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

FINAL PLAT

BRYANT WALKWAY APARTMENTS II - NORTH

A REPLAT OF LOT 12, DOUGLASS SCHOOL AREA RE-PLAT NO. 3

LOCATED IN THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST

COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 24, 2017

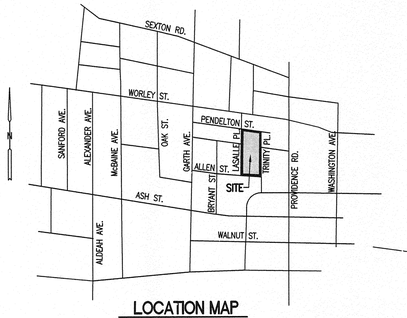
JOB NUMBER 17-024
FINAL PLAT – BRYANT WALKWAY APARTMENTS II – NORTH

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN SHADED ZONE 'X' (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: MARCH 15, 2011, COMMUNITY PANEL NUMBER 29019C0280D.

STREAM BUFFER STATEMENT

PROPOSED LOTS 1 AND 2 HAS A TYPE I STREAM AS DESIGNATED BY THE USGS QUAD MAP FOR THE COLUMBIA QUANDRANGLE, BOONE COUNTY, MISSOURI. HOWEVER, IN REGARDS TO ARTICLE X OF CHAPTER 12A, SECTION 12A-232(A)(2), THIS LAND WAS WAS INCLUDED IN A PLAT OF RECORD, DATED: SEPTEMBER 17, 1962. THEREFORE THESE LOTS ARE EXEMPT FROM THE REGULATION OF THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE.



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030–16.040(2)(A).
2. ALL MONUMENTS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
4. RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT.

CURVE DATA				
	Δ	RADIUS	ARC LENGTH	CHORD/LENGTH
Ⓐ	86°18'05"	20.00'	30.12'	N42°24'00"W, 27.36'
Ⓑ	97°02'25"	20.00'	33.87'	N49°16'15"E, 29.97'
Ⓒ	82°28'00"	20.00'	28.79'	S40°58'30"E, 26.37'
Ⓓ	94°22'40"	20.00'	32.94'	S47°15'40"W, 29.34'

LEGEND

E	EXISTING 1/2" REBAR (UNLESS OTHERWISE NOTED)
S	SET 1/2" REBAR WITH CAP "TDG#2006-014470" (UNLESS NOTED OTHERWISE)
○	IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
●	PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
■	STONE MOMUMENT
X_{DH}	DRILL HOLE WITH CHISELED "X"
△	R/W MARKER
R/W	RIGHT-OF-WAY
℄	CENTERLINE
IP	IRON PIPE
RE	REBAR
(M)	MEASURED DISTANCE
(REC.)	RECORD MEASUREMENT
CALC	CALCULATED POSITION/DISTANCE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
WD XXX-XXX	DEED RECORDED IN BOOK XXX, PAGE XXXX
— x — — —	FENCE

N

SCALE: 1" = 40'
0 20 40 80

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD-83 (CENTRAL ZONE) AS GATHERED FROM GPS OBSERVATION.

KNOW ALL MEN BY THESE PRESENTS

COLUMBIA HOUSING AUTHORITY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, COLUMBIA HOUSING AUTHORITY HAVE CAUSED THESE PRESENTS TO BE SIGNED.

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

ADDITIONAL RIGHT-OF-WAY FOR STREETS AT THE LOCATIONS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

_____
COLUMBIA HOUSING AUTHORITY
PHIL STEINHAUS, CHIEF EXECUTIVE OFFICER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS____ DAY OF_____, IN THE YEAR 2017, BEFORE ME,_____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PHIL STEINHAUS, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

_____ NOTARY PUBLIC
MY COMMISSION #
EXPIRES

CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, BEING LOT 12 OF DOUGLASS SCHOOL AREA RE-PLAT NO. 3 AS RECORDED IN PLAT BOOK 7, PAGE 12 OF THE RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEN STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF LASALLE PLACE (FORMERLY KNOWN AS FIRST STREET); THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID LASALLE PLACE, N0°45'05"E, 599.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PENDELTON STREET; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID LASALLE PLACE AND WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PENDELTON STREET, S82°12'30"E, 223.78 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TRINITY PLACE; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PENDELTON STREET AND WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF TRINITY PLACE, S0°15'30"W, 192.15 FEET; THENCE S0°04'20"W, 395.11 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ALLEN STREET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID TRINITY PLACE AND WITH THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ALLEN STREET, N85°33'00"W, 228.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.07 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY

(MO) CERTIFICATE OF AUTHORITY FOR LAND SURVEYING #2006014470

TREKK DESIGN GROUP, LLC
2313 SUITE C, INDUSTRIAL DR.
COLUMBIA, MO 65202
PH. (573) 445-4275
MKLASING@TREKKDESIGNGROUP.COM

STATE OF MISSOURI
NOTARY SEAL
MICHAEL L. KLASING
NUMBER L.S.-2728
MY COMMISSION EXPIRES
MICHAEL L. KLASING L.S. 2728
4-27-17
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS____ DAY OF_____, 2017.

_____ NOTARY PUBLIC
MY COMMISSION #
EXPIRES

APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2017.

_____
BRIAN TREECE, MAYOR

_____
SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING THIS ____ DAY OF _____, 2017.

_____
, CHAIRPERSON

MICHAEL L. KLASING
PROFESSIONAL LAND SURVEYOR
PLS-002728

BRYANT WALKWAY APARTMENTS II -NORTH

A REPLAT OF LOT 12, DOUGLASS SCHOOL AREA RE-PLAT NO. 3
LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2006014470

DATE:	SCALE:
MARCH 24, 2017	1" = 30'
PROJECT: 17-024	DRAWN BY: CRH

TREKK DESIGN GROUP, LLC
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