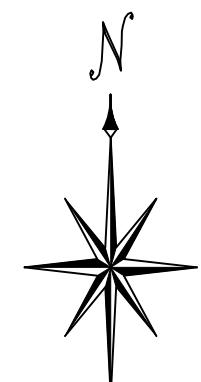


LOCATION MAP
Not To Scale



SCALE: 1"=20'
(91/387) BK/PG OF RECORD PLAT/SURVEY
M MEASURED DISTANCE
R RECORD DISTANCE
OHE OVERHEAD ELECTRIC
G GAS LINE
S SEWER LINE
ST STORM SEWER LINE
① LOT NUMBERS FROM PRIOR
SUBDIVISIONS/SURVEYS

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED 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.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #2900340280E, DATED APRIL 19, 2017.

GENERAL NOTES:

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE MISSOURI CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY APRIL, 2022

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY, THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE, POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.

NO DIFFERENTIATION BETWEEN RECORD AND MEASURED DISTANCES WERE OBSERVED UNLESS NOTED/SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENTS

HINKSON AVENUE PROPERTIES LLC, SOLE OWNERS OF THE BELOW DESCRIBED LOTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF TYPES AND AT THE LOCATIONS AS SHOWN, ARE DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT OF WAY FOR HINKSON AVENUE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, DANIEL STRUEMPH, (MEMBER), HAVE CAUSED THESE PRESENTS TO BE SIGNED.

DANIEL STRUEMPH, MEMBER

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS ____ DAY OF _____, IN THE YEAR 2022, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DANIEL STRUEMPH, MEMBER, KNOWN TO ME TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE SAME AS THE FOREGOING PLAT, WHO BEING BY ME DULY SWEORN. ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

COLUMBIANA CONDOMINIUMS
RECORDED BOOK 862, PAGE 737

FINAL PLAT OF
HINKSON ESTATES PLAT 1
A PART OF LOT 22 IN STEPHEN'S FIRST ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, BOONE COUNTY, MISSOURI LOCATED IN LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

SURVEY RECORDED BOOK 322, PAGE 453

PARKING LOT
(ASPHALT)

CURB (TYP.)

GRASS

GRASS

SIDEWALK

OHE

DRIVE
(ASPHALT)

OHE

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