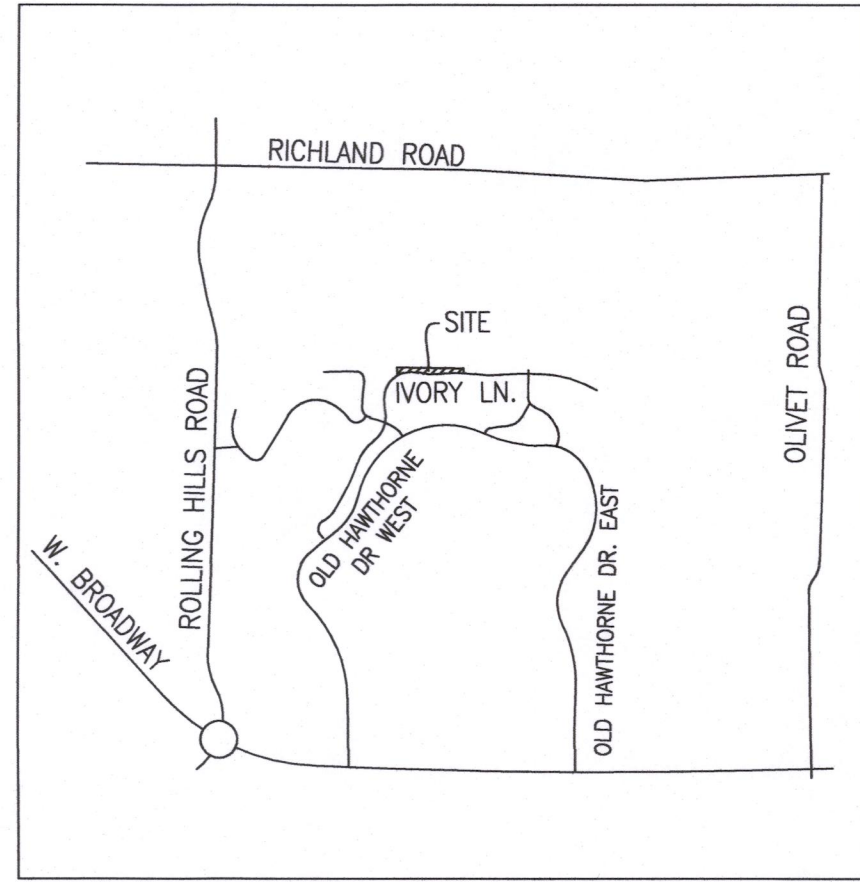
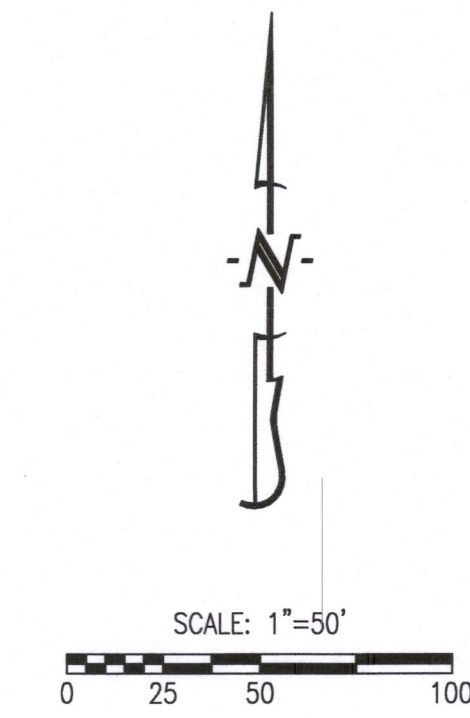


FINAL PLAT VISTAS AT OLD HAWTHORNE, PLAT No. 1B

A REPLAT OF LOT C2, VISTAS AT OLD HAWTHORNE PLAT 1, LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION
15, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
NOVEMBER 1, 2021



LOCATION MAP
NOT TO SCALE



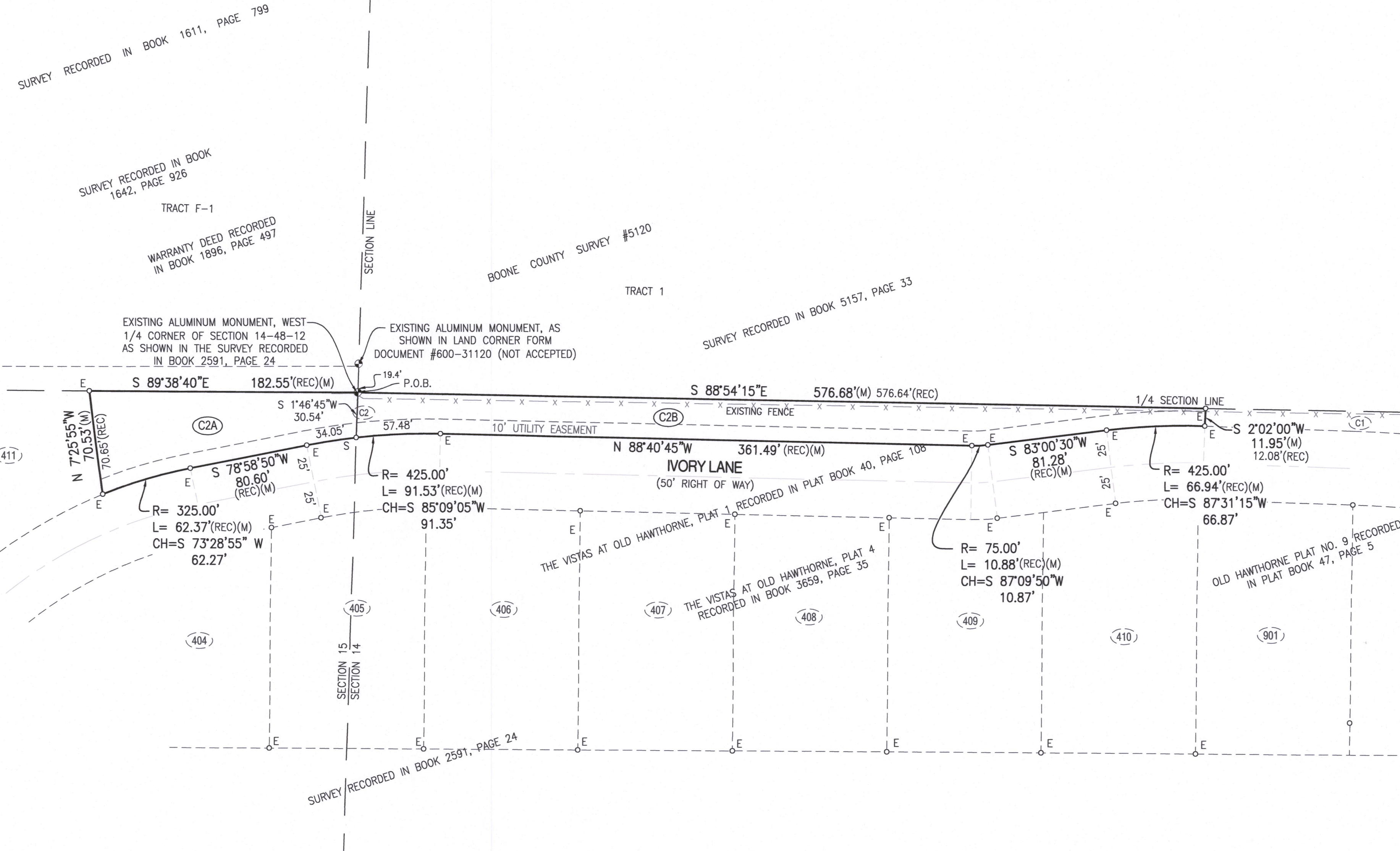
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- ◆ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

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. 290019C 0305E, 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. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE MILLERSBURG USGS QUADRANGLE MAP.



CERTIFICATION:

I HEREBY CERTIFY THAT IN NOVEMBER 2021 I COMPLETED A SURVEY AND SUBDIVISION FOR VISTAS AT OLD HAWTHORNE HOMES ASSOCIATION, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4836, PAGE 57 AND BEING ALL OF LOT C2 OF VISTAS AT OLD HAWTHORNE, PLAT NO. 1 RECORDED IN PLAT BOOK 40, PAGE 108 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14 AS SHOWN IN THE SURVEY RECORDED IN BOOK 2591, PAGE 24; THENCE FROM THE POINT OF BEGINNING AND WITH THE LINES OF SAID LOT C2, S 88°54'15"E, 576.68 FEET; THENCE S 2°02'00"W, 11.95 FEET TO THE NORTH RIGHT OF WAY LINE OF IVORY LANE; THENCE CONTINUING WITH THE LINES OF SAID LOT C2 AND WITH THE NORTH RIGHT OF WAY LINE THEREOF, 66.94 FEET ALONG A 425.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 87°31'15"W, 66.87 FEET; THENCE S 83°00'30"W, 81.28 FEET; THENCE 10.88 FEET ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 87°09'50"W, 10.87 FEET; THENCE N 88°40'45"W, 361.48 FEET; THENCE 91.53 FEET ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 85°09'05"W, 91.35 FEET; THENCE S 78°58'50"W, 80.61 FEET; THENCE 62.37 FEET ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 73°28'55"W, 62.27 FEET TO THE EAST LINE OF LOT 411 OF THE VISTAS AT OLD HAWTHORNE PLAT 4, RECORDED IN BOOK 3659, PAGE 35; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH SAID EAST LINE AND CONTINUING WITH THE LINES OF SAID LOT C2, N 72°55'55"W, 70.53 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE WITH SAID NORTH LINE, S 89°38'40"E, 182.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.53 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
1/1/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF January IN THE YEAR 2022.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT VISTAS AT OLD HAWTHORNE HOMES ASSOCIATION, A MISSOURI NOT FOR PROFIT CORPORATION IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION 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 HAVE ALREADY BEEN DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, HAVE ALREADY BEEN DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "VISTAS AT OLD HAWTHORNE, PLAT NO. 1B"

IN WITNESS WHEREOF, VISTAS AT OLD HAWTHORNE HOMES ASSOCIATION, A MISSOURI NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND BY ITS SECRETARY, THIS 11th DAY OF February, 2022.

VISTAS AT OLD HAWTHORNE HOMES ASSOCIATION
Carolyn Johnson CAROLYN JOHNSON, PRESIDENT
Steve Burch STEVE BURCH, SECRETARY

STATE OF MISSOURI } SS
COUNTY OF BOONE }

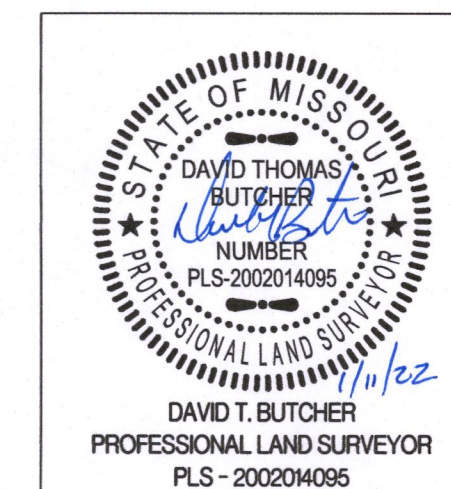
ON THIS 11th DAY OF February, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CAROLYN JOHNSON, PRESIDENT, AND STEVE BURCH, SECRETARY, OF VISTAS AT OLD HAWTHORNE HOMES ASSOCIATION, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



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

BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK



VISTAS AT OLD HAWTHORNE, PLAT No. 1B	
A REPLAT SUBDIVISION SECTIONS 14 & 15, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 11/1/2021	SCALE: 1" = 50'
PROJECT: 991083	DRAWN BY: DTB