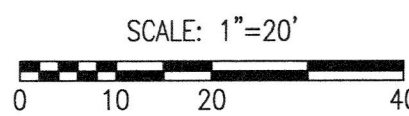
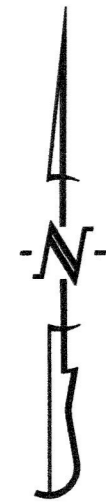


LOCATION MAP  
NOT TO SCALE

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR  
(UNLESS NOTED OTHERWISE)
- STONE
- ◆ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH



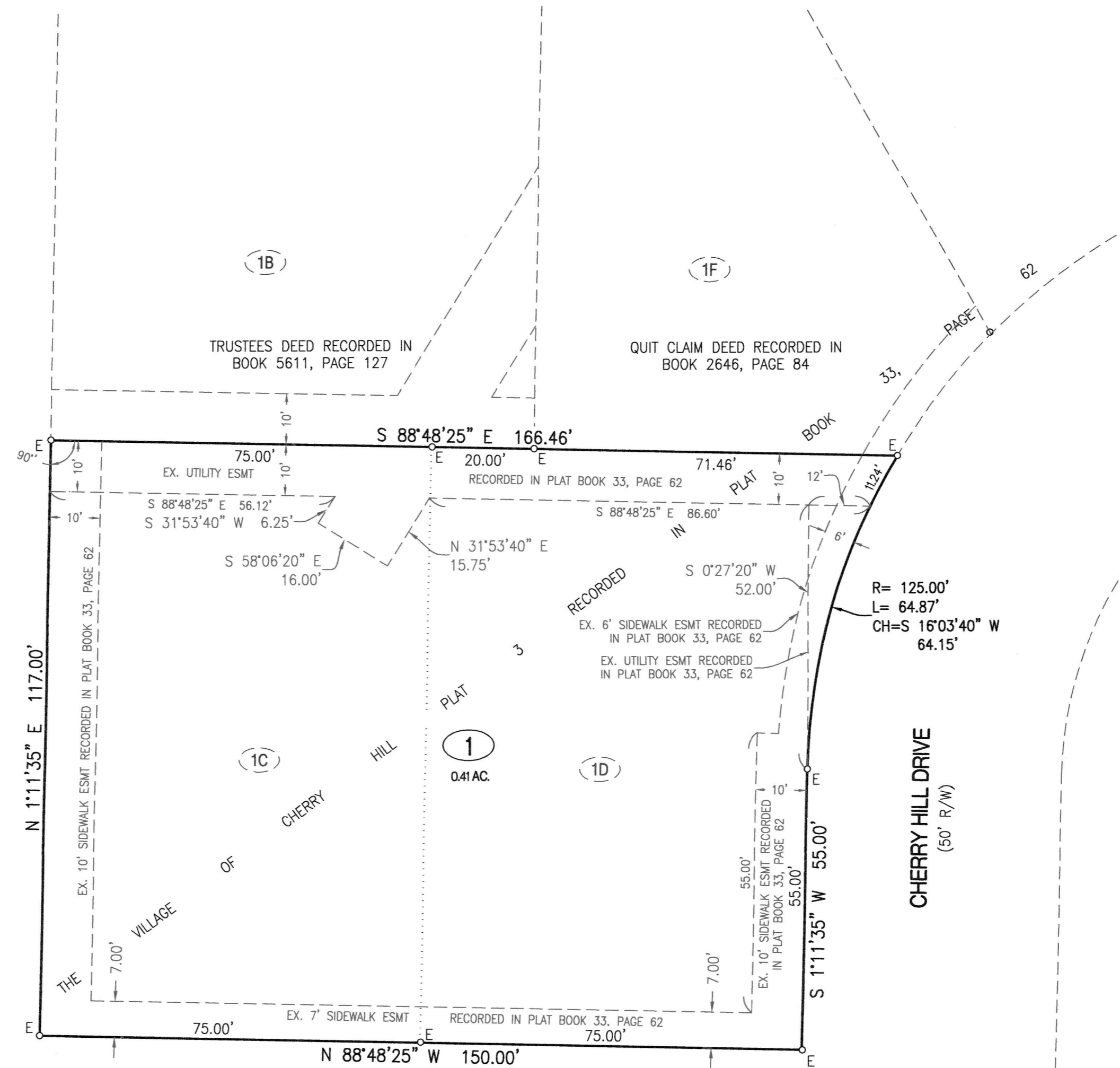
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-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. 29019C0267E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. NO PART OF THIS TRACT CONTAINS REGULATED 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
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
7. ALL UTILITIES ARE ALREADY INSTALLED, GENERALLY AT THE REAR OF THE BUILDINGS WITHIN EASEMENTS WHICH WAS APPROVED BY COUNCIL RESOLUTION R-222-98. FOR THIS REASON, NO NEW 10' UTILITY EASEMENTS ALONG THE EXISTING STREETS ARE PROPOSED. THIS FOLLOWS THE ORIGINAL DESIGN INTENT FOR THE DEVELOPMENT TO HAVE ALL UTILITIES LOCATED AT THE REAR OF THE BUILDINGS WITHIN EASEMENTS. SHOULD ADDITIONAL UTILITIES BE NEEDED, THE OWNER WILL WORK WITH UTILITY PROVIDERS TO LOCATE AND PROVIDE EASEMENTS FOR ANY ADDITIONAL UTILITIES.
8. A VARIANCE HAS BEEN PREVIOUSLY GRANTED BY THE ORIGINAL APPROVED DEVELOPMENT PLAN AND PRELIMINARY PLAT FOR CHERRY HILL WHICH WAS APPROVED BY COUNCIL BILL NO. R-222-98 WITHOUT CORNER LOT TRUNCATIONS TO ACCOMPLISH THE UNIQUE DESIGN INTENT OF THE DEVELOPMENT. THE SUBJECT LOT 1 WILL BE CONSISTENT WITH THE ORIGINAL DESIGN INTENT OF THE OVERALL DEVELOPMENT, WITHOUT TRUNCATED INTERSECTION RIGHT OF WAY.

# A REPLAT THE VILLAGE OF CHERRY HILL, PLAT No. 3A

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 21, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 27, 2023



CORONA ROAD  
(50' R/W)

JUBILEE STREET  
(50' R/W)

CHERRY HILL DRIVE  
(50' R/W)

CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH 2023, I COMPLETED A SURVEY FOR NODHEAD INVESTMENTS, LLC OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 1C AND 1D OF THE VILLAGE OF CHERRY HILL PLAT 3 RECORDED IN PLAT BOOK 33, PAGE 62 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5700, PAGE 35 AND CONTAINING 0.41 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 T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
7/17/2023  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF JULY  
IN THE YEAR 2023.

*Danielle Griffith*  
DANIELLE GRIFFITH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2024  
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT NODHEAD INVESTMENTS, 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 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 THE VILLAGE OF CHERRY HILL, PLAT NO. 3A

IN WITNESS WHEREOF, NODHEAD INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 18 DAY OF JULY, 2023.

NODHEAD INVESTMENTS, LLC

*Brian Struchtemeyer*  
BRIAN STRUCHTEMAYER, MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 18 DAY OF JULY, IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN STRUCHTEMAYER, MANAGER OF NODHEAD INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND OFFICIAL SEAL.

*Danielle Griffith*  
DANIELLE GRIFFITH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2024  
COMMISSION NUMBER 12409201

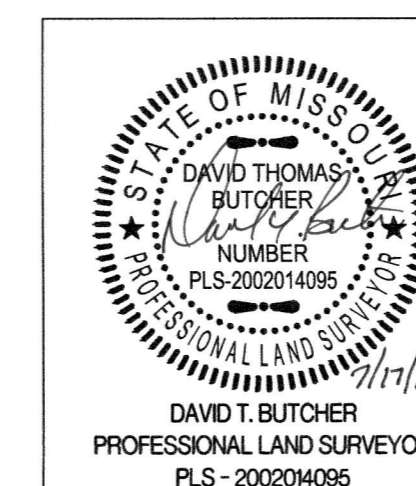


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



<b>THE VILLAGE OF CHERRY HILL, PLAT NO.3A</b>	
A REPLAT LOCATED IN SECTION 21, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 03/27/2023	SCALE: 1" = 20'
PROJECT: 230018	DRAWN BY: JWS

