

A MINOR PLAT OF
WOODRAIL MEADOWS, PLAT 3-A

A REPLAT OF LOT 38, WOODRAIL MEADOWS AMENDED PLAT 1 AND LOTS 39 & 40 OF
WOODRAIL MEADOWS, PLAT 3, LOCATED IN THE NORTHWEST QUARTER OF
SECTION 35, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 11, 2017

CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR WALTER A. BEASLEY, OF LOT 38, WOODRAIL MEADOWS AMENDED PLAT NO. 1, RECORDED IN PLAT BOOK 13, PAGE 22 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 642, PAGE 966 AND LOT 39, WOODRAIL MEADOWS PLAT 3, RECORDED IN PLAT BOOK 21, PAGE 3 AND DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 820, PAGE 658, AND A QUIT-CLAIM DEED RECORDED IN BOOK 2033, PAGE 795, AND A QUIT-CLAIM DEED RECORDED IN BOOK 1221, PAGE 198, AND LOT 40, WOODRAIL MEADOWS PLAT 3, RECORDED IN PLAT BOOK 21, PAGE 3 AND BEING DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2503, PAGE 18 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

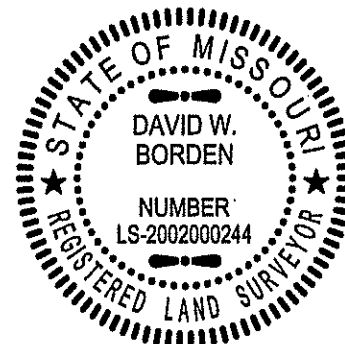
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 38, SAID POINT BEING THE NORTHEAST CORNER OF LOT 37 AND WITH THE SOUTH RIGHT OF WAY LINE FOR WILLOWCREEK LANE, S 65°34'35" E, 180.02 FEET; THENCE 16.69 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 41°46'45" E, 16.21 FEET; THENCE 88.45 FEET ALONG A 47.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 71°46'50" E, 75.96 FEET, POINT BEING THE NORTHEAST CORNER OF AT TRACT DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2503, PAGE 18; THENCE LEAVING SAID SOUTHERLY CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID TRACT, S 78°51'50" W, 134.70 FEET TO THE SOUTH MOST CORNER OF SAID TRACT, SAID POINT BEING ON THE SOUTH LINE OF SAID WOODRAIL MEADOWS PLAT 3; THENCE WITH THE SOUTHWEST LINE OF SAID LOT 40, SAID LINE BEING THE SOUTH LINE OF SAID WOODRAIL MEADOWS PLAT 3 AND THE NORTH LINE OF WOODRAIL SUBDIVISION PLAT 1, N 57°20'25" W, 156.54 FEET TO THE SOUTHEAST CORNER OF LOT 38 OF SAID WOODRAIL MEADOWS AMENDED PLAT NO. 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 39 OF WOODRAIL MEADOWS PLAT 3; THENCE CONTINUING WITH SOUTH LINE OF LOT 38, N 68°10'10" W, 130.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 37; THENCE WITH THE WEST LINE OF LOT 38, SAID LINE BEING THE EAST LINE OF SAID LOT 37, N 24°25'30" E, 131.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.02 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 MINIMUM 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



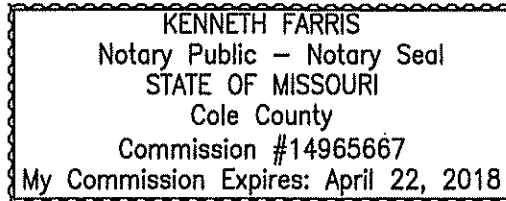
David W. Borden
DAVID W. BORDEN, PLS-2002000244

5-18-16
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18th DAY OF May, 2017.

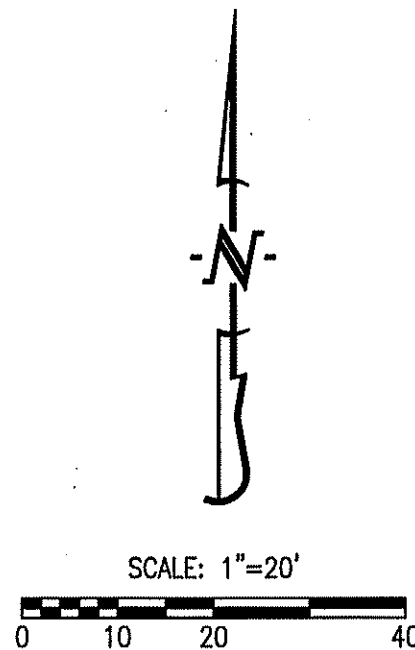
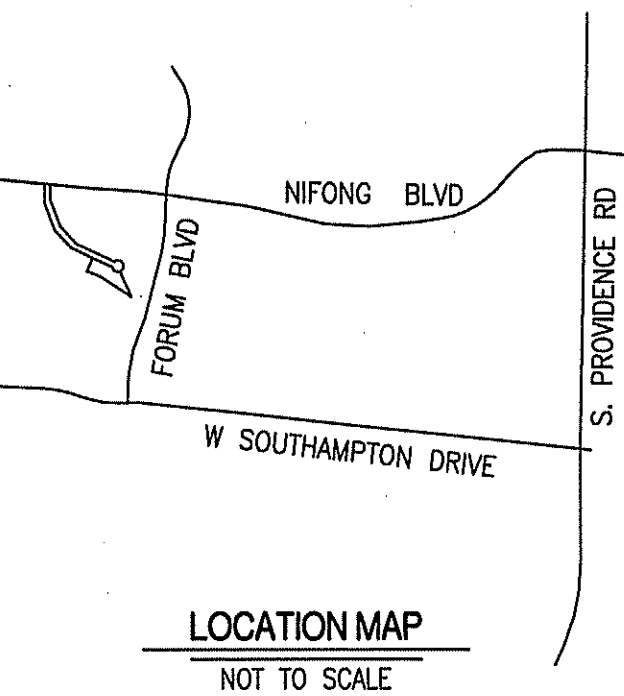
Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



BASIS OF BEARING:

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

LEGEND:

- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DRILL HOLE
- W/ CHISELED X
- RIGHT-OF-WAY MARKER
- (P.O.B.) POINT OF BEGINNING

NOTES:

- THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS, PANEL NO. 29019C0290E, DATED: APRIL, 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- PART OF THE TRACTS ARE LOCATED WITHIN THE TYPE II 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.

KNOW ALL MEN BY THESE PRESENTS:

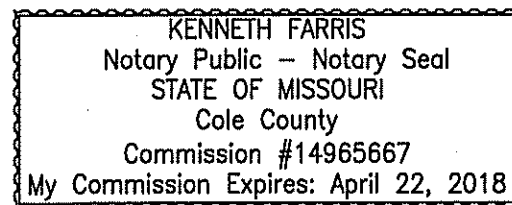
THAT WALTER A. BEASLEY IS THE SOLE OWNER OF LOTS 38 OF WOODRAIL MEADOWS AMENDED PLAT 1 AND LOT 39 OF WOODRAIL MEADOWS, PLAT 3, AND THAT HE HAS CAUSED SAID LOTS TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WOODRAIL MEADOWS, PLAT 3-A"

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

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

KENNETH FARRIS NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

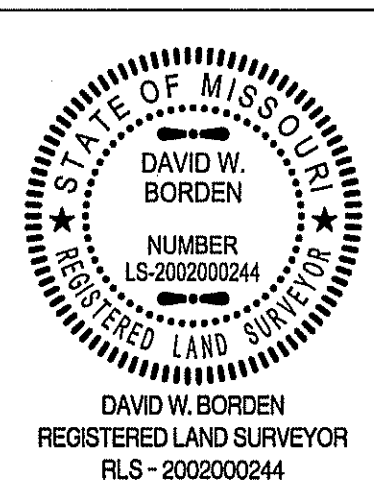
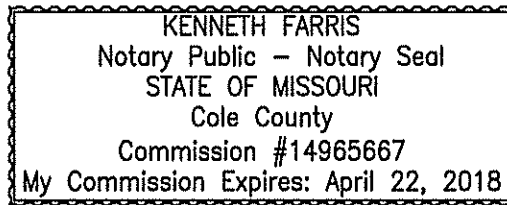
THAT MARGOT L. PERRY IS THE SOLE OWNER OF LOT 40, WOODRAIL MEADOWS, PLAT 3 AND HAS CAUSED SAID LOT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WOODRAIL MEADOWS, PLAT 3-A"

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

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

KENNETH FARRIS NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



A MINOR PLAT

A REPLAT LOCATED IN LOT 38, WOODRAIL MEADOWS AMENDED PLAT 1 AND LOTS 39 & 40, WOODRAIL MEADOWS, PLAT 3, SECTION 35, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 05/11/2017
PROJECT: 170054

SCALE: 1" = 20'
DRAWN BY: DWB



www.crockettengineering.com