

LOCATION MAP
NOT TO SCALE

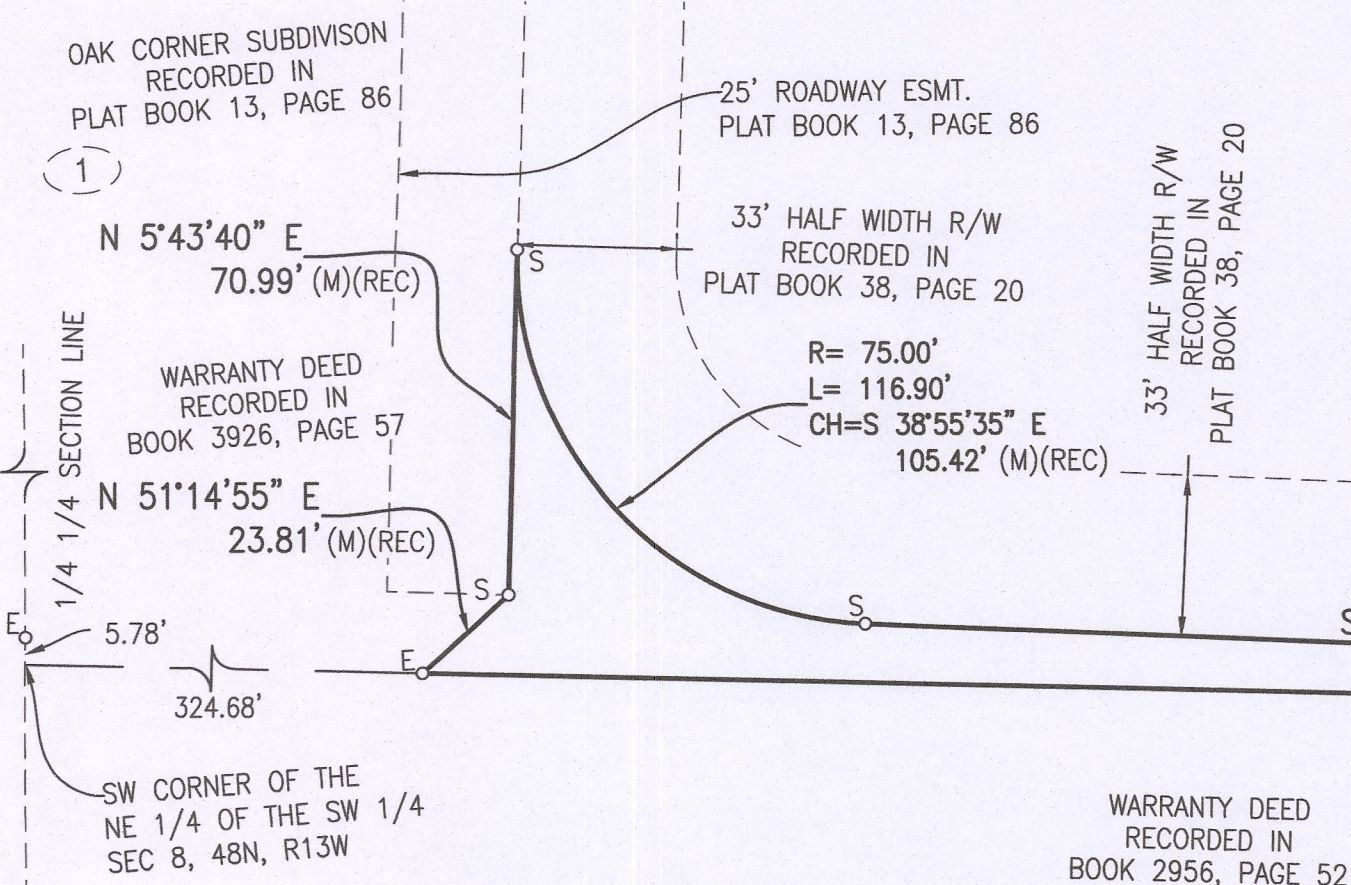
CURVE TABLE				
CURVE	L	R	CHORD	CH DIST
1	47.15'	30.00'	N51°00'50"E	42.45'
2	297.57'	2125.00'	S87°58'15"E	297.32'
3	48.67'	30.00'	S40°29'35"E	43.51'
4	208.68'	210.00'	N22°28'55"W	200.20'
5	34.58'	20.00'	S33°13'05"W	30.43'
6	84.27'	125.00'	S81°41'05"W	82.68'
7	14.20'	144.00'	N81°49'40"W	14.20'
8	157.14'	35.00'	N27°37'40"W	54.69'
9	71.84'	16.00'	N27°37'40"W	25.00'
10	14.20'	144.00'	N26°34'25"E	14.20'
11	9.95'	5.00'	S27°37'40"E	8.39'
12	84.27'	125.00'	N43°03'35"E	82.68'
13	34.58'	20.00'	S88°28'25"E	30.43'
14	173.83'	200.00'	S26°03'05"E	168.41'
15	43.78'	30.00'	N49°20'30"W	40.00'
16	53.02'	30.00'	S38°12'50"W	46.39'
17	381.89'	470.00'	N65°34'15"E	371.47'

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- ⊕ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- CL= CENTERLINE

NOTES:

- THIS TRACT IS LOCATED IN ZONE X UNSHADED 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. 29019C0260D, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 2030-16.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
- NO RESIDENTIAL DRIVEWAY ACCESS PERMITTED ONTO BARBERRY AVENUE OR GIBBS ROAD.



WARRANTY DEED RECORDED IN BOOK 2956, PAGE 52

AMBERTON PLACE, PLAT NO. 1

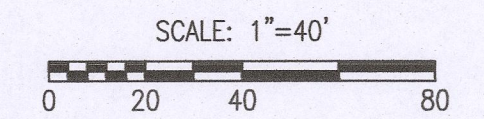
A MAJOR SUBDIVISION LOCATED IN SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 4/16/2024
SCALE: 1"=40'

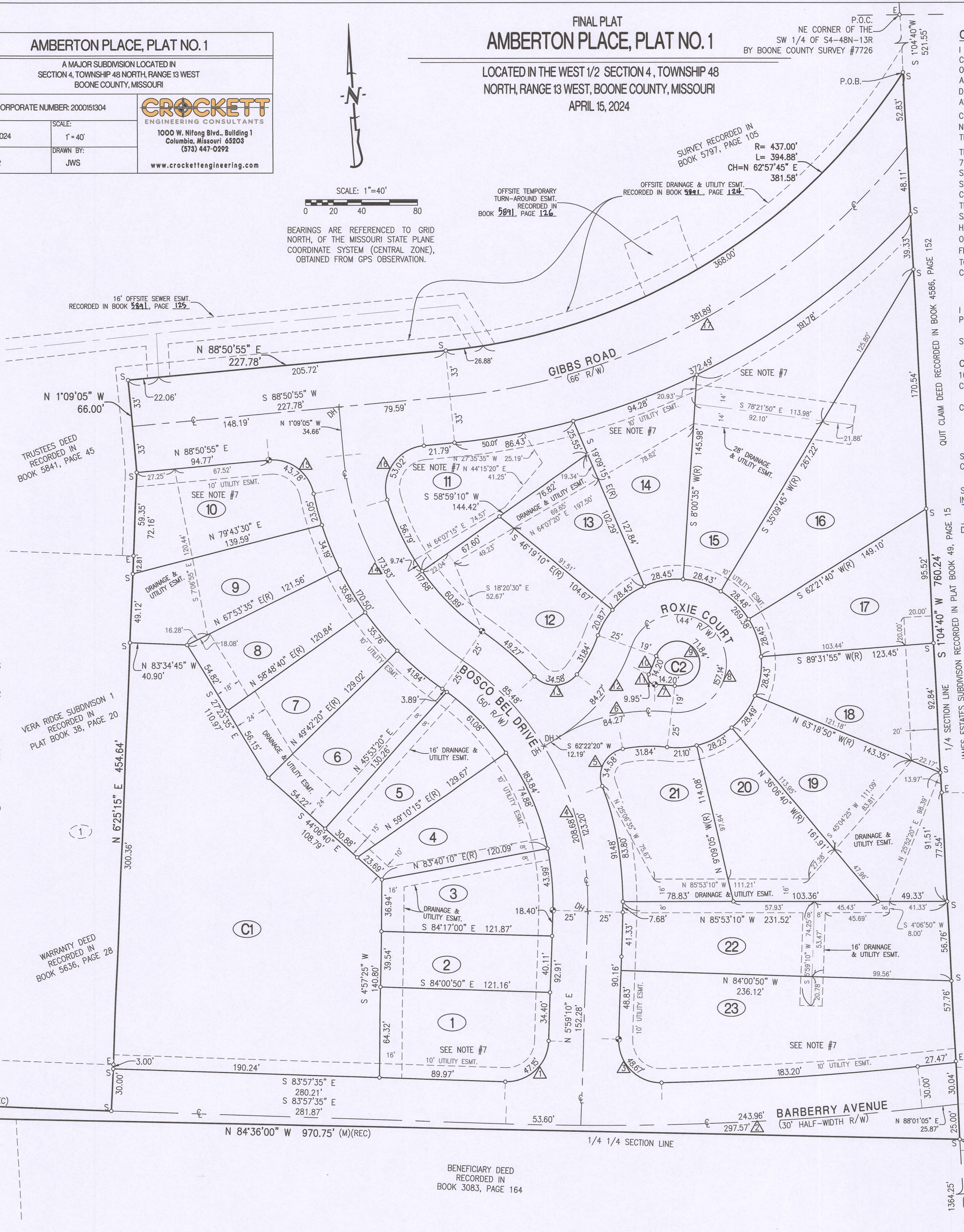
PROJECT: 230102
DRAWN BY: JWS

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



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

FINAL PLAT
AMBERTON PLACE, PLAT NO. 1
LOCATED IN THE WEST 1/2 SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI
APRIL 15, 2024



CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2024, I COMPLETED A SURVEY AND SUBDIVISION FOR HEMME CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY OF A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOOK 5797, PAGE 105 AND DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5841, PAGE 45 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 521.55 FEET TO THE POINT OF BEGINNING;
THENCE FROM THE POINT OF BEGINNING AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 760.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N 84°36'00"W, 970.75 FEET TO THE SOUTHEAST CORNER OF LOT 1 AS SHOWN IN OAK CORNERS SUBDIVISION, RECORDED IN PLAT BOOK 13, PAGE 86; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID LOT 1, N 51°14'55"E, 23.81 FEET; THENCE N 5°43'40"E, 70.99 FEET; THENCE LEAVING SAID EAST LINE, 116.90 FEET ALONG A 116.90-FOOT RADIUS NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 38°55'35"E, 105.42 FEET; THENCE S 83°34'45"E, 273.45 FEET; THENCE WITH THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 5797, PAGE 105, N 6°25'15"E, 454.64 FEET; THENCE N 1°09'05"E, 66.00 FEET; THENCE N 88°50'55"E, 227.78 FEET; THENCE ALONG A 437.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 62°57'45"E, 381.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.97 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 W. Borden
DAVID W. BORDEN, PLS-2002000244
6-17-24
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF JUNE IN THE YEAR 2024.

Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #12409201
My Commission Expires: 10-28-2024

KNOW ALL MEN BY THESE PRESENTS:

THAT HEMME CONSTRUCTION, 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 STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. COMMON LOT C1 IS HEREBY GRANTED AS A DRAINAGE AND UTILITY EASEMENT TO THE CITY OF COLUMBIA FOR 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 AMBERTON PLACE, PLAT NO. 1

IN WITNESS WHEREOF, HEMME CONSTRUCTION, LLC A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 17 DAY OF JUNE 2024.
Jeffrey Carl Hemme
JEFFREY CARL HEMME, MANAGER

ON THIS 17 DAY OF JUNE IN THE YEAR 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY CARL HEMME, MANAGER OF HEMME CONSTRUCTION, LLC A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON 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

DANIELLE GRIFFITH
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #12409201
My Commission Expires: 10-28-2024

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

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK