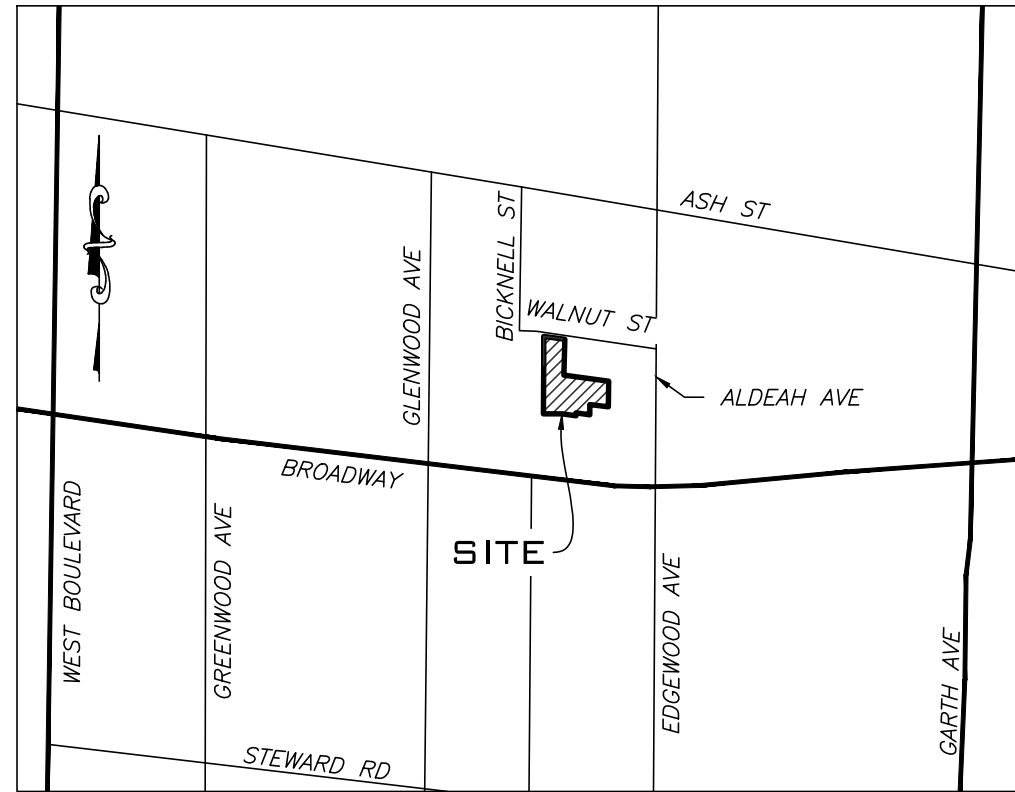
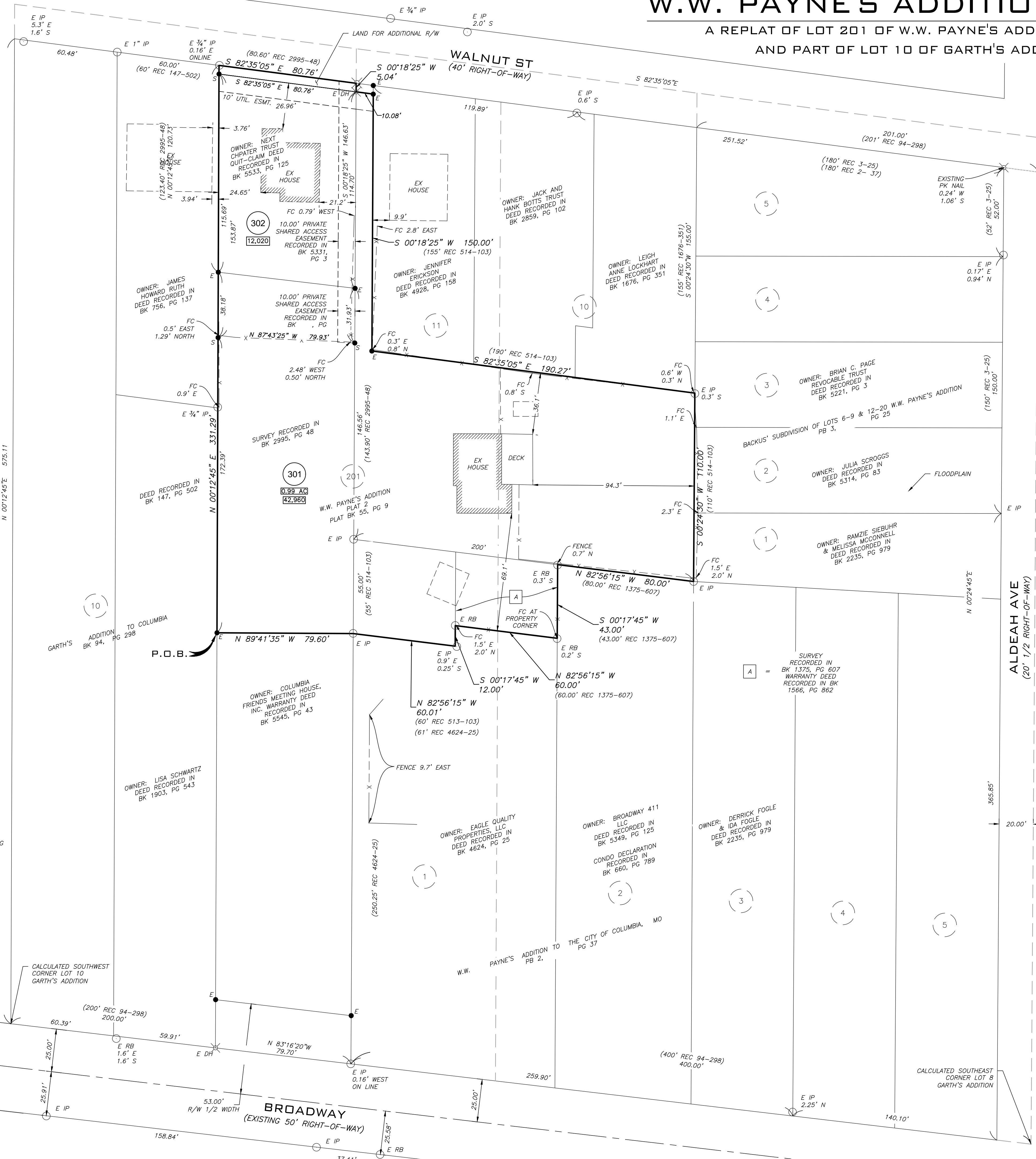


W.W. PAYNE'S ADDITION PLAT 3

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



LOCATION MAP
NOT TO SCALE



KNOW ALL MEN BY THESE PRESENTS

JAMES E. CARREL AND JAN C. WEAVER, TRUSTEES OF THE NEXT CHAPTER TRUST U/T/A DATED NOVEMBER 8, 2021, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT-OF-WAY FOR WALNUT STREET IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, JAMES E. CARREL AND JAN C. WEAVER, TRUSTEES OF THE NEXT CHAPTER TRUST U/T/A DATED NOVEMBER 8, 2021, HAS CAUSED THESE PRESENTS TO BE SIGNED.

JAMES E. CARREL, TRUSTEE

JAN C. WEAVER, TRUSTEE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____ IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES E. CARREL AND JAN C. WEAVER, TRUSTEES OF THE NEXT CHAPTER TRUST U/T/A DATED NOVEMBER 8, 2021, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

KRISTINE N. VROMAN, NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 21, 2025.

NOTES

- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO: 2045810, EFFECTIVE DATE: OCTOBER 2, 2020, FOR LAND DESCRIBED BY DEEDS IN BOOK 514, PAGE 103 AND BOOK 1566, PAGE 862.
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO: 0516334, COMMITMENT DATE: NOVEMBER 01, 2005, FOR LAND DESCRIBED BY DEED RECORDED IN BOOK 2860, PAGE 170.
- 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).
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- TOTAL TRACT AREA = 1.50 ACRES (65,410 SQ. FT.)
- PORTION OF SUBJECT TRACT THAT INCORPORATES THE 10' STEM FRONTING ON WALNUT STREET MEETS THE DEFINITION OF A LOT PER CITY OF COLUMBIA CODE OF ORDINANCES SECTION 29-1.11. TRACT WAS DESCRIBED BY DEED RECORDED PRIOR TO OCTOBER 5, 1964. REFERENCE DEED RECORDED IN BOOK 307, PAGE 150, DATED FEBRUARY 15, 1961.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3 (0)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED 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. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

LEGEND

- 1/2" IRON PIPE
- W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- DH DRILL HOLE W/ CHISELED "X"
- IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB REBAR
- 0,000 SQUARE FEET
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- FC FENCE CORNER
- P.O.B. POINT OF BEGINNING
- ORIGINAL LOT LINE
- - - - - X - - - - - EXISTING FENCE

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE # _____

ON THE _____ DAY OF _____, 2022.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING LOT 201 OF W.W. PAYNE'S ADDITION PLAT 2 AS RECORDED IN PLAT BOOK 55, PAGE 9, AND PART OF LOT 10 OF GARTH'S ADDITION TO COLUMBIA AS RECORDED IN BOOK 94, PAGE 298, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 201 OF W.W. PAYNE'S ADDITION PLAT 2, THENCE WITH THE EAST LINE OF SAID LOT N 00°12'45"E, 331.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE WITH SAID RIGHT-OF-WAY LINE S 82°35'05"E, 80.67'; S 00°18'25"W, 5.04 FEET; THENCE S 82°35'05"E, 10.08 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 00°18'25"W, 150.00 FEET; THENCE S 82°35'05"W, 190.27 FEET; THENCE S 00°24'30"W, 110.00 FEET; THENCE N 82°56'15"W, 80.00 FEET; THENCE S 00°17'45"W, 43.00 FEET; THENCE N 82°56'15"W, 60.00 FEET; S 00°17'45"W, 12.00 FEET; THENCE N 82°56'15"W, 60.01 FEET; N 89°41'35"W, 79.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.27 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN NOVEMBER 2020, I COMPLETED A SURVEY FOR JAMES E. CARREL AND JAN C. WEAVER, HUSBAND AND WIFE, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE: 06/02/2022

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

A REPLAT
W.W. PAYNE'S ADDITION PLAT 3
412 1/2 & 414 W. WALNUT STREET, COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }



SUBSCRIBED AND AFFIRMED BEFORE ME
THIS _____ DAY OF _____, 2022.

KRISTINE M. VROMAN
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.