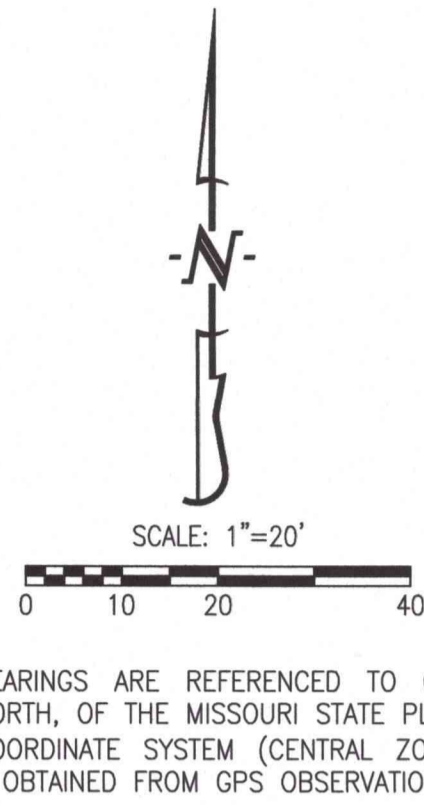


LOCATION MAP
NOT TO SCALE

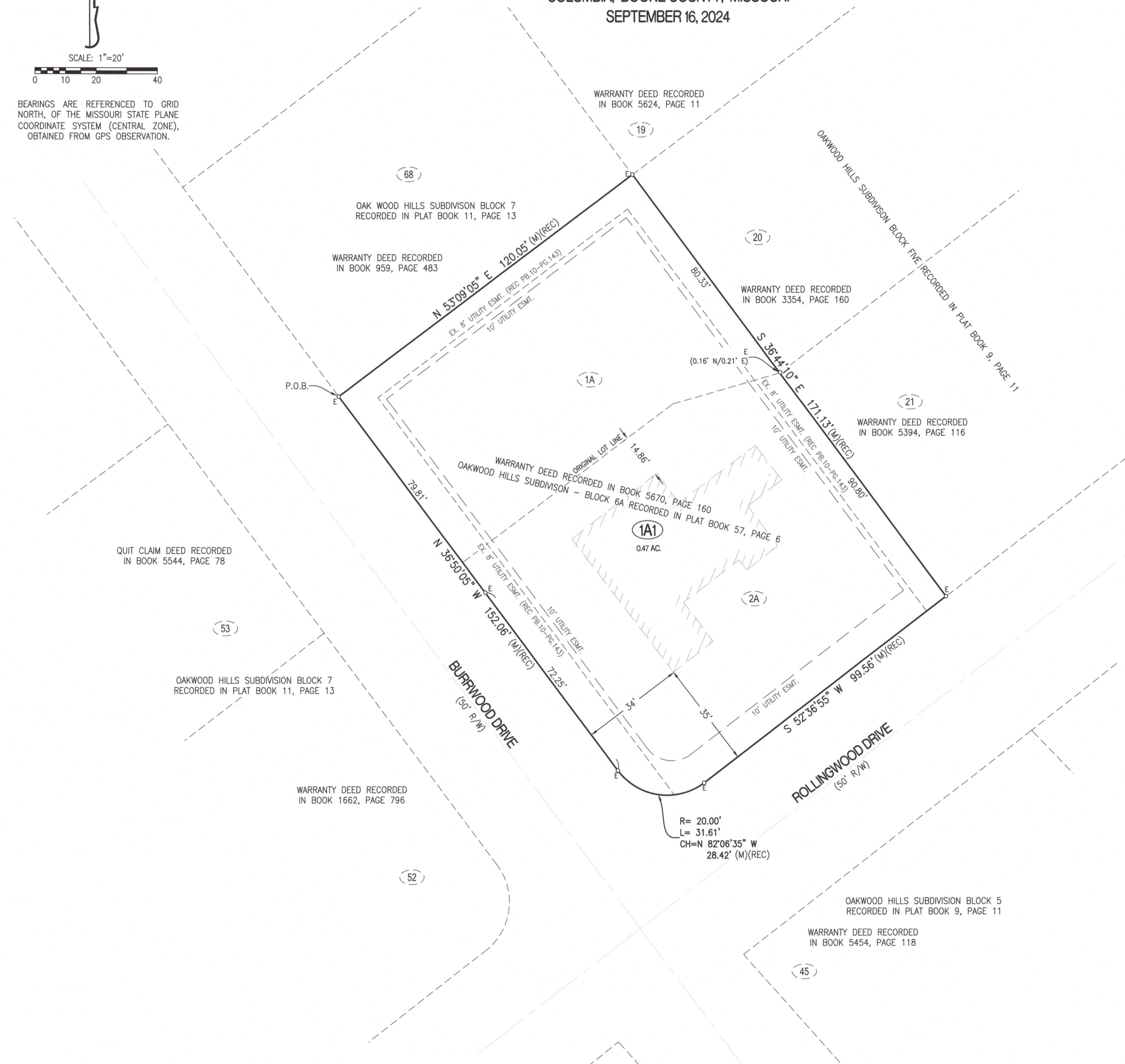


FINAL PLAT OAKWOOD HILLS SUBDIVISION, BLOCK 6B

A REPLAT SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 26,
TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 16, 2024

- 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
 - R= CURVE RADIUS
 - L= CURVE ARC LENGTH
 - CH= CURVE CHORD DIRECTION & LENGTH
 - PB= PLAT BOOK
 - PG= 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. 29019C0286E, 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. 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
 5. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS UNLESS OTHERWISE NOTED.



CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2024, I COMPLETED A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5670, PAGE 160 AND BEING ALL OF LOTS 1A AND 2A OF OAKWOOD HILLS SUBDIVISION, BLOCK 6A, RECORDED IN PLAT BOOK 57, PAGE 6 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST CORNER OF SAID LOT 1A AND ALSO BEING THE SOUTHERNMOST CORNER OF LOT 68, OAK WOOD HILLS SUBDIVISION, BLOCK 7, RECORDED IN PLAT BOOK 11, PAGE 13, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF BURRWOOD DRIVE AND LEAVING SAID EASTERLY RIGHT OF WAY LINE AND WITH THE NORTHERLY LINE OF SAID LOT 1A, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOT 68, N 53°09'05"E, 120.05 FEET TO THE EASTERNMOST CORNER OF SAID LOT 68, SAID POINT ALSO BEING THE SOUTHERNMOST CORNER OF LOT 19, OAKWOOD HILLS SUBDIVISION, BLOCK 5, RECORDED IN PLAT BOOK 9, PAGE 11, SAID POINT ALSO BEING THE NORTHERNMOST CORNER OF SAID LOT 1A; THENCE LEAVING SAID NORTHERLY LINE AND WITH THE EASTERLY LINE OF SAID LOT 1A AND EXTENDING ALONG SAID LOT 2A, SAID LINE ALSO BEING THE WESTERLY LINE OF LOTS 20 AND 21 OF SAID OAKWOOD HILLS SUBDIVISION, BLOCK 5, S 36°44'10"E, 171.13 FEET TO THE NORTH RIGHT OF WAY LINE OF ROLLINGWOOD DRIVE, SAID POINT ALSO BEING THE EASTERNMOST CORNER OF SAID LOT 2A; THENCE LEAVING SAID EASTERLY LINE AND WITH SAID NORTH RIGHT OF WAY LINE, S 52°36'55"W, 99.56 FEET; THENCE TRANSITIONING FROM SAID NORTH RIGHT OF WAY LINE TO SAID EAST RIGHT OF WAY LINE FOR BURRWOOD DRIVE, 31.61 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 82°06'35"W, 28.42 FEET; THENCE WITH SAID EAST RIGHT OF WAY LINE, N 36°50'05"W, 152.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.47 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 W. Borden
DAVID W. BORDEN, PLS-2002000244
DATE: 11/8/24

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF November IN THE YEAR 2024.

Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT FORUM REALTY COMPANY 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. PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS OAKWOOD HILLS SUBDIVISION, BLOCK 6B.

IN WITNESS WHEREOF, FORUM REALTY COMPANY LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 14 DAY OF November, 2024.

FORUM REALTY COMPANY LLC

Timothy McCarthy
TIMOTHY MCCARTHY, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 14 DAY OF November, IN THE YEAR 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY MCCARTHY, MEMBER, OF FORUM REALTY COMPANY LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN 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.

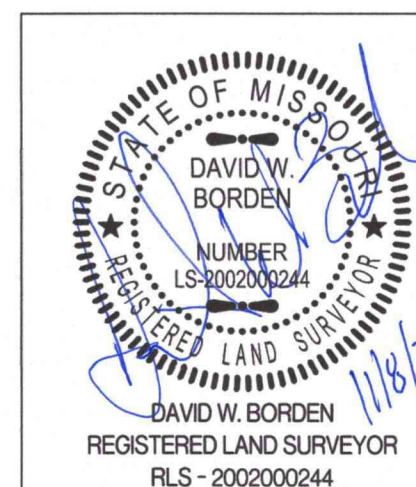
Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK



OAKWOOD HILLS SUBDIVISION, BLOCK 6B	
A REPLAT SUBDIVISION EAST 1/2 OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 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: 09/16/2024	SCALE: 1"=20'
PROJECT: 220483	DRAWN BY: JWS