

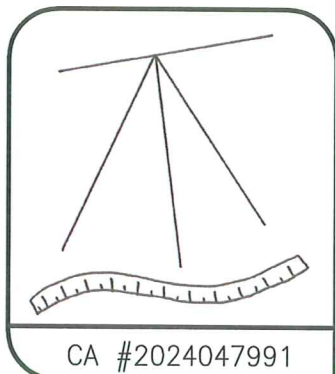
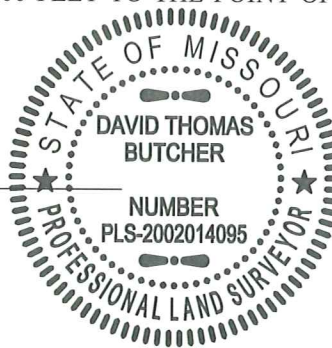
DESCRIPTION OF NEW UTILITY AND DRAINAGE EASEMENT – LOTS 227, 228, 237 & 238
OLD HAWTHORNE NORTH PLAT NO. 1
FOR ANDERSON HOMES, LLC
JOB #240022.19

JULY 20, 2026

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 227, 228, 237 AND 238 OF OLD HAWTHORNE NORTH, PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGE 66 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF ASH DOWN DRIVE AT THE COMMON LOT CORNERS FOR LOTS 237 AND 238 AND WITH THE WESTERLY RIGHT-OF-WAY LINE THEREOF, 6.00 FEET ALONG A 510.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 29°21'00"W, 6.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N 60°59'15"W, 96.95 FEET; THENCE S 65°59'10"W, 39.03 FEET; THENCE N 56°24'50"W, 131.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WALTON HEATH DRIVE; THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE, 12.00 FEET ALONG A 260.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 33°35'10"E, 12.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S 56°24'50"E, 88.47 FEET; THENCE N 82°17'30"E, 46.50 FEET; THENCE S 60°59'15"E, 124.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID ASH DOWN DRIVE; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, 6.00 FEET ALONG A 510.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 28°40'35"W, 6.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRES.


DAVID T. BUTCHER, PLS-2002014095
7/21/2026
DATE



CButch Surveying, LLC.
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NEW DRAIN & UTIL. ESMT. DESCRIPTION

SECTION 14, TOWNSHIP 48 NORTH, RANGE 12
WEST, COLUMBIA, BOONE COUNTY, MISSOURI

JOB #240022.19

FINAL PLAT OLD HAWTHORNE NORTH, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 14,
TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 28, 2022

(R) RADIAL LINE
DH X DRILL HOLE
W/ CHISELED X
Δ RIGHT-OF-WAY MARKER
P.O.B. POINT OF BEGINNING
R= RADIUS OF CURVE
L= LENGTH OF ARC
CH= CHORD DISTANCE & DIRECTION

SCALE: 1"=50'
0 25 50 100

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

