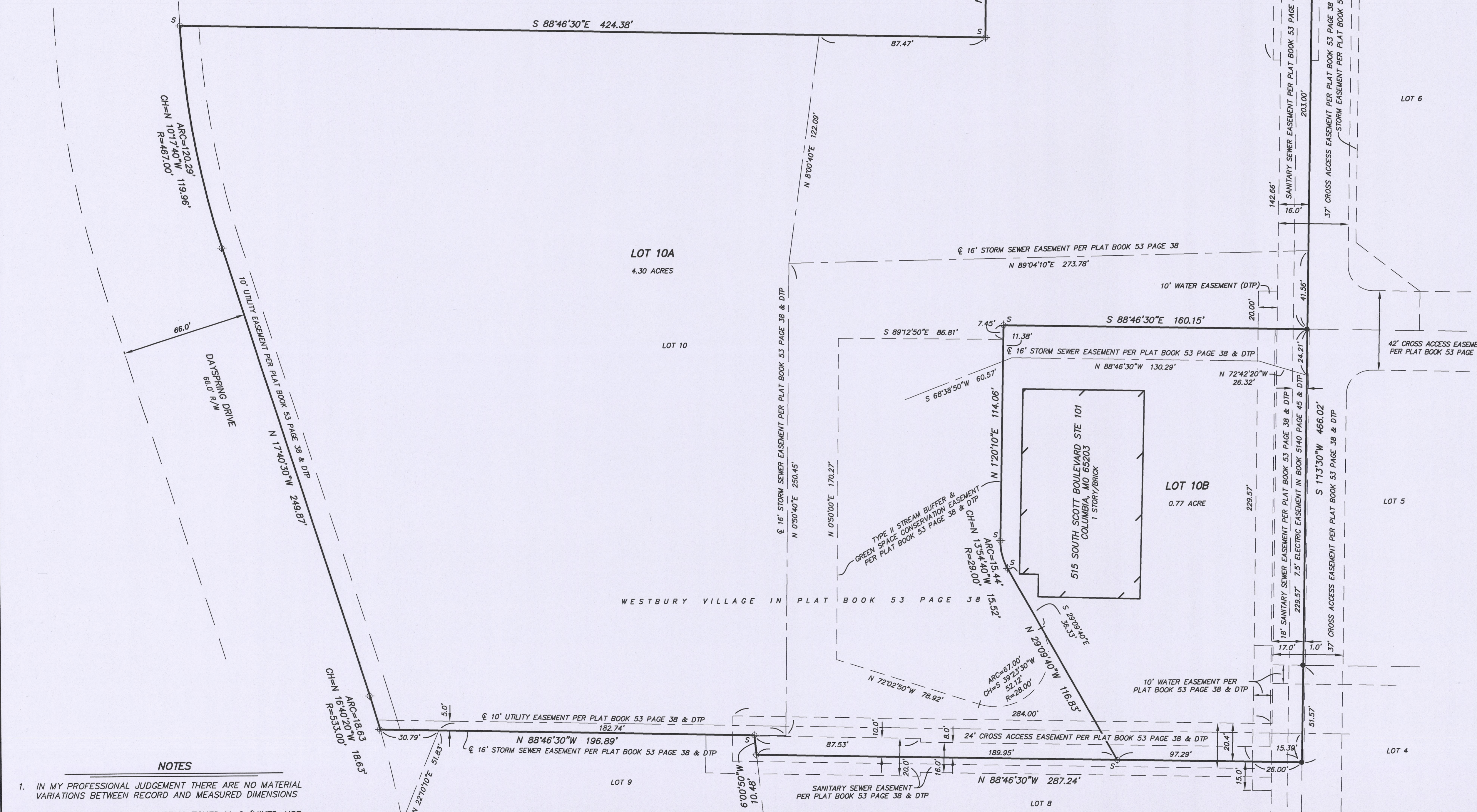
STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 15TH DAY OF NOVEMBER, 2024 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY TERM EXPIRES: SEPTEMBER 4, 2027.

Shanda Carpenter
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NOTES

1. IN MY PROFESSIONAL JUDGEMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS
2. LOT 10 OF WESTBURY VILLAGE IS ZONED M-C (MIXED-USE CORRIDOR).
3. IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE II STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA QUADRANGLE MAP DATED 2017 AND PHOTOREVISED OCTOBER 2016, AND IS LOCATED AS SHOWN ON THE PLAT.
4. THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0260D, DATED MARCH 17, 2011.

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

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK