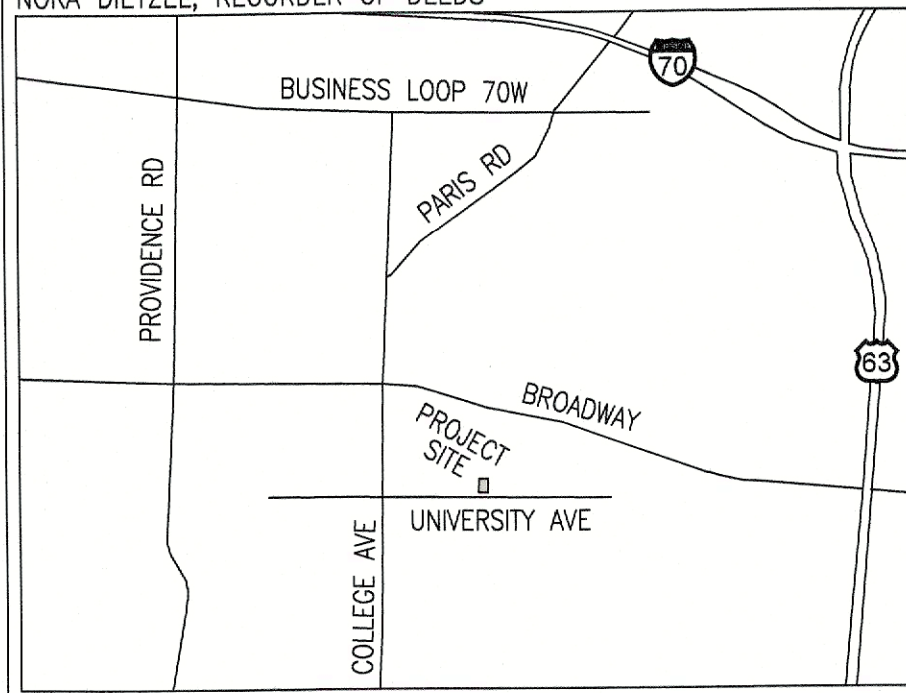


FINAL PLAT FYFER'S SUBDIVISION, PLAT No. 4

A REPLAT OF PART OF LOTS 15 & 16, FYFER'S SUBDIVISION OF FYFER'S ADDITION
LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 21, 2023



LOCATION MAP

NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT 1611 UNIVERSITY, 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 ALLEY RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS NOT OF RECORD 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 "FYFER'S SUBDIVISION, PLAT NO. 4".

IN WITNESS WHEREOF, 1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2023.

1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY

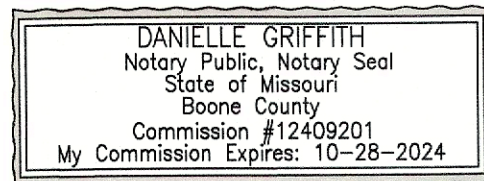
BY: MISSOURI REAL ESTATE, LP, A MISSOURI LIMITED PARTNERSHIP, SOLE MEMBER AND MANAGER OF 1611 UNIVERSITY, LLC
BY: MARK'S GP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, GENERAL PARTNER

MARK MILAM STEVENSON, TRUSTEE OF THE MARK MILAM STEVENSON REVOCABLE INTER VIVOS TRUST U/T/A DATED MARCH 13, 2003, AS AMENDED, SOLE MEMBER AND MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
IN THE YEAR 2023.

DANIELLE GRIFFITH NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



CERTIFICATION:

I HEREBY CERTIFY THAT IN MAY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR 1611 UNIVERSITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OF A TRACT OF LAND LOCATED IN THE SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 15 AND 16, FYFER'S SUBDIVISION OF FYFER'S ADDITION TO THE CITY OF COLUMBIA RECORDED IN PLAT BOOK 1, PAGE 42 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2450, PAGE 171 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 12, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE FOR UNIVERSITY AVENUE AND WITH THE SOUTH LINE OF SAID FYFER'S SUBDIVISION, N 89°55'55"E, 229.61 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N 1°39'10"E, 230.60 FEET TO THE SOUTH RIGHT OF WAY LINE OF A PUBLIC ALLEY; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 89°28'05"E, 66.56 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 1°35'35"W, 229.90 FEET TO THE NORTH RIGHT OF WAY LINE FOR UNIVERSITY AVENUE; THENCE WITH SAID NORTH RIGHT OF WAY LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID FYFER'S SUBDIVISION, S 89°55'55"W, 66.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.35 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

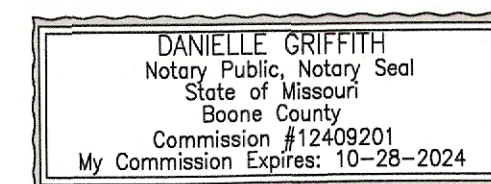
DAVID T. BUTCHER, PLS-2002014095

2/22/2023
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF FEBRUARY
IN THE YEAR 2023.

DANIELLE GRIFFITH NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



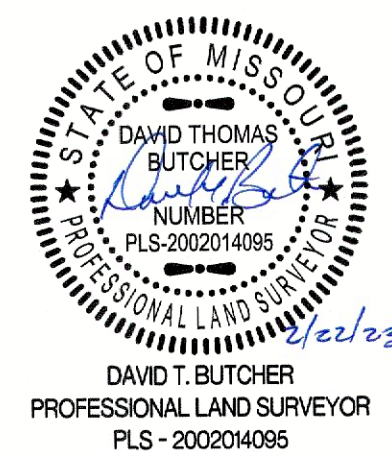
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

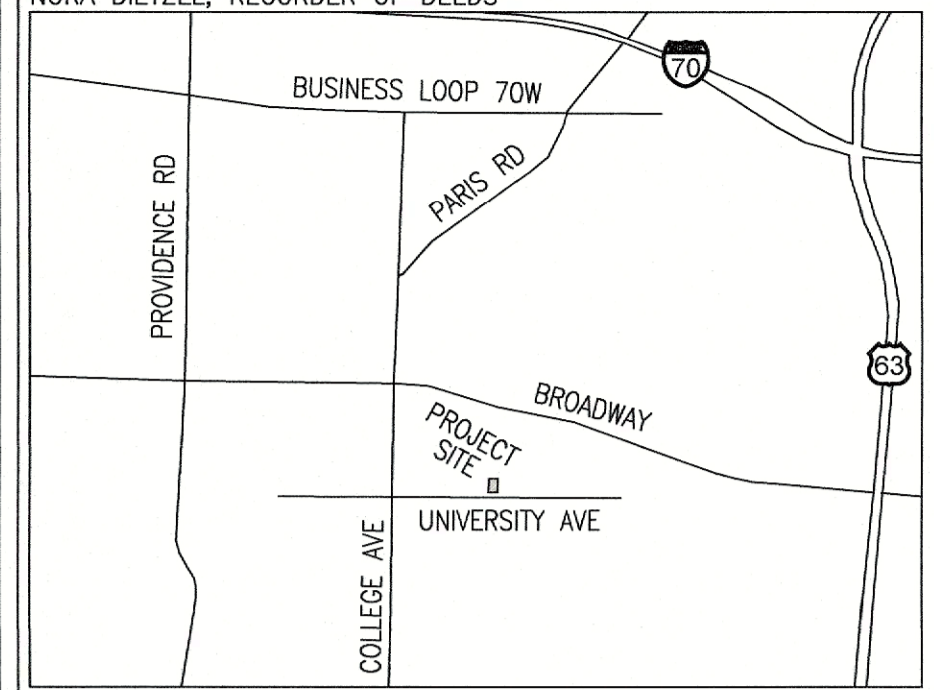
ATTEST:

SHEELA AMIN, CITY CLERK

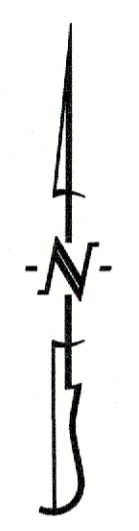
FYFER'S SUBDIVISION, PLAT NO. 4	
A REPLAT OF PART OF LOTS 15 & 16, FYFER'S SUBDIVISION OF FYFER'S ADDITION, LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 2/21/2023	SCALE: NTS
PROJECT: 200727	DRAWN BY: DWB
 CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	



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



LOCATION MAP
 NOT TO SCALE



SCALE: 1"=40'
 0 20 40 80

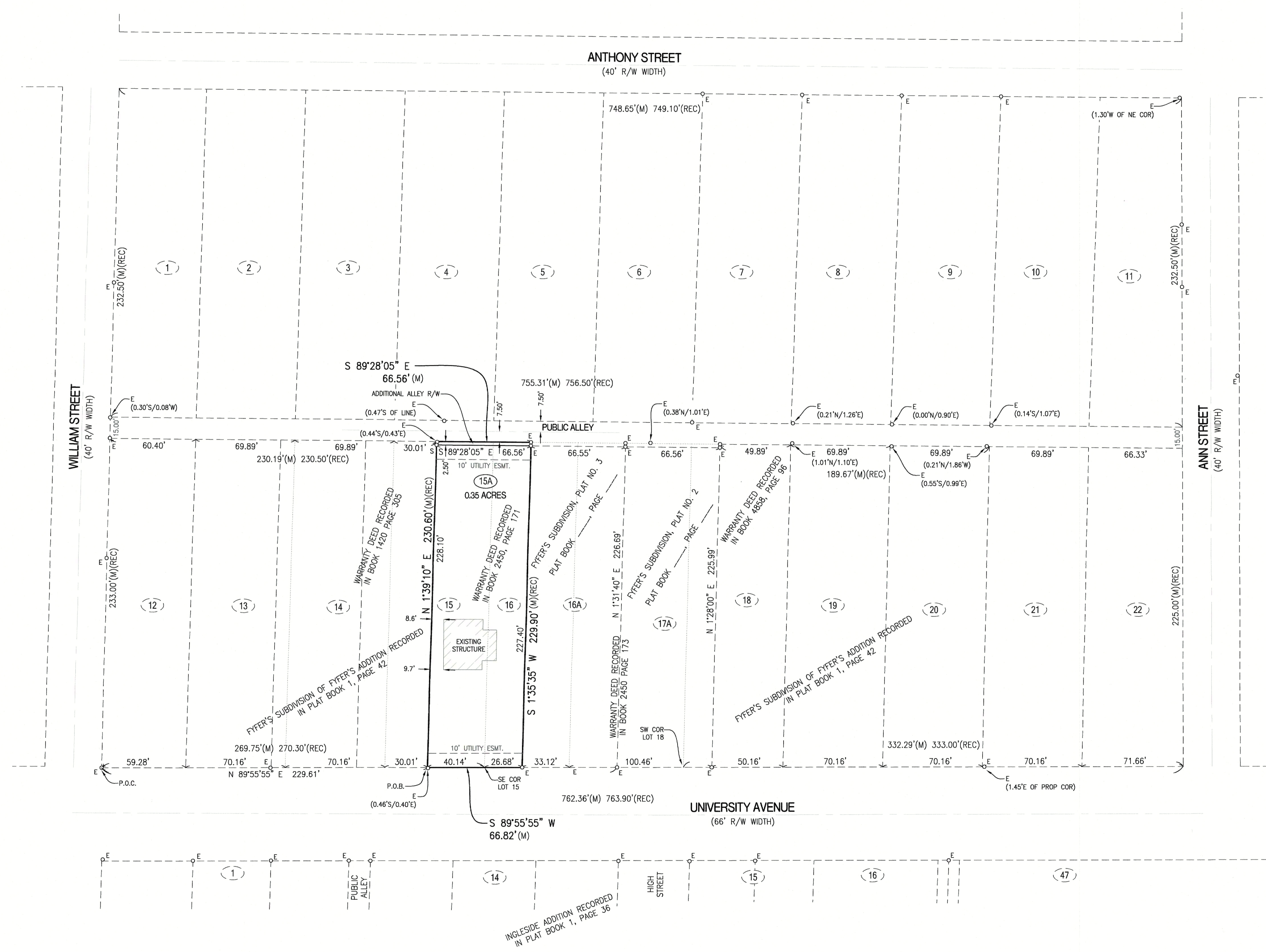
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

FINAL PLAT FYFER'S SUBDIVISION, PLAT No. 4

A REPLAT OF PART OF LOTS 15 & 16 FYFER'S SUBDIVISION OF FYFER'S ADDITION
 LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 FEBRUARY 21, 2023



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. 29019C0280E, 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)(A).
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.

	FYFER'S SUBDIVISION, PLAT NO. 4	
	A REPLAT OF PART OF LOTS 15 & 16, FYFER'S SUBDIVISION OF FYFER'S ADDITION, LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000161304 DATE: 2/21/2023 PROJECT: 200727	SCALE: 1"=40' DRAWN BY: DWB	 CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com