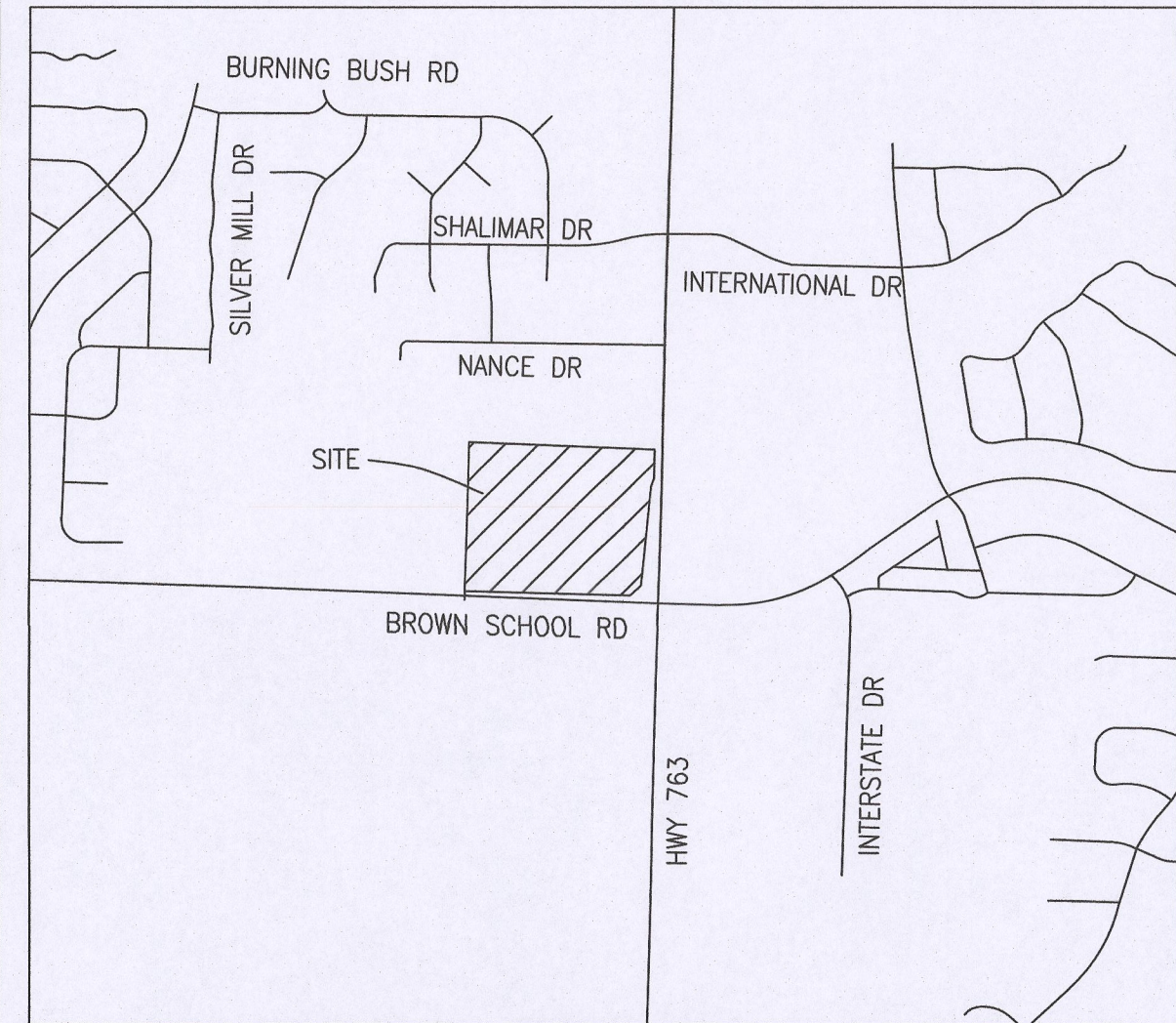
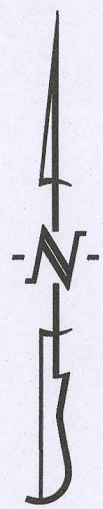




LOCATION MAP

NOT TO SCALE



SCALE: 1"=60'
0 30 60 120
BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

NOTES:

- A PORTION OF THIS TRACT IS LOCATED IN ZONE AE-AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0165D, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 2304989, DATED JULY 01, 2021.
- A PORTION OF THE TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN CHAPTER 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. PART OF THIS TRACT IS LOCATED WITHIN THE TYPE II STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

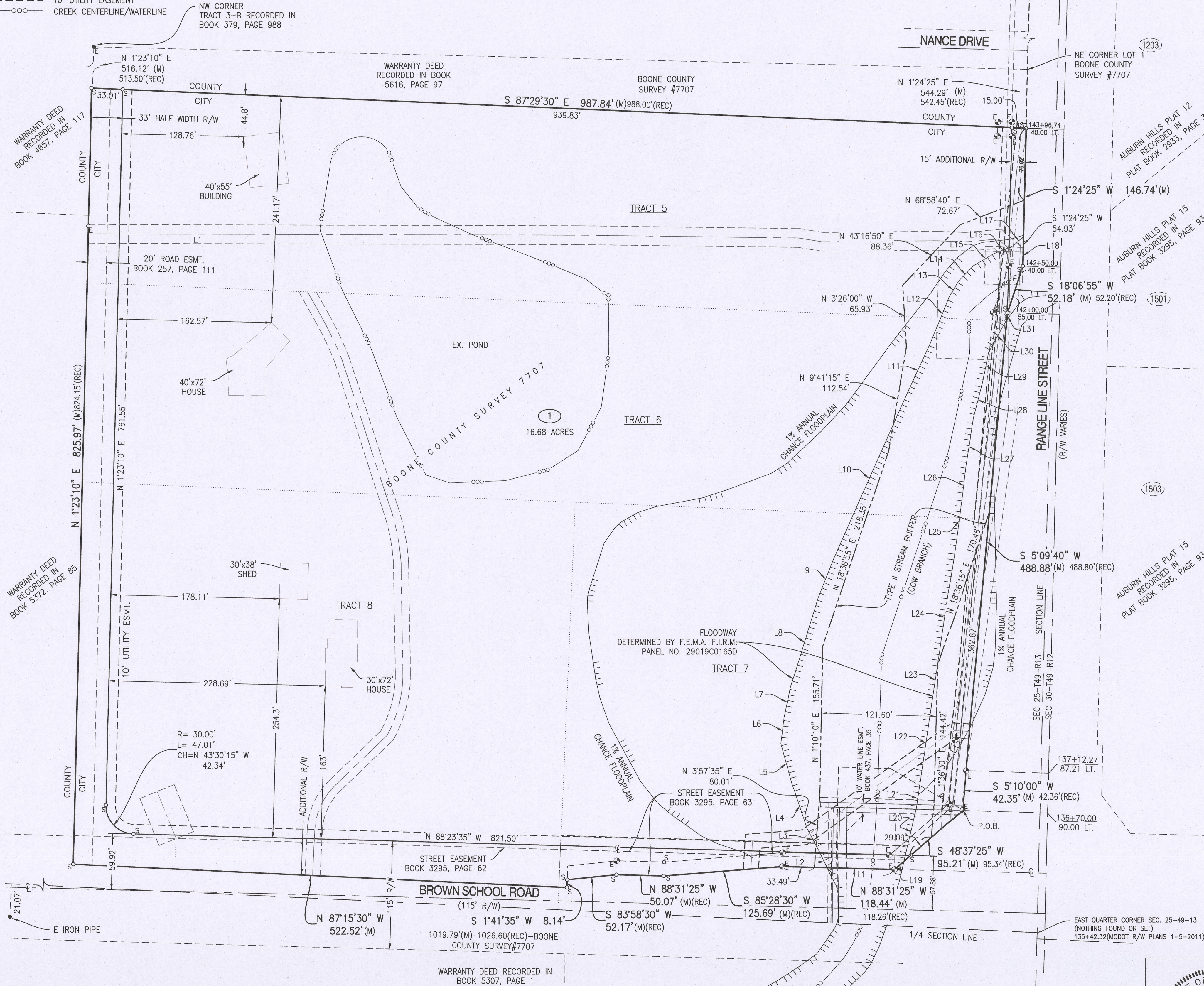
FLOODWAY LINE

LINE	DIRECTION	LENGTH
L1	N 88°31'25" W	71.51'
L2	N 25°03'50" W	17.84'
L3	N 28°01'20" W	28.84'
L4	N 18°39'10" W	50.39'
L5	N 14°52'55" W	44.29'
L6	N 7°07'00" E	27.54'
L7	N 11°23'45" E	33.78'
L8	N 17°11'20" E	98.76'
L9	N 21°28'15" E	43.29'
L10	N 23°50'00" E	189.34'
L11	N 24°44'10" E	62.96'
L12	N 21°52'00" E	53.20'
L13	N 30°21'15" E	19.54'
L14	N 44°07'00" E	22.58'
L15	N 59°06'45" E	25.12'
L16	N 67°32'45" E	21.90'
L17	N 47°41'50" E	15.07'
L18	S 1°24'25" W	31.72'
L19	N 48°37'25" E	13.10'
L20	N 13°00'40" E	58.17'

LINE	DIRECTION	LENGTH
L21	N 8°21'05" E	14.23'
L22	N 8°23'15" E	110.28'
L23	N 8°23'20" E	25.79'
L24	N 8°23'05" E	129.14'
L25	N 7°36'05" E	57.29'
L26	N 7°37'35" E	19.53'
L27	N 8°32'35" E	63.83'
L28	N 14°34'35" E	39.63'
L29	N 11°10'05" E	31.17'
L30	N 28°52'15" E	39.89'
L31	N 5°09'40" E	7.13'

LEGEND:

- E EXISTING
- S SET
- 1/2" REBAR
- IRON PIPE
- PERMANENT MONUMENT
- MEASURED DISTANCE
- RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- C= CENTERLINE
- 10' UTILITY EASEMENT
- CREEK CENTERLINE/WATERLINE



FINAL PLAT
EWING PLACE, PLAT NO. 1

A MAJOR SUBDIVISION LOCATED IN
SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 28, 2024

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2024, I COMPLETED A SURVEY AND SUBDIVISION FOR CENTRAL MISSOURI HUMANE SOCIETY, INC. OF A TRACT OF LAND LOCATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF TRACTS 5, 6, 7, 8 AS SHOWN BY BOONE COUNTY SURVEY NUMBER 7707, KNOWN AS EWING'S SUBDIVISION AND DESCRIBED IN TRUSTEE'S DEED RECORDED IN BOOK 5908, PAGE 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE FOR MISSOURI STATE HIGHWAY 763 (A.K.A. RANGE LINE STREET) STATION 136+70.00, 90.00' LEFT AND WITH SAID WEST RIGHT OF WAY LINE TRANSITIONING TO THE NORTH RIGHT OF WAY LINE OF BROWN SCHOOL ROAD THE FOLLOWING COURSES AND DISTANCES, S 48°37'25" W, 95.21 FEET; THENCE N 88°31'25" W, 118.44 FEET; THENCE S 85°28'30" W, 125.69 FEET; THENCE N 88°31'25" W, 50.07 FEET; THENCE S 83°58'30" W, 52.17 FEET; THENCE S 1°41'35" W, 8.14 FEET TO THE SOUTH LINE OF SAID TRACT 7; THENCE WITH SAID SOUTH LINE AND EXTENDING ALONG SOUTH LINE OF TRACT 8, N 87°15'30" W, 522.52 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 8; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID TRACT 8 AND EXTENDING ALONG TRACT 6 AND TRACT 5, N 1°23'10" E, 825.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID TRACT 5, S 87°29'30" E, 987.84 FEET TO THE NORTHEAST CORNER OF SAID TRACT 5, SAID POINT BEING ON SAID WEST RIGHT OF WAY LINE FOR MISSOURI STATE HIGHWAY 763 (A.K.A. RANGE LINE STREET); THENCE LEAVING SAID NORTH LINE AND WITH SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, S 1°24'25" W, 146.74 FEET; THENCE S 18°06'55" W, 52.18 FEET; THENCE S 5°09'40" W, 488.88 FEET; THENCE S 5°10'00" W, 42.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.94 ACRES.

SURVEY AND PLAT BY:

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

CORPORATE NUMBER: 2000151304

DAVID W. BORDEN, PLS-2002000244
2/20/25
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF February
IN THE YEAR 2025

Danielle Griffith
DANIELLE GRIFFITH
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #12409201
My Commission Expires: 10-28-2028

KNOW ALL MEN BY THESE PRESENTS:

THAT CENTRAL MISSOURI HUMANE SOCIETY, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION 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, 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, RENOVATING, 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 EWING PLACE, PLAT NO. 1.

IN WITNESS WHEREOF, CENTRAL MISSOURI HUMANE SOCIETY, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR, THIS 6 DAY OF March, 2025.

CENTRAL MISSOURI HUMANE SOCIETY, INC., A
MISSOURI NOT-FOR-PROFIT CORPORATION

Julie Aber
JULIE ABER, EXECUTIVE DIRECTOR

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 6 DAY OF March, IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JULIE ABER, EXECUTIVE DIRECTOR OF THE CENTRAL MISSOURI HUMANE SOCIETY, INC. KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

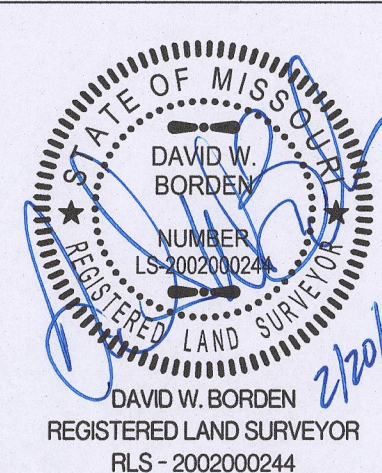
Danielle Griffith
DANIELLE GRIFFITH
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #12409201
My Commission Expires: 10-28-2028

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



EWING PLACE, PLAT NO. 1

A MAJOR SUBDIVISION
SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 10/28/2024

PROJECT: 240165

SCALE: 1"=60'

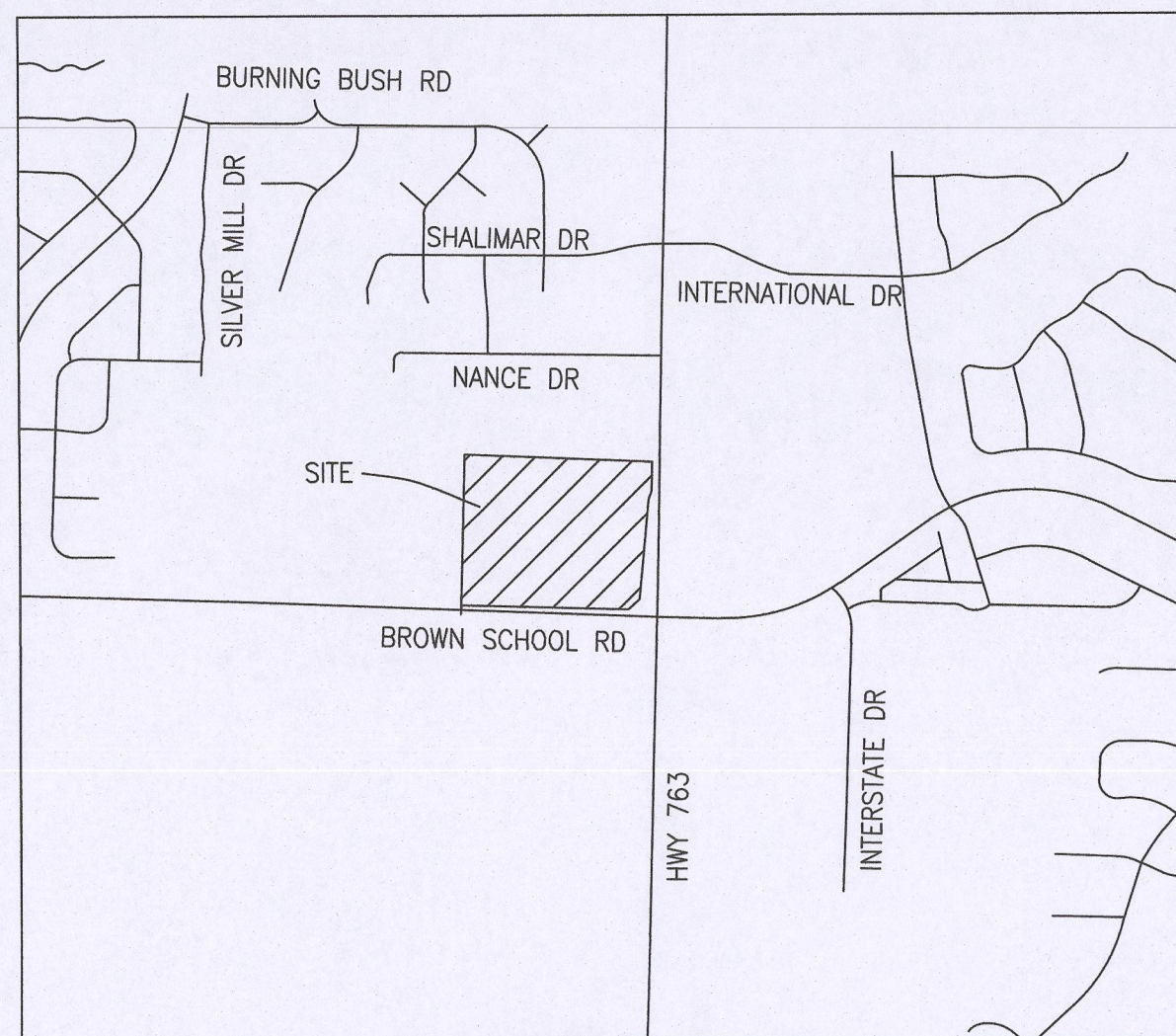
DRAWN BY: JWS

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

FINAL PLAT EWING PLACE, PLAT NO. 1

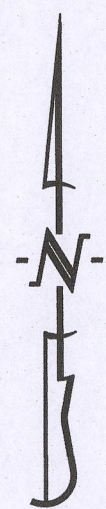
A MAJOR SUBDIVISION LOCATED IN
SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 28, 2024

SHEET 2 OF 3
EASEMENT



LOCATION MAP

NOT TO SCALE

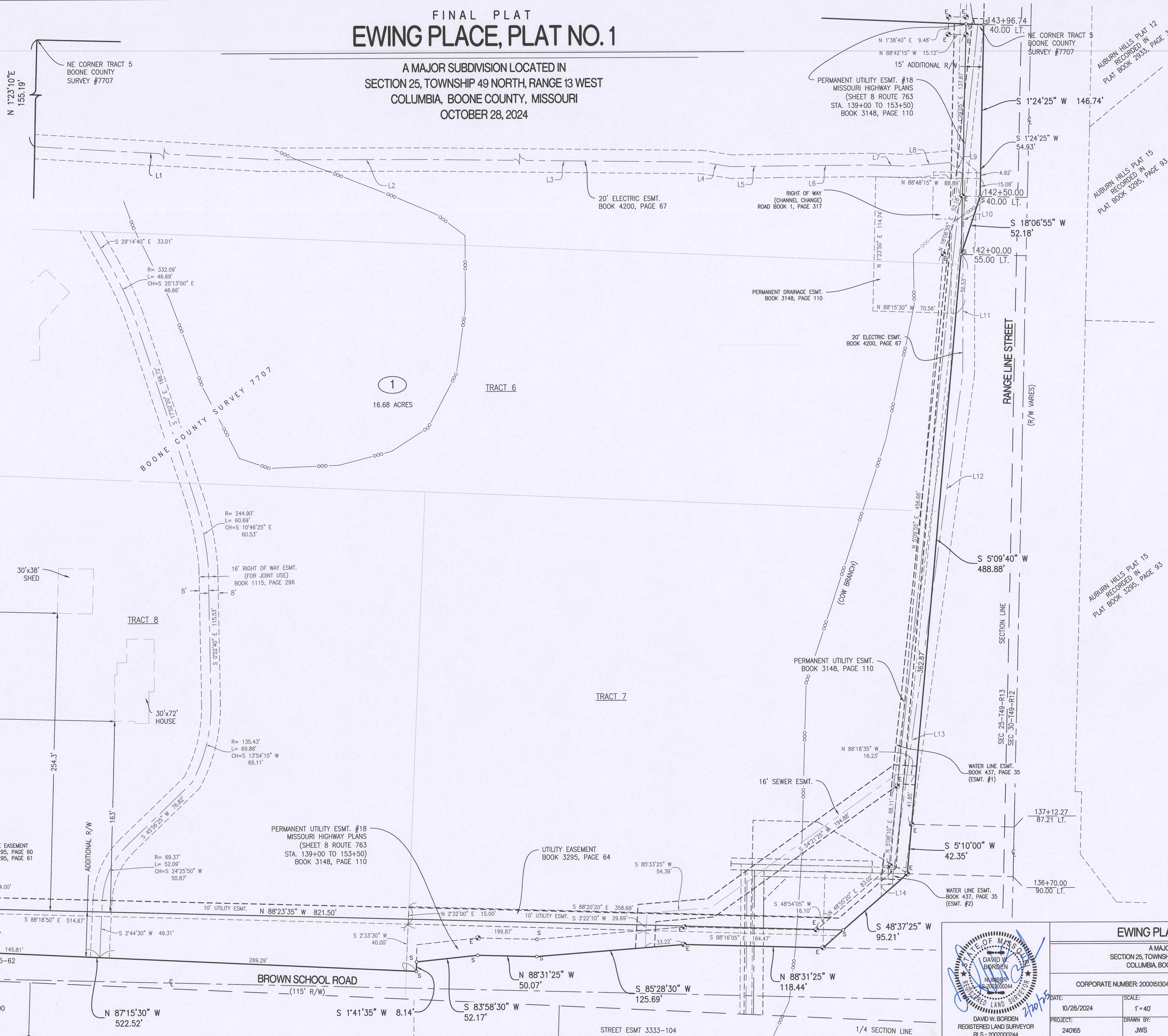


SCALE: 1"=40'
0 20 40 80

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 1/2" REBAR
- IRON PIPE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- C= CENTERLINE
- - - 10' UTILITY EASEMENT
- CREEK CENTERLINE/WATERLINE



BOONE COUNTY ELECTRIC EASEMENT

REC. BOOK 4200, PAGE 67

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 89°47'25" E	230.72'
L2	S 89°49'20" E	286.03'
L3	S 89°14'55" E	233.94'
L4	S 80°47'25" E	25.15'
L5	N 89°20'10" E	39.94'
L6	N 89°35'15" E	81.08'
L7	S 87°57'50" E	30.49'
L8	N 84°52'45" E	34.34'
L9	S 47°20'45" E	17.69'
L10	S 1°37'45" W	60.90'
L11	S 0°22'55" W	107.92'
L12	S 8°05'55" W	197.31'
L13	S 8°05'55" W	237.03'
L14	S 1°23'35" E	7.70'

EWING PLACE, PLAT NO. 1

A MAJOR SUBDIVISION
SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200018304

DATE:
10/28/2024

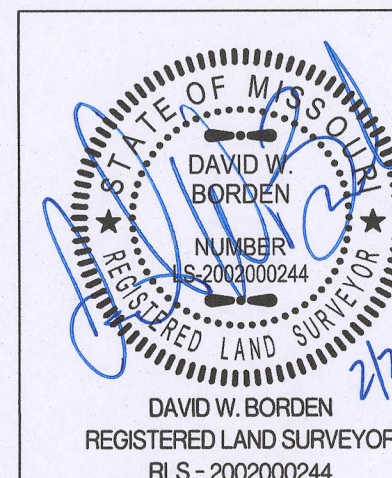
SCALE:
1"=40'

PROJECT:
240165

DRAWN BY:
JWS

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

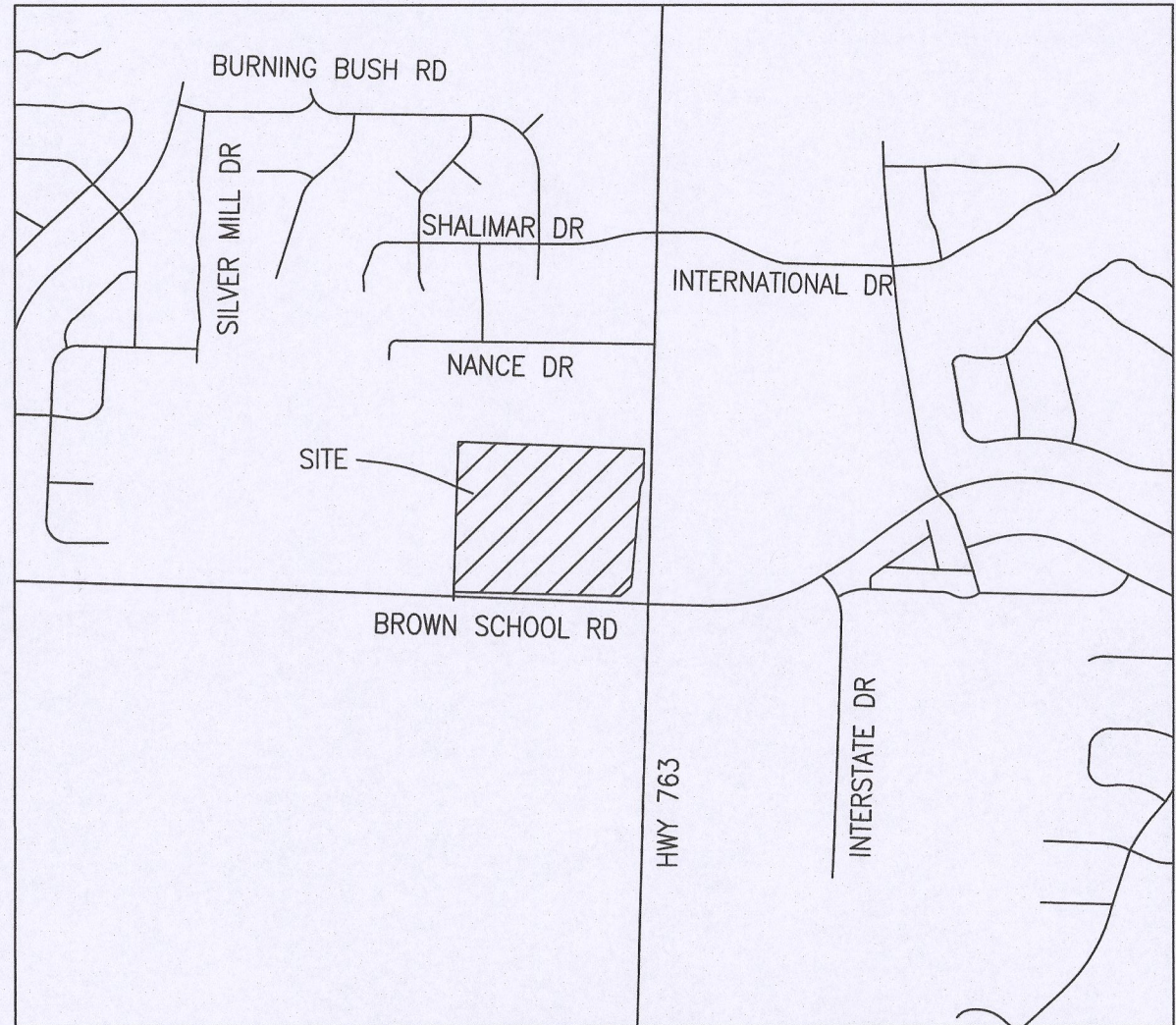
www.crockettengineering.com



FINAL PLAT EWING PLACE, PLAT NO. 1

A MAJOR SUBDIVISION LOCATED IN
SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 28, 2024

SHEET 3 OF 3
EASEMENT



LOCATION MAP
NOT TO SCALE

LEGEND:

- E EXISTING
- S SET
- 1/2" REBAR
- IRON PIPE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
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- R= CURVE RADIUS
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- CH= CURVE CHORD DIRECTION & LENGTH
- C= CENTERLINE
- 10' UTILITY EASEMENT
- CREEK CENTERLINE/WATERLINE

SCALE: 1"=20'

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

TRACT 8

TRACT 7

SECTION LINE

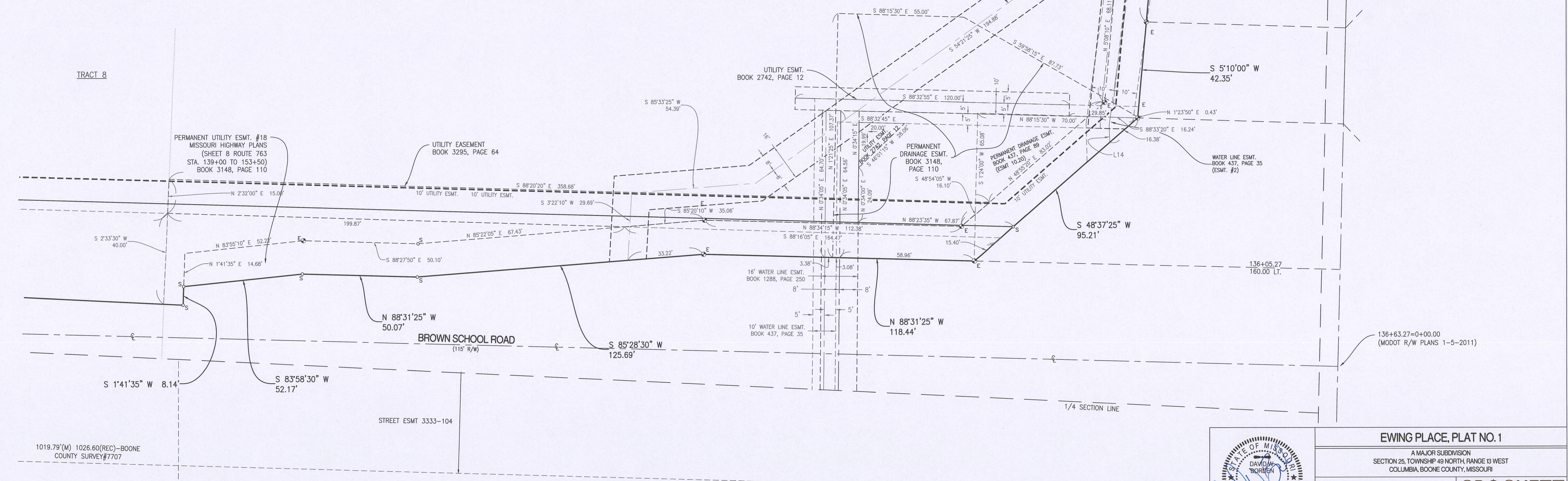
SEC 25-749-R13
SEC 30-749-R12

RANGE LINE STREET

BOONE COUNTY ELECTRIC EASEMENT

REC. BOOK 4200, PAGE 67

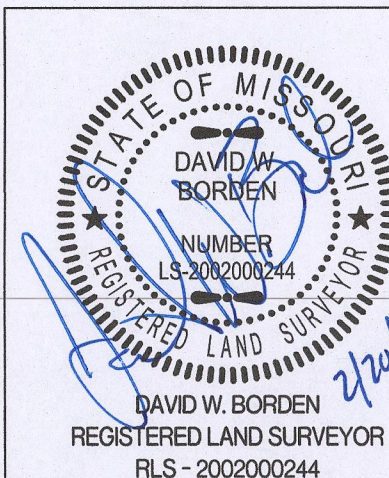
LINE TABLE		
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L6	N 89°35'15" E	81.08'
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L11	S 0°22'55" W	107.92'
L12	S 8°05'55" W	197.31'
L13	S 8°05'55" W	237.03'



1019.79'(M) 1026.60(REC)-BOONE
COUNTY SURVEY#7707

WARRANTY DEED RECORDED IN
BOOK 5307, PAGE 1

JOB#240165



EWING PLACE, PLAT NO. 1

A MAJOR SUBDIVISION
SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200016304

DATE:
10/28/2024

PROJECT:
240165

SCALE:
1"=20'

DRAWN BY:
JWS

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