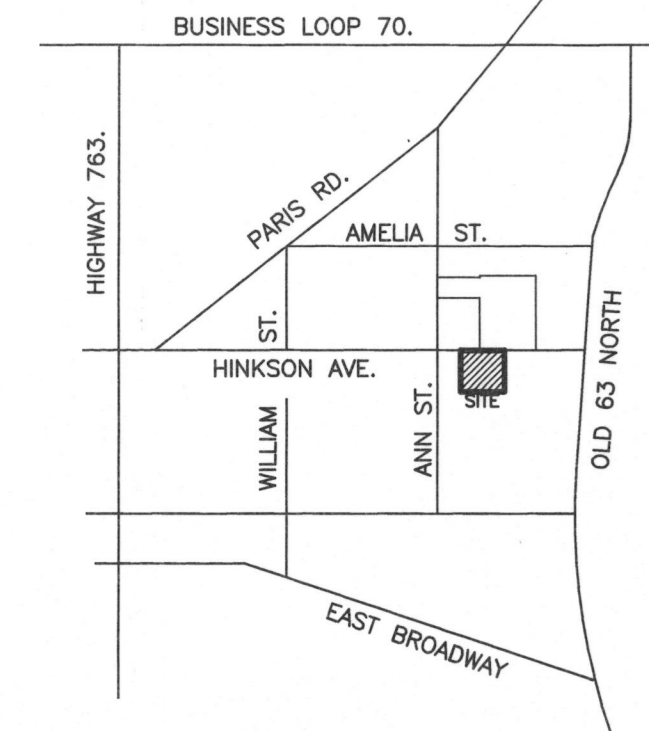


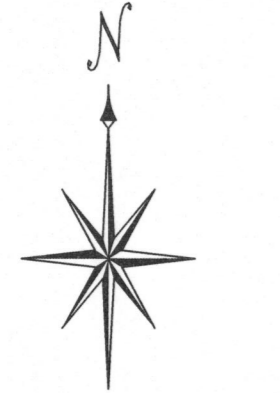
COLUMBIANA CONDOMINIUMS
RECORDED BOOK 862, PAGE 737

FINAL PLAT OF
HINKSON ESTATES PLAT 1
A PART OF LOT 22 IN STEPHEN'S FIRST ADDITION TO THE TOWN, NOW CITY OF COLUMBIA,
BOONE COUNTY, MISSOURI. LOCATED IN SECTION 7,
TOWNSHIP 48 NORTH, RANGE 12 WEST
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

- 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
 - (91/387) BK/PG OF RECORD PLAT/SURVEY
 - M MEASURED DISTANCE
 - R RECORD DISTANCE
 - OHE OVERHEAD ELECTRIC
 - G GAS LINE
 - S SEWER LINE
 - ST STORM SEWER LINE
 - ① LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS



LOCATION MAP
Not To Scale



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 IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #2900340280E, DATED APRIL 19, 2017.

GENERAL NOTES:

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

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY JUNE, 2022

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.

NO DIFFERENTIATION BETWEEN RECORD AND MEASURED DISTANCES WERE OBSERVED UNLESS NOTED/SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENTS:

HINKSON AVENUE PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY BEING SOLE OWNERS OF THE BELOW DESCRIBED LOT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

ADDITIONAL RIGHT OF WAY FOR HINKSON AVENUE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, HINKSON AVENUE PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S MEMBER ON THIS 10 DAY OF June, 2022.

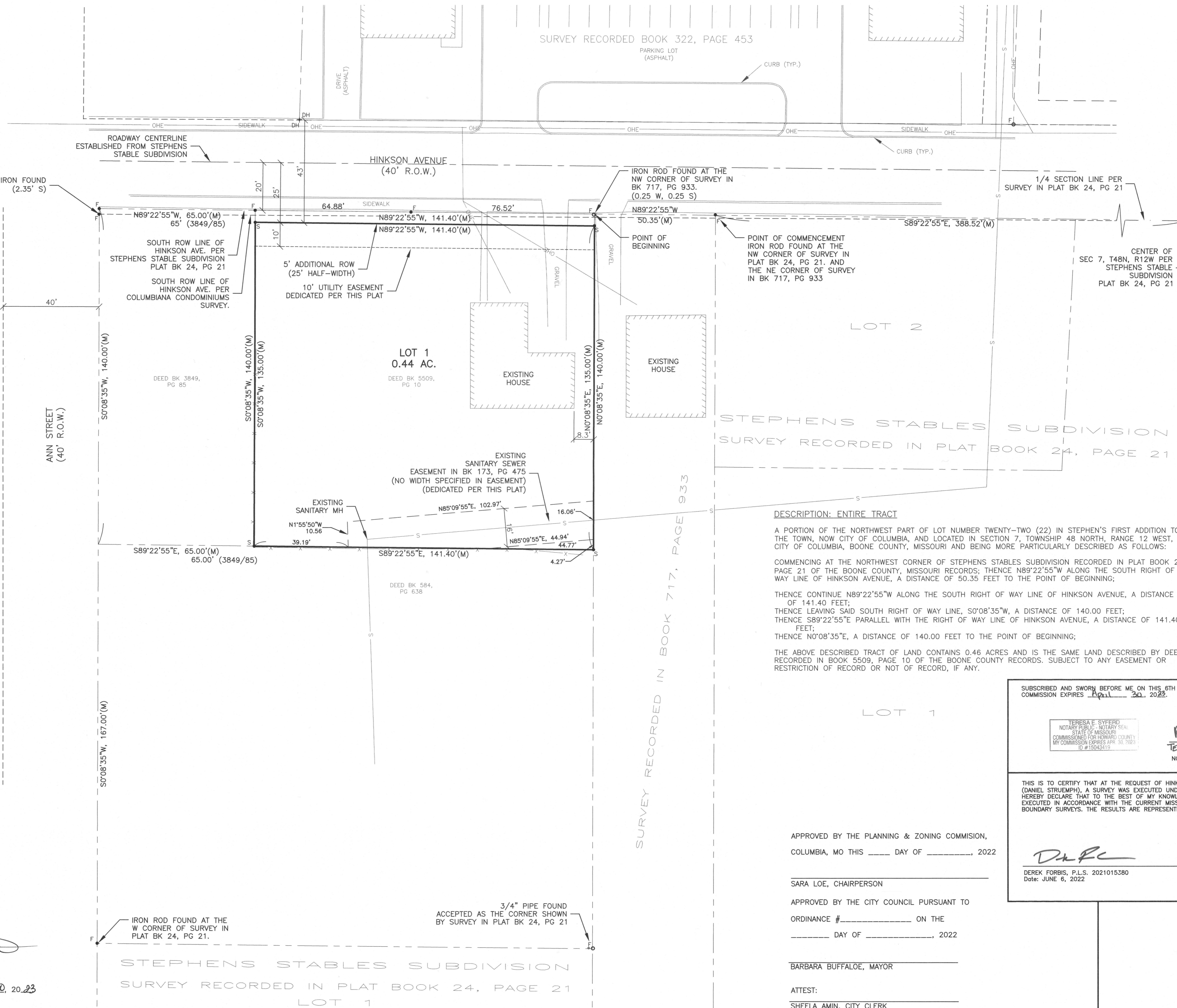
[Signature]
DANIEL STRUEMPH

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 10 DAY OF June, IN THE YEAR 2022. BEFORE ME, Ashley Nicole Sutterfield, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DANIEL STRUEMPH, MEMBER OF HINKSON AVENUE PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

ASHLEY NICOLE SUTTERFIELD
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 20, 2023
Commission # 19546667

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES October 20, 2023



DESCRIPTION: ENTIRE TRACT

A PORTION OF THE NORTHWEST PART OF LOT NUMBER TWENTY-TWO (22) IN STEPHEN'S FIRST ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, AND LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF STEPHENS STABLES SUBDIVISION RECORDED IN PLAT BOOK 24, PAGE 21 OF THE BOONE COUNTY, MISSOURI RECORDS; THENCE N89°22'55"W ALONG THE SOUTH RIGHT OF WAY LINE OF HINKSON AVENUE, A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N89°22'55"W ALONG THE SOUTH RIGHT OF WAY LINE OF HINKSON AVENUE, A DISTANCE OF 141.40 FEET;
THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S0°08'35"W, A DISTANCE OF 140.00 FEET;
THENCE S89°22'55"E PARALLEL WITH THE RIGHT OF WAY LINE OF HINKSON AVENUE, A DISTANCE OF 141.40 FEET;
THENCE N0°08'35"E, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.46 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 5509, PAGE 10 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.



401 S. Cleveland St.
Fayette, MO 65248
Phone (660) 728-5028
Missouri Commission # 2014035993
Steven R. Proctor PLS # 2000148666
Derek Forbis PLS # 2021015380

1706 HINKSON AVENUE
Columbia, Boone County, MO

Plotted: 6/6/2022

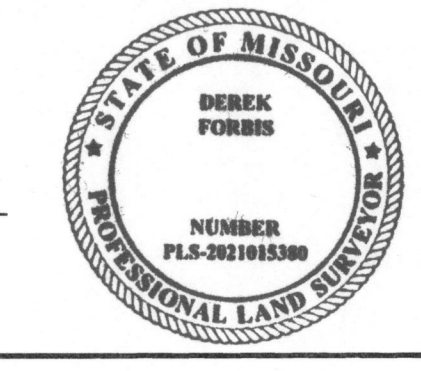
SHT. 1 OF 01

SUBSCRIBED AND SWORN BEFORE ME ON THIS 6TH DAY OF JUNE, 2022 MY COMMISSION EXPIRES April 30, 2023.

TERESA E. SYFERO
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR HOWARD COUNTY
MY COMMISSION EXPIRES APR. 30, 2023
ID #15043419

[Signature]
TERESA E. SYFERO
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF HINKSON AVENUE PROPERTIES LLC (DANIEL STRUEMPH), 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.



APPROVED BY THE PLANNING & ZONING COMMISSION,
COLUMBIA, MO THIS ____ DAY OF _____, 2022

SARA LOE, CHAIRPERSON

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

BARBARA BUFFALO, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK