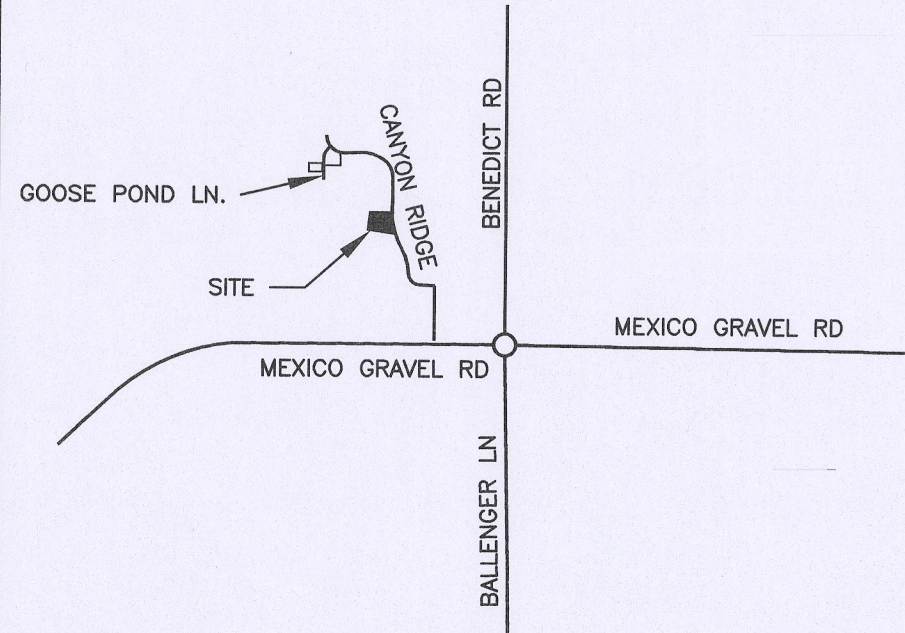


WELLINGTON VILLAS PLAT 8
 A REPLAT OF ALL OF LOT 112D OF
 WELLINGTON VILLAS PLAT 7 (BOOK 5339, PAGE 101)
 LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33,
 TOWNSHIP 49 NORTH, RANGE 12 WEST
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

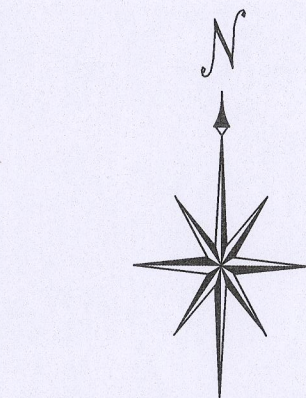


LOCATION MAP



LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL +
- △ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- x FENCE LINE
- OH: OVERHEAD ELECTRIC
- G GAS LINE
- S SEWER LINE
- LOT NUMBERS FROM WELLINGTON VILLAS PLAT 1, PLAT BK 40, PG 72



SCALE: 1"=20'

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

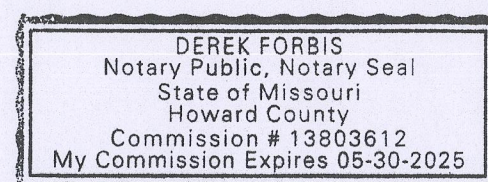
THIS TRACT IS LOCATED WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #290019C0282E, DATED APRIL 19, 2017.

DESCRIPTION

A REPLAT OF ALL OF LOT 112D OF WELLINGTON VILLAS PLAT 7 RECORDED IN BOOK 5339, PAGE 101 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI:

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10,830 SQUARE FEET AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 5321, PAGE 72 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

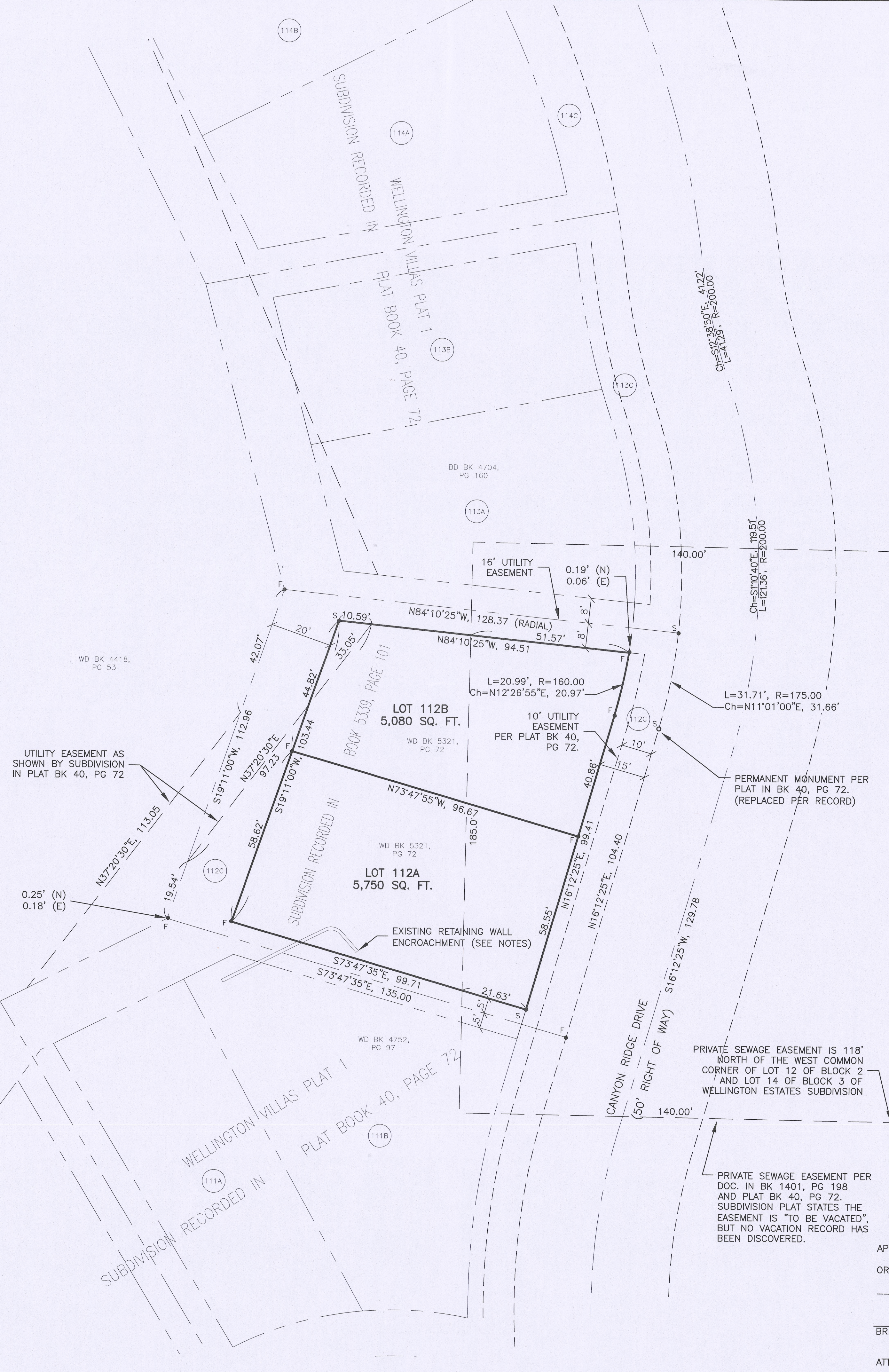
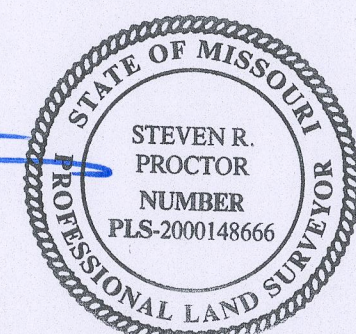
SUBSCRIBED AND SWORN BEFORE ME ON THIS 30TH DAY OF DECEMBER, 2021, MY COMMISSION EXPIRES MAY 30, 2025.



Derek Forbis
 DEREK FORBIS
 NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF JEFF CRANE, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Steven R. Proctor
 STEVEN R. PROCTOR, P.L.S. 2000148666
 Date: DECEMBER 30, 2021



NOTES

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

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY DECEMBER, 2021

ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION OR WITHIN 12 MONTHS OF RECORDED SURVEY.

ALL DIMENSIONS AGREE WITH THE RECORD PLAT (WELLINGTON VILLAS PLAT 7) RECORDED IN BOOK 5339, PAGE 101 UNLESS SHOWN HEREON.

THERE IS AN EXISTING BLOCK RETAINING WALL THAT EXTENDS FROM ADJOINING PROPERTY ONTO THE SUBJECT TRACT. LOCATION IS SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENTS

ON THIS 4 DAY OF January, 2022, AARON J LAXSON, A SINGLE PERSON AND KATIE A. LAXSON, A SINGLE PERSON, BEING SOLE OWNERS OF THE HERON DESCRIBED TRACT, HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND/OR PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, AARON J. LAXSON AND KATIE A. LAXSON DID SAY THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Aaron J. Laxson (SIGNED)

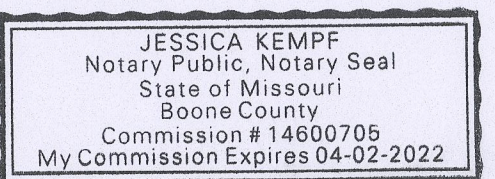
AARON J. LAXSON (PRINTED)

Katie Laxson (SIGNED)

KATIE A. LAXSON (PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS 4 DAY OF January, 2022 MY COMMISSION EXPIRES 4/2 2022

Jessica Kempf
 JESSICA KEMPF
 NOTARY PUBLIC



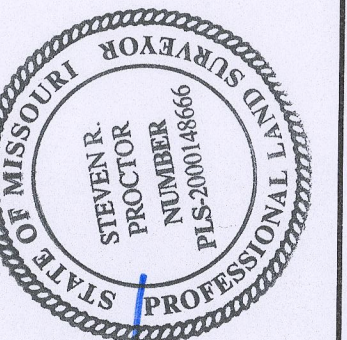
PRIVATE SEWAGE EASEMENT IS 118' NORTH OF THE WEST COMMON CORNER OF LOT 12 OF BLOCK 2 AND LOT 14 OF BLOCK 3 OF WELLINGTON ESTATES SUBDIVISION

PRIVATE SEWAGE EASEMENT PER DOC. IN BK 1401, PG 198 AND PLAT BK 40, PG 72. SUBDIVISION PLAT STATES THE EASEMENT IS "TO BE VACATED", BUT NO VACATION RECORD HAS BEEN DISCOVERED.

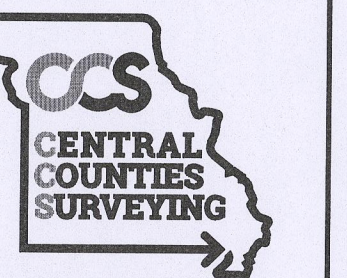
APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2022

BRIAN TREECE, MAYOR

ATTEST:
 SHEELA AMIN, CITY CLERK



Steven R. Proctor
 STEVEN R. PROCTOR, P.L.S. 2000148666
 Date: DECEMBER 30, 2021



401 S. Cleveland St
 Fayette, MO 65248
 Phone (660) 728-5028
 Missouri Commission # 2014030580
 Steven R. Proctor PLS # 2000148666
 Anthony Darboven PLS # 2018019005
 Derek Forbis PLS # 2021015380

AARON J. & KATIE A. LAXSON
 CANYON RIDGE DRIVE
 Columbia, Boone County, Missouri

Submitted: 12/9/2021

SHT. 1 OF 01