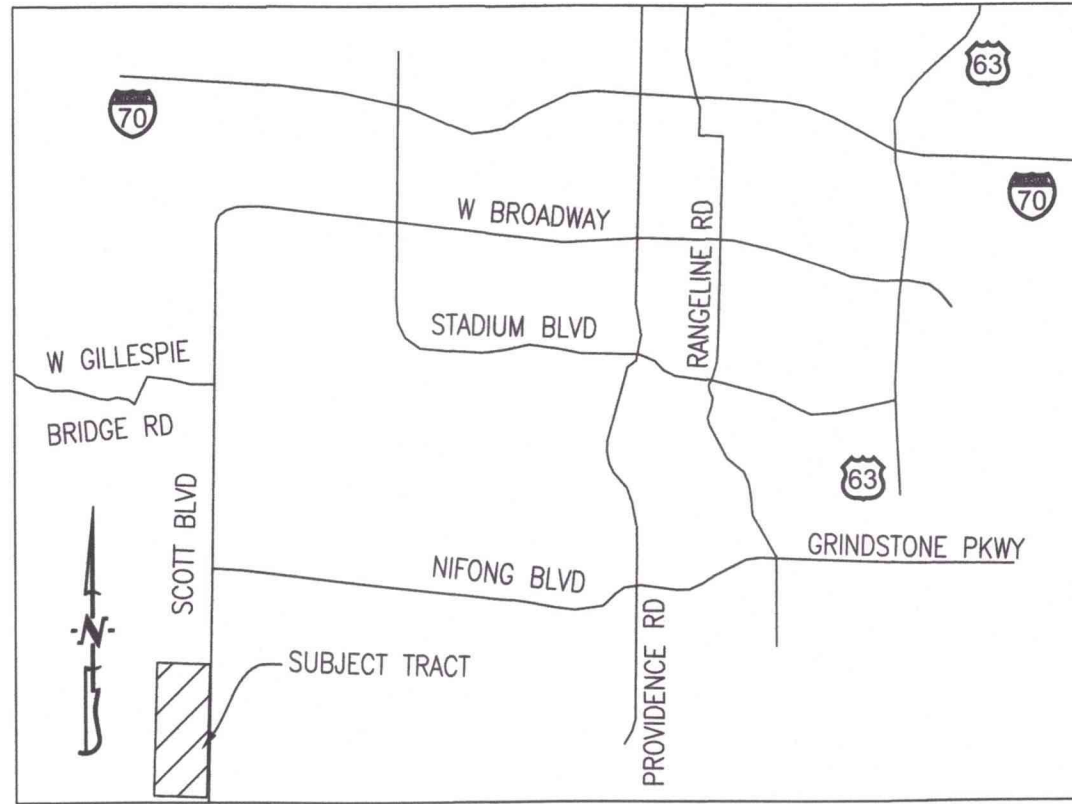


FINAL PLAT SAWGRASS ESTATES, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 11, 2023



LOCATION MAP
NOT TO SCALE

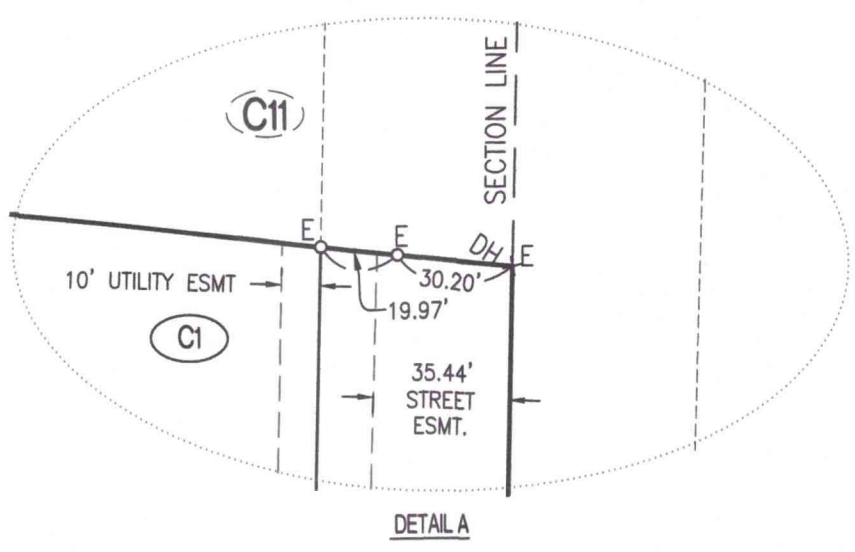


SCALE: 1"=50'
0 25 50 100

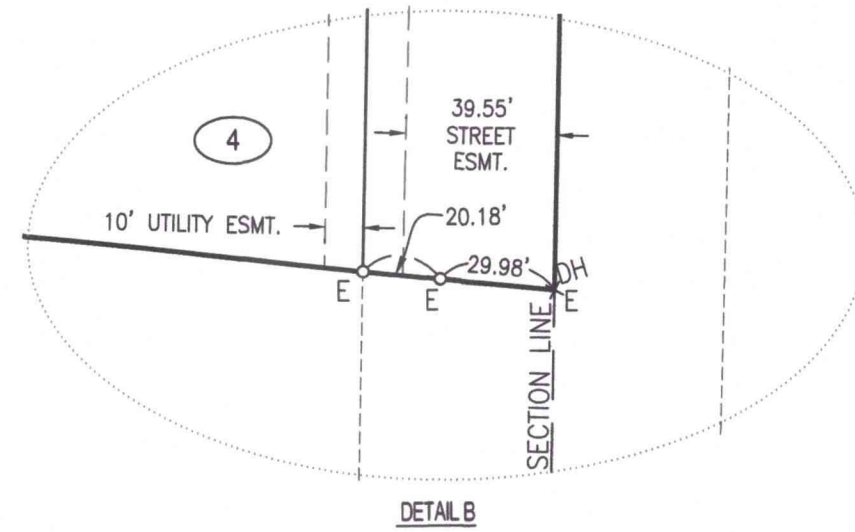
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

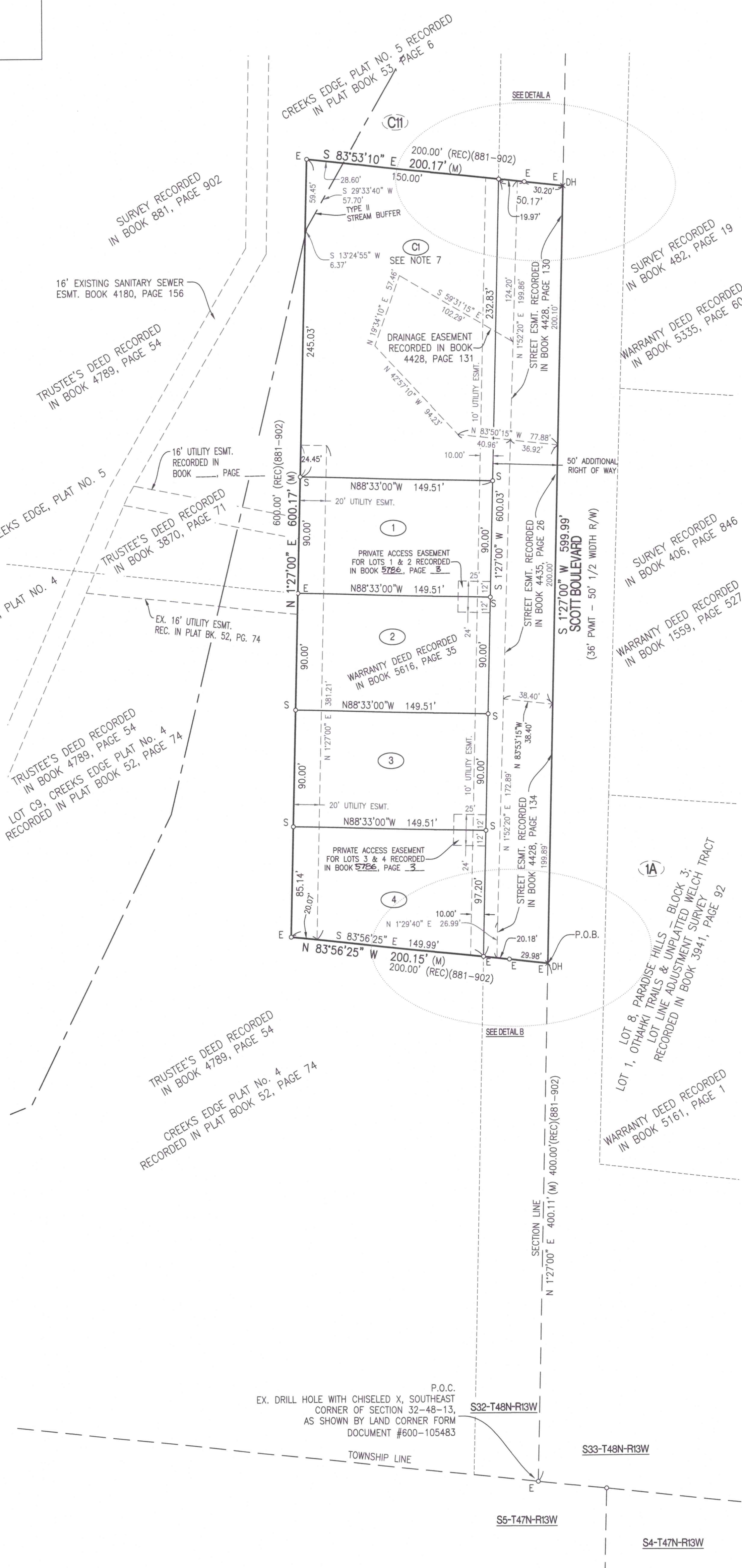
- E EXISTING
- S SET
- o SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING



DETAIL A



DETAIL B



CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2022, I COMPLETED A SURVEY AND SUBDIVISION FOR SYDNEY GRAY PROPERTIES LLC, OF A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5616, PAGE 35 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32 AND WITH THE EAST LINE THEREOF, N 1°27'00"E, 400.11', TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID EAST LINE OF SECTION 32 AND WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4333, PAGE 87, N 83°56'25"W, 200.15 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID TRACT AND EXTENDING WITH THE WEST LINE OF A TRACT OF LAND DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 4789, PAGE 54 AND TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4333, PAGE 88, N 1°27'00" E, 600.17 FEET TO THE NORTHWEST CORNER THEREOF; THENCE LEAVING WEST LINE AND WITH THE NORTH LINE OF SAID TRACT, S 83°53'10"E, 200.17 FEET TO SAID EAST LINE OF SAID SECTION 32, S 1°27'00"W, 599.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.75 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 WEST NIFONG BLVD.
BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

David W. Borden
DAVID W. BORDEN, PLS-200200244
DATE: 8-17-23

STATE OF MISSOURI } SS
COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF August 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 SYDNEY GRAY 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 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 "SAWGRASS ESTATES, PLAT NO. 1"

IN WITNESS WHEREOF, SYDNEY GRAY PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 17 DAY OF August, 2023.

SYDNEY GRAY PROPERTIES LLC

Scott Wayne Fisher
SCOTT WAYNE FISHER, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE } SS

ON THIS 17 DAY OF August, IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT WAYNE FISHER, MEMBER OF SYDNEY GRAY PROPERTIES 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, 2024
COMMISSION NUMBER 12409201



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. 29019C0270E, 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 ORDINANCE AS SHOWN BY THE HUNTSDALE USGS QUADRANGLE MAP. THE REGULATED STREAM BUFFER IS AS SHOWN ON THIS PLAT.
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.
7. THIS LOT IS CURRENTLY NOT FOR DEVELOPMENT UNTIL SUCH TIME THAT UTILITIES, INCLUDING SANITARY SEWER SERVICES HAVE BEEN EXTENDED TO SERVE THIS LOT.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

	SAWGRASS ESTATES, PLAT NO. 1	
	A MAJOR SUBDIVISION LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304		
DATE: 7/3/2023	SCALE: 1" = 50'	
PROJECT: 091612	DRAWN BY: DWB	CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com