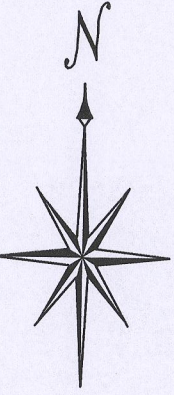


LOCATION MAP
Not To Scale



SCALE: 1"=30'

LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- o 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL +
- Δ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- X FENCE LINE
- (91/387) BK/PG OF RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- R RECORD DISTANCE
- OHE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- G GAS LINE
- S SEWER LINE
- ⊙ LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS

KNOW ALL MEN BY THESE PRESENTS:

AARON W. SMITH & RACHEL D. SMITH, TRUSTEES OF THE AARON W. SMITH AND RACHEL D. SMITH REVOCABLE TRUST U/T/A/DATE DECEMBER 2, 2020, OF THE HEREON DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

RIGHT OF WAY FOR S GREENWOOD AVE ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

PUBLIC UTILITY EASEMENTS, OF THE TYPES AND 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, FIBER, CABLE TELEVISION, AND STORMWATER) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT TO ACCESS ACROSS SAID PUBLIC 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 OTHER THAN ASPHALT PAVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS; PROVIDED, HOWEVER, SOME PORTION(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

IN WITNESS WHEREOF, AARON W. SMITH & RACHEL D. SMITH, TRUSTEES OF THE AARON W. SMITH AND RACHEL D. SMITH REVOCABLE TRUST U/T/A/DATE DECEMBER 2, 2020, HAVE CAUSED THESE PRESENTS TO BE SIGNED ON THIS 27th DAY OF August, 2024.

[Signature]
AARON W. SMITH

[Signature]
RACHEL D. SMITH

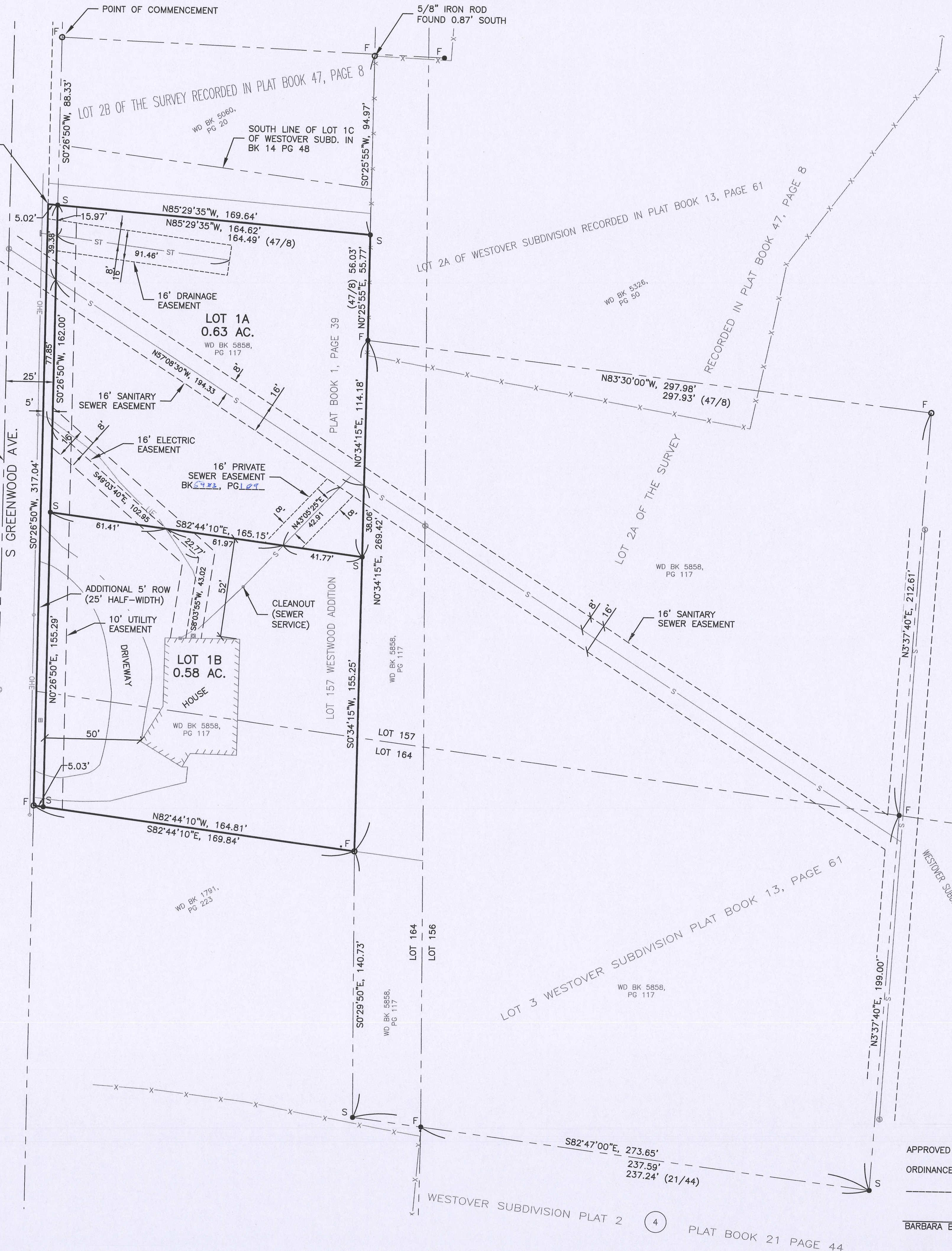
STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 27th DAY OF August, IN THE YEAR 2024, BEFORE ME, MELISSA MILLER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AARON W. SMITH & RACHEL D. SMITH, TRUSTEES OF THE AARON W. SMITH AND RACHEL D. SMITH REVOCABLE TRUST U/T/A/DATE DECEMBER 2, 2020 KNOWN TO ME TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN DOCUMENT AND WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED, AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

[Signature]
MELISSA MILLER
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Mar. 24, 2027
Commission #15390382
NOTARY PUBLIC

MY COMMISSION EXPIRES March 24, 2027

MELISSA MILLER
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Mar. 24, 2027
Commission #15390382



WESTWOOD ADDITION PLAT 3
A TRACT OF LAND BEING A PORTION OF LOTS 157 AND 164 OF WESTWOOD ADDITION
RECORDED IN PLAT BOOK 1, PAGE 39 AND
LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 13 WEST
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

DESCRIPTION: ENTIRE SUBDIVISION

A PORTION OF LOT ONE HUNDRED AND FIFTY-SEVEN (157) AND LOT ONE HUNDRED AND SIXTY-FOUR (164) IN WESTWOOD ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, AND LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 2B OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 8; THENCE S0'26'50"W, 88.33 FEET; THENCE N85'29'35"W, 5.02 FEET TO THE POINT OF BEGINNING;

THENCE S0'26'50"W ALONG THE EAST RIGHT OF WAY LINE OF SOUTH GREENWOOD AVENUE, 317.04 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S82'44'10"E, 169.84 FEET; THENCE N0'34'15"E, 269.42 FEET; THENCE N0'25'55"E, 55.77 FEET; THENCE N85'29'35"W, 169.64 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.25 ACRES AND IS A PORTION OF THE LAND DESCRIBED BY DEED RECORDED IN BOOK 5858, PAGE 117 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #29019C0280E, REVISED APRIL 19, 2017.

GENERAL NOTES:

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE MISSOURI CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY PER 2 CSR 90-60.040 AS OF JUNE, 2024.

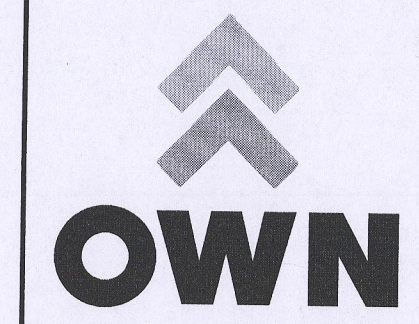
ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.

IN THE OPINION OF THE SURVEYOR THERE IS NO DIFFERENTIATION BETWEEN RECORD AND MEASURED DISTANCES OBSERVED UNLESS NOTED/SHOWN HEREON.

THE AREAS SHOWN FOR EACH LOT ARE CALCULATED AND NOT REPRESENTATIVE OF THE ACCURACY OF THIS SURVEY.

A TITLE COMMITMENT WAS PROVIDED BY MONARCH TITLE COMPANY, INC., FILE NO. MT24D017 DATED APRIL 17, 2024.



Engineering beyond.

401 S. Cleveland St
Fayette, MO 65248
660.728.5028
weareown.com

Missouri Certificate of Authority
000062 Expires 12/31/25

600 S GREENWOOD AVE
Columbia, Boone County, Missouri

Submitted: 8/13/2024

SHT. 1 OF 01

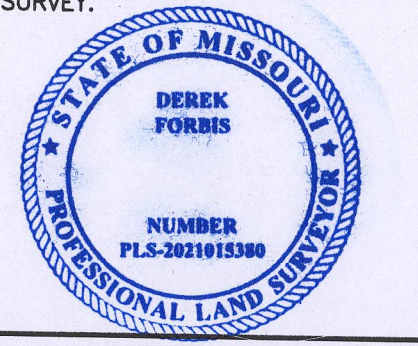
SUBSCRIBED AND SWORN BEFORE ME ON THIS 26 DAY OF AUGUST, 2024 MY COMMISSION EXPIRES NOVEMBER 28, 2027.

COURTNEY KRIEG
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 23832628
My Commission Expires 11-26-2027

[Signature]
COURTNEY KRIEG
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF AARON W. SMITH, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

[Signature]
DEREK FORBIS, P.L.S. 2021015380
Date: AUGUST 26, 2024



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

BARBARA BUFFALO, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

WESTOVER SUBDIVISION PLAT 2 (4) PLAT BOOK 21 PAGE 44