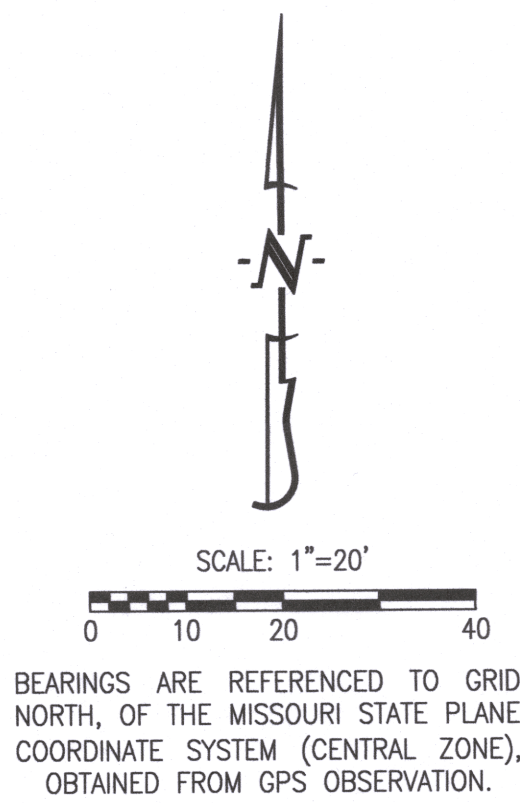


LOCATION MAP
NOT TO SCALE



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

LEGEND:

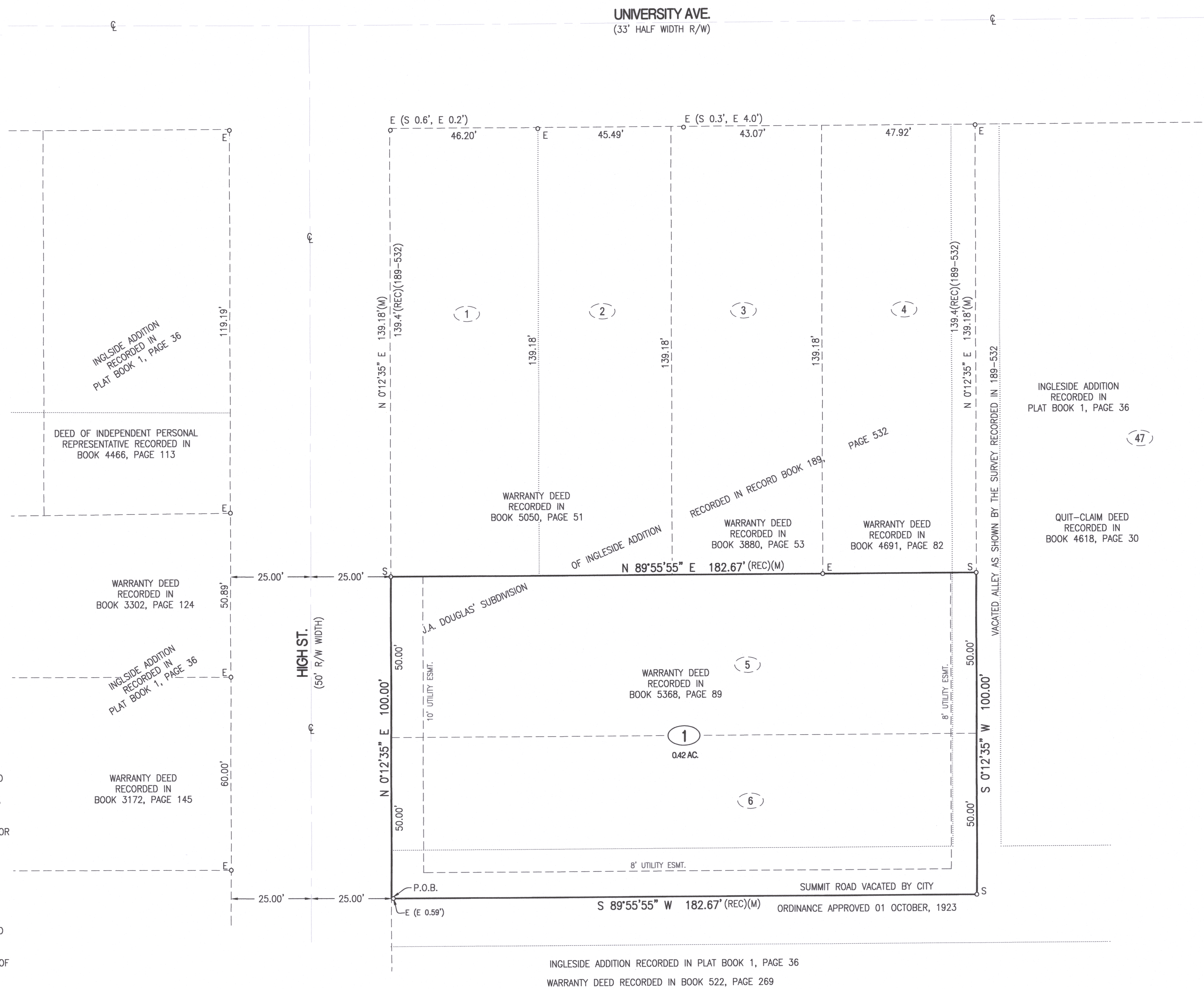
- E EXISTING
- S SET
- o SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- CL CENTERLINE
- (189-532) BOOK# & PAGE#

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. 29019C0280E, 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. SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP 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, UNLESS OTHERWISE NOTED.

FINAL PLAT HIGH SIDE, PLAT No. 1

A REPLAT OF LOTS 5 & 6 OF J.A. DOUGLAS' SUBDIVISION OF INGLESIDE ADDITION
LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
NOVEMBER 13, 2023



CERTIFICATION:

I HEREBY CERTIFY THAT IN NOVEMBER OF 2023, I COMPLETED A SURVEY AND SUBDIVISION FOR THREE-P PROPERTIES LLC, OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 5 AND 6 OF J.A. DOUGLAS' SUBDIVISION OF INGLESIDE ADDITION, RECORDED IN BOOK 189, PAGE 532 AND BEING DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 5368, PAGE 89 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF SAID J.A. DOUGLAS' SUBDIVISION, AND WITH THE LINES OF SAID LOTS 5 AND 6, N 0°12'35"E, 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 THEREOF; THENCE CONTINUING WITH THE LINES OF SAID LOTS 5 AND 6, N 89°55'55"E, 182.67 FEET TO THE SOUTHEAST CORNER OF LOT 4; THENCE S 0°12'35"W, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WITH THE SOUTH LINE THEREOF, S 89°55'55"W, 182.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.42 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:

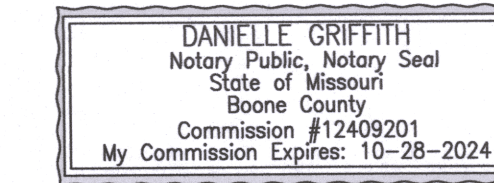
CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
11/30/2023
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF November 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 THREE-P PROPERTIES 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 HIGH SIDE, PLAT NO. 1

IN WITNESS WHEREOF, THREE-P PROPERTIES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 30 DAY OF November, 2023.

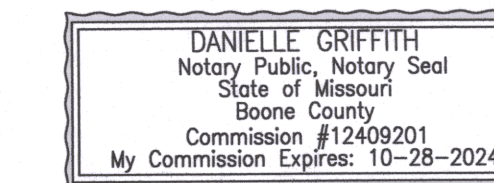
THREE-P PROPERTIES LLC

Austin Ball
AUSTIN BALL, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 30 DAY OF November IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AUSTIN BALL, MEMBER, OF THREE-P PROPERTIES LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

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

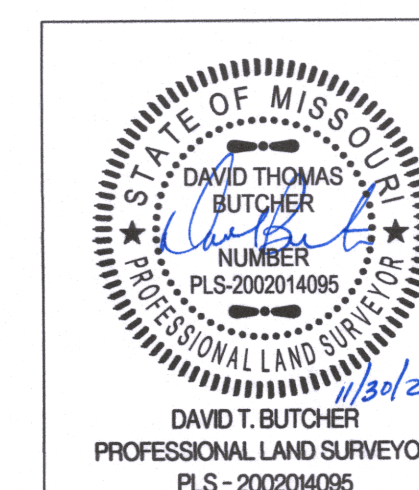


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 20____.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



HIGH SIDE, PLAT NO.1	
A REPLAT LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 11/13/2023	SCALE: 1" = XX'
PROJECT: 230359	DRAWN BY: JWS