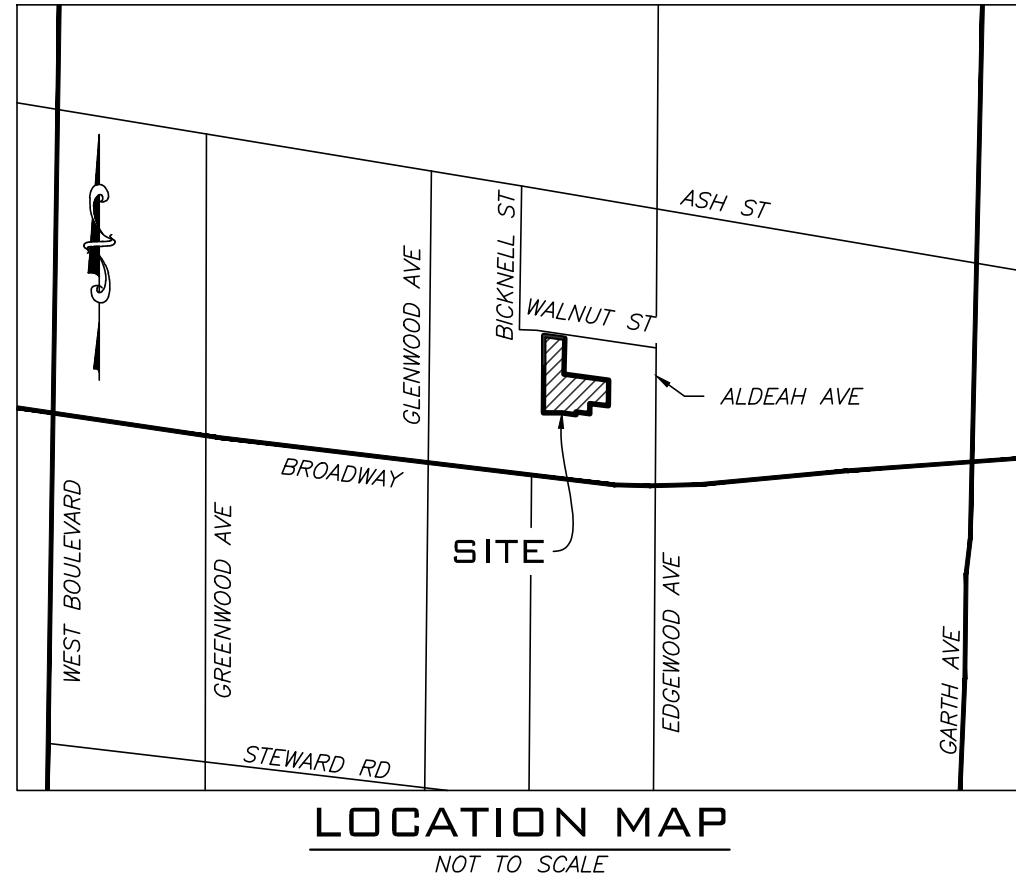


W.W. PAYNE'S ADDITION PLAT 3

A REPLAT OF LOT 201 OF W.W. PAYNE'S ADDITION PLAT 2
AND PART OF LOT 10 OF GARTH'S ADDITION

FILED FOR RECORD, BOONE COUNTY MISSOURI
NORA DIETZEL, RECORDER OF DEEDS



LOCATION MAP
NOT TO SCALE

NOTES

1. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO: 2045810, EFFECTIVE DATE: OCTOBER 2, 2020, FOR LAND DESCRIBED IN DEEDS IN BOOK 514, PAGE 103 AND BOOK 1566, PAGE 862.
2. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO: 0516334, COMMITMENT DATE: NOVEMBER 01, 2005, FOR LAND DESCRIBED IN DEED RECORDED IN BOOK 2860, PAGE 170.
3. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
4. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
5. TOTAL TRACT AREA = 1.50 ACRES (65,410 SQ. FT.)
6. PORTION OF SUBJECT TRACT THAT INCORPORATES THE 10' STEM FRONTING ON WALNUT STREET MEETS THE DEFINITION OF A LOT PER THE COLUMBIA CITY ORDINANCES SECTION 29-2.3 (J)(4). THE TRACT WAS DESCRIBED IN DEED RECORDED PRIOR TO OCTOBER 5, 1954, REFERENCE DEED RECORDED IN BOOK 307, PAGE 150, DATED FEBRUARY 15, 1951.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3 (J)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #20019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE FIRM MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

LEGEND

● 1/2" IRON PIPE W/ CAP #2001006115	PB PLAT BOOK
E EXISTING S SET (M) MEASURED (REC) RECORD DH DRILL HOLE W/ CHISELED "X"	BK BOOK PC PAGE ESMT EASEMENT R/W RIGHT-OF-WAY ¢ CENTERLINE FC FENCE CORNER
IP (○) IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)	P.O.B. POINT OF BEGINNING ORIGINAL LOT LINE
RB (○) REBAR 0.000	— Existing FENCE

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

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

