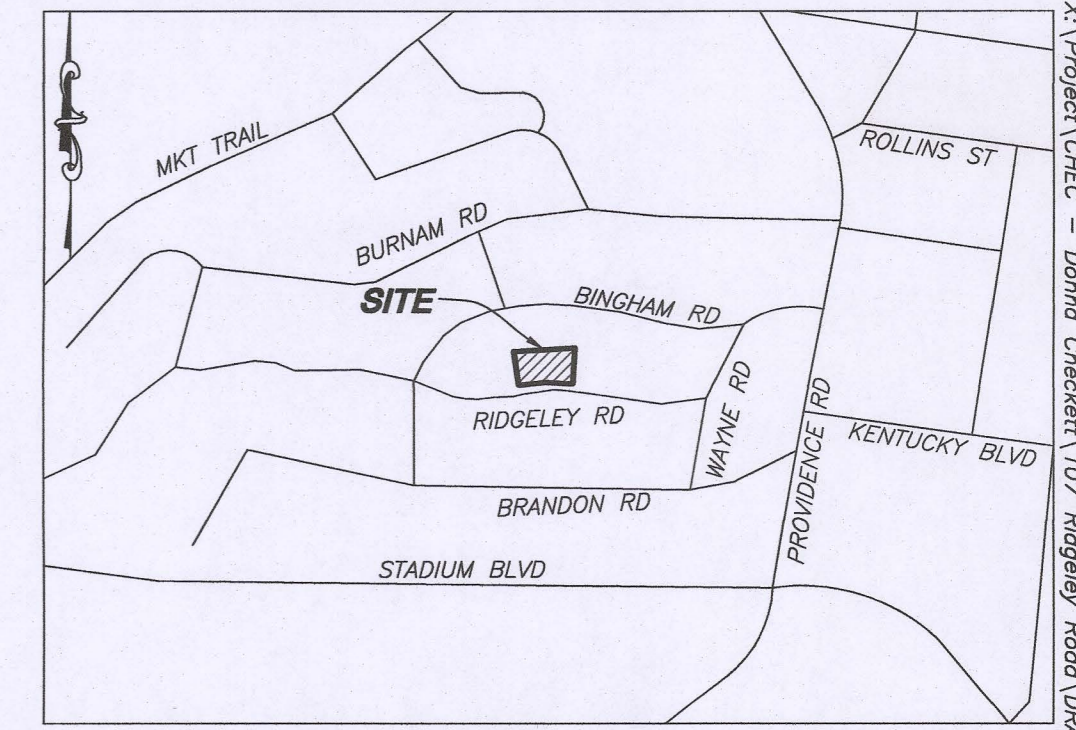


GRASSLANDS PLAT 17

FINAL PLAT
 TWO TRACTS OF LAND SHOWN BY THE SURVEY RECORDED IN BOOK 5149, PAGE 35
 SW ¼ OF SECTION 13,
 TOWNSHIP 48 NORTH, RANGE 13 WEST,
 BOONE COUNTY, MISSOURI
 AUGUST 1, 2022



LOCATION MAP
 NOT TO SCALE

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORDED
- DH (X) DRILL HOLE W/ CHISELED "X" AND PK NAIL
- IP ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB ○ REBAR
- ⊕ NAIL
- X.XX AC ACRES
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

NOTES

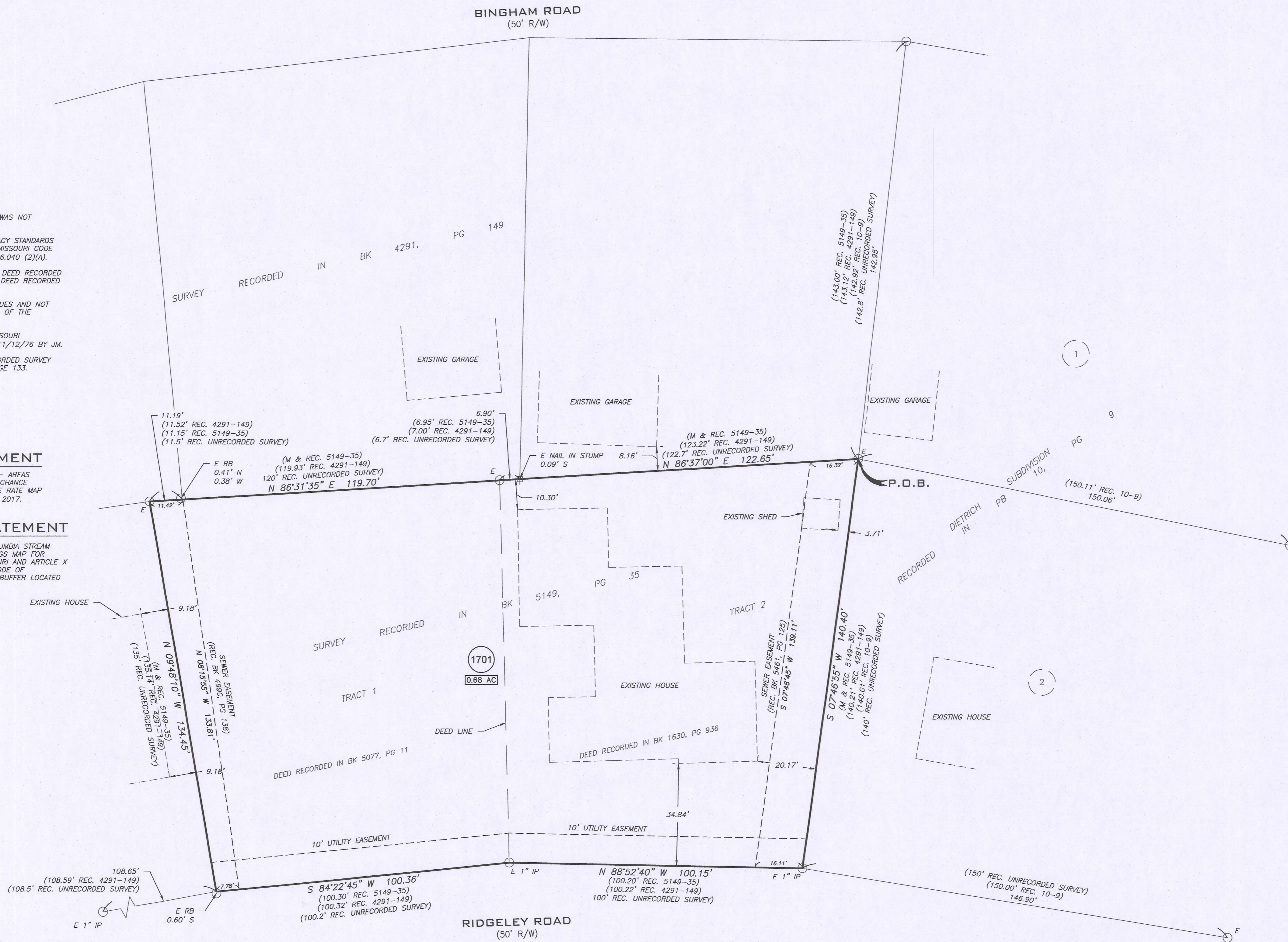
1. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
3. SOURCE DEEDS FOR SURVEY, WARRANTY DEED RECORDED IN BOOK 1630, PAGE 936 & TRUSTEES DEED RECORDED IN BOOK 5077, PAGE 111
4. SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
5. UNRECORDED SURVEY BY COLUMBIA, MISSOURI DEPARTMENT OF PUBLIC WORKS DATED 11/12/76 BY JM.
6. THESE TRACTS ARE SHOWN IN A UNRECORDED SURVEY IN CITY SURVEY RECORD BOOK 2 AT PAGE 133.
7. TOTAL TRACT AREA = 0.68 ACRES.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED 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 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____ 2022.

SARA LOE, CHAIRPERSON

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

DESIGN ADJUSTMENT FROM SECTION 29-5.1(d)(1) REQUIRING CONSTRUCTION OF SIDEWALKS APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____

BARBARA BUFFALO, MAYOR

ATTENT:

SHEELA AMIN, CITY CLERK

KNOWN ALL MEN BY THESE PRESENTS:

CHARLES CHRISTOPHER TEETER & DONNA CHECKETT, HUSBAND AND WIFE, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, CHARLES CHRISTOPHER TEETER & DONNA CHECKETT, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

BY: *Charles Christopher Teeter*
 CHARLES CHRISTOPHER TEETER

BY: *Donna Checkett*
 DONNA CHECKETT

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

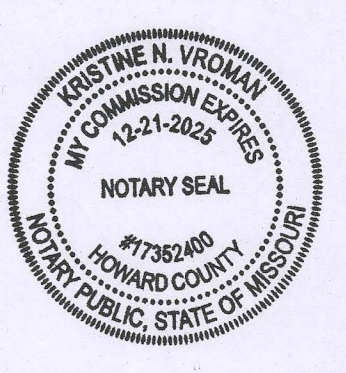
ON THIS 1st DAY OF September IN THE YEAR 2022, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES CHRISTOPHER TEETER & DONNA CHECKETT, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN.

ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Kristine N. Vroman
 KRISTINE N. VROMAN, NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 21, 2025



PROPERTY DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AND DESCRIBED AS TRACTS 1 AND 2 OF THE SURVEY RECORDED IN BOOK 5149, PAGE 35, ALSO BEING DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 1630, PAGE 936 AND TRUSTEES DEED RECORDED IN BOOK 5077, PAGE 111; ALL BEING RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2 OF SURVEY RECORDED IN BOOK 5149, PAGE 35, THENCE S 07°46'55"W, 140.40 FEET; THENCE N 88°52'40"W, 100.15 FEET; THENCE S 84°22'45"W, 100.36 FEET; THENCE N 09°48'10"W, 134.45 FEET; THENCE N 86°31'35"W, 119.70 FEET; THENCE N 86°37'00"E, 122.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.68 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN JUNE 2022, I COMPLETED A SURVEY FOR CHARLES CHRISTOPHER TEETER & DONNA CHECKETT FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
 A CIVIL GROUP
 CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909
 MO LAND SURVEYOR

DATE: SEPTEMBER 1, 2022

A CIVIL GROUP, LLC
 MISSOURI LIMITED LIABILITY COMPANY
 3401 BROADWAY BUSINESS PARK CT
 SUITE 105
 COLUMBIA, MISSOURI 65203
 PH: (573) 817-5750
 MO CERT OF AUTHORITY: 2001006115

GRASSLANDS PLAT 17

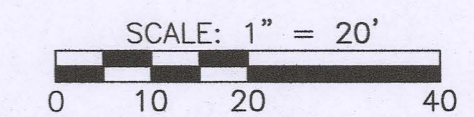
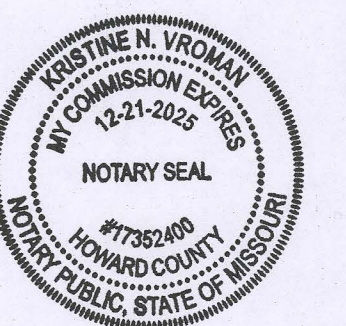
107 RIDGELEY RD., COLUMBIA, MISSOURI

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
 THIS 1st DAY OF September, 2022.

Kristine N. Vroman
 KRISTINE M. VROMAN

NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.



BEARINGS ARE REFERENCED TO THE EASTERLY LINE OF TRACT 2 OF SURVEY RECORDED IN BOOK 5149, PAGE 35 OF THE BOONE COUNTY RECORDS.