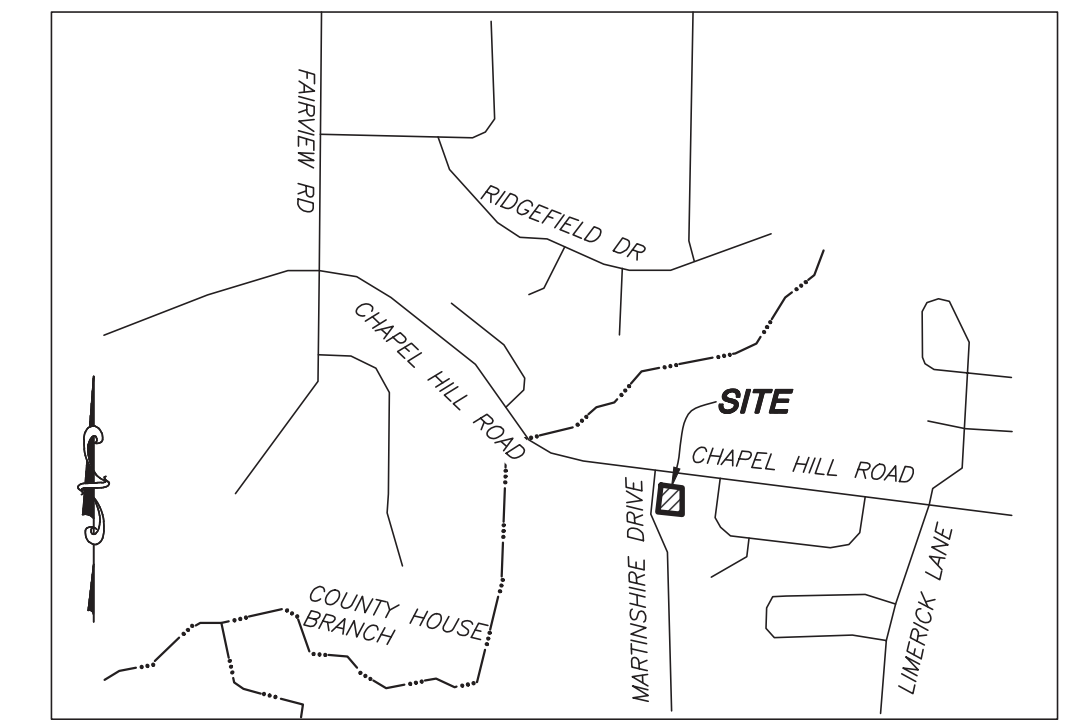


CHAPEL HILL COTTAGES PLAT 1

A MINOR PLAT
 SW ¼ OF SECTION 22,
 TOWNSHIP 48 NORTH, RANGE 13 WEST,
 BOONE COUNTY, MISSOURI
 NOVEMBER 1, 2021



LOCATION MAP
 NOT TO SCALE

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- DH DRILL HOLE W/ CHISELED "X" AND PK NAIL
- IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB REBAR
- SQUARE FEET
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING

NOTES

1. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
2. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
3. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
4. SOURCE DEED FOR SURVEY TRACT RECORDED IN BOOK 4409, PAGE 110.
5. SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
6. TOTAL TRACT AREA = 0.83 ACRES.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL HAZARD AREA AS DEFINED IN CITY OF COLUMBIA ORDINANCE 29-1.11(C), PER THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019CD286E, 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.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2021.

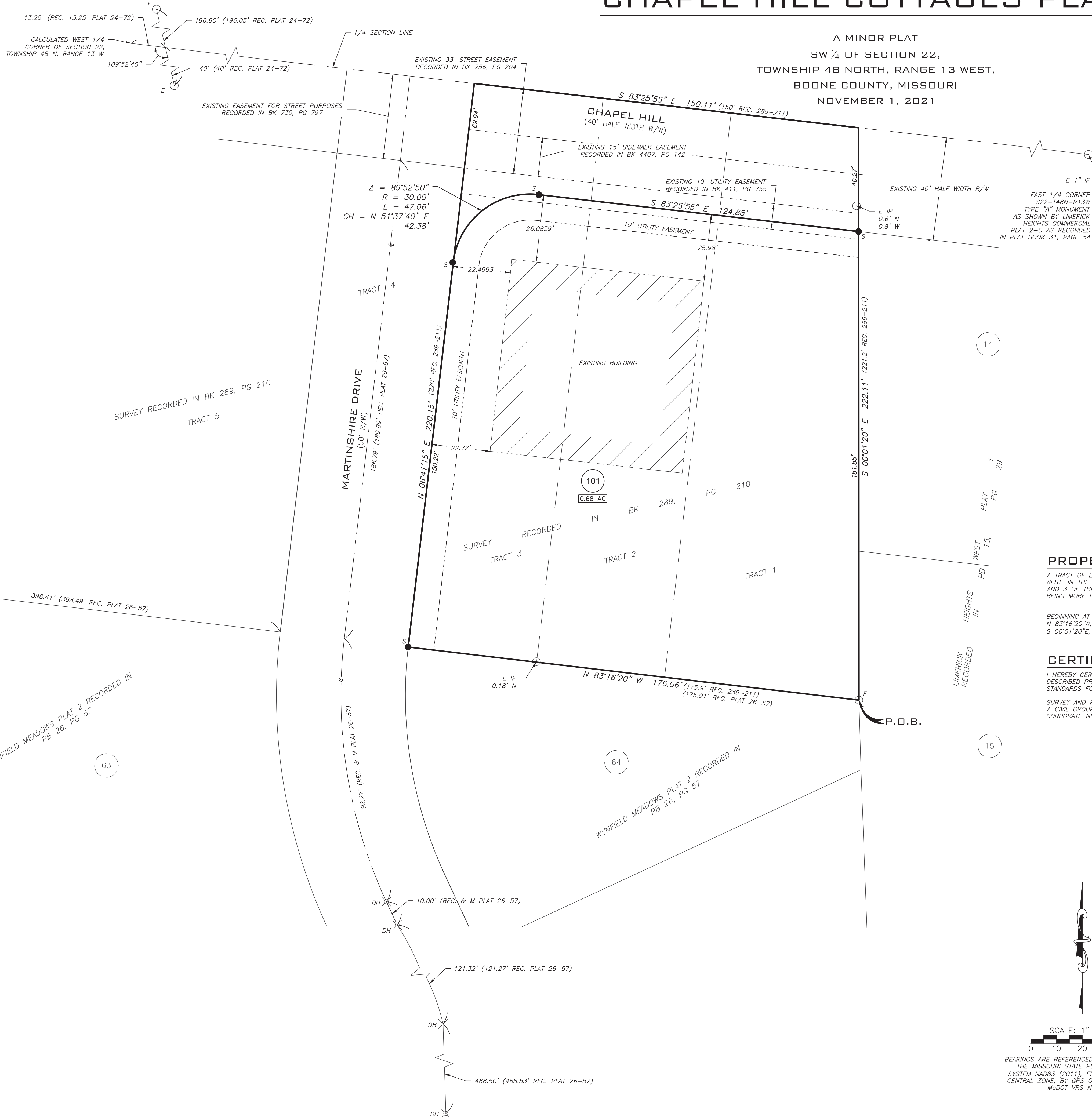
SARA LOE, CHAIRPERSON

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

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



KNOWN ALL MEN BY THESE PRESENTS:

CHAPEL HILL COTTAGES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACTS, HAVE 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 CHAPEL HILL ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, BROOKE McCARTY, HAS CAUSED THESE PRESENTS TO BE SIGNED.

BY: BROOKE McCARTY, MEMBER

STATE OF MISSOURI
 COUNTY OF BOONE

ON THIS _____ DAY OF _____, IN THE YEAR 2021, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BROOKE McCARTY, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN,

ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR 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, 2021

PROPERTY DESCRIPTION

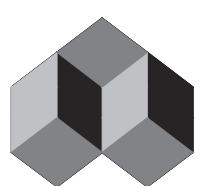
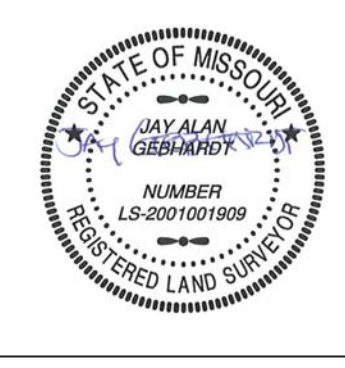
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AND DESCRIBED AS TRACTS 1, 2, AND 3 OF THE SURVEY RECORDED IN BOOK 289, PAGE 10, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1, THENCE ALONG THE SOUTH LINE OF SAID SURVEY N 83°16'20"W, 176.06 FEET; THENCE N 06°41'15"E, 220.15 FEET; THENCE S 83°25'55"E, 150.11 FEET; THENCE S 00°01'20"E, 222.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.83 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN SEPTEMBER 2021, I COMPLETED A SURVEY FOR CHAPEL HILL COTTAGES, LLC FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
 A CIVIL GROUP
 CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909 MO LAND SURVEYOR	
 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	
DATE: _____	
	
A MINOR PLAT CHAPEL HILL COTTAGES PLAT 1 2212 CHAPEL HILL RD., COLUMBIA, MISSOURI	

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME
 THIS _____ DAY OF _____, 2021.

KRISTINE M. VROMAN
 NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83 (2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MGD01 VRS NETWORK.