

LOCATION MAP
NOT TO SCALE

FINAL PLAT NOWELL'S ADDITION, PLAT No. 3

A REPLAT OF LOT 1 & PART OF LOT 2 OF NOWELL'S ADDITION TO THE CITY OF COLUMBIA
NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 18, 2022

KNOW ALL MEN BY THESE PRESENTS:

THAT ENRICH CONSTRUCTION & REMODELING, INC., A MISSOURI CORPORATION IS THE SOLE OWNER OF THE HEREDIN 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 IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. 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 "NOWELL'S ADDITION, PLAT NO. 3".

IN WITNESS WHEREOF, ENRICH CONSTRUCTION & REMODELING, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 13 DAY OF SEPTEMBER, 2022.

ENRICH CONSTRUCTION & REMODELING, INC.

Shan Rich
SHAN RICH, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF SEPTEMBER
IN THE YEAR 2022
Danielle Griffith
DANIELLE GRIFFITH NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2022, I COMPLETED A SURVEY AND SUBDIVISION FOR ENRICH CONSTRUCTION & REMODELING, INC., OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 1 AND PART OF LOT 2 OF NOWELL'S ADDITION TO THE CITY OF COLUMBIA RECORDED IN BOOK 80, PAGE 177 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5460, PAGE 101 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH SAID EASTERLY RIGHT-OF-WAY LINE N 1°15'50"E, 161.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF SAID LOT 1 AND SAID NORTH LINE EXTENDED S 81°48'15"E, 130.00 FEET; THENCE LEAVING SAID NORTH LINE EXTENSION S 1°15'25"W, 161.15 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE N 81°56'15"W, 129.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.48 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
9/9/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF SEPTEMBER
IN THE YEAR 2022
Danielle Griffith
DANIELLE GRIFFITH NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



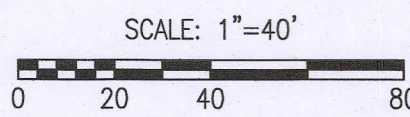
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE ____ DAY OF _____, 2022.

BARBARA BUFFALO MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

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

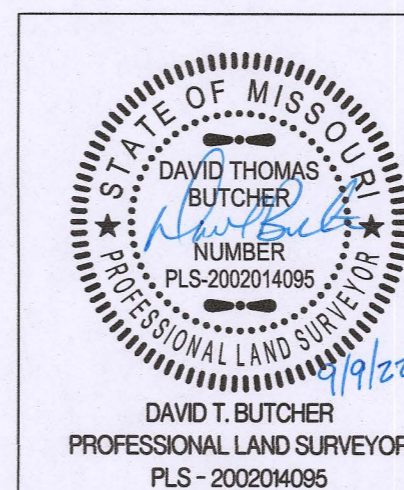


LEGEND:

- E EXISTING
- S SET
- o 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING
- 35 LOT NUMBER
- 35 EXISTING LOT NUMBER
- R= RADIUS
- L= LENGTH
- CH= CHORD
- FLOOD PLAIN
- REC RECORDED DISTANCE
- M MEASURED DISTANCE

NOTES:

- THIS LOT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA OR 1% ANNUAL CHANCE FLOOD PLAN) AS SHOWN BY THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29019CD280E, DATED APRIL 19, 2017. THIS LOT IS HOWEVER IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD OF THE UPPER SQUARE MILE, AS SHOWN ON THE SAID FEMA MAP.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- ANY DEVELOPMENT ON THIS LOT WILL BE REQUIRED TO INSTALL STORMWATER DETENTION INFRASTRUCTURE TO PROVIDE DETENTION OF POST DEVELOPMENT FLOWS TO THAT OF THE PREDEVELOPMENT CONDITION, IN ACCORDANCE WITH THE CITY OF COLUMBIA STORMWATER MANAGEMENT & WATER QUALITY MANUAL.



DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS-2002014095

NOWELL'S ADDITION, PLAT NO. 3

A MAJOR SUBDIVISION LOCATED IN THE NE QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 2/14/2022
PROJECT: 210227

SCALE: 1"=40'
DRAWN BY: EWD

CROCKETT
ENGINEERING CONSULTANTS
1000 W. NIFONG BLVD., BUILDING 1
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