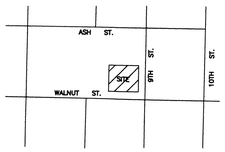
Filed for Record, Boone County, Missouri
Nora Dietzel, Recorder of Deeds

FINAL PLAT OF
ATHENS SUBDIVISION PLAT 1
A REPLAT OF ALL OF LOT 281 AND LOT 282 OF THE ORIGINAL TOWN, NOW CITY , OF COLUMBIA, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



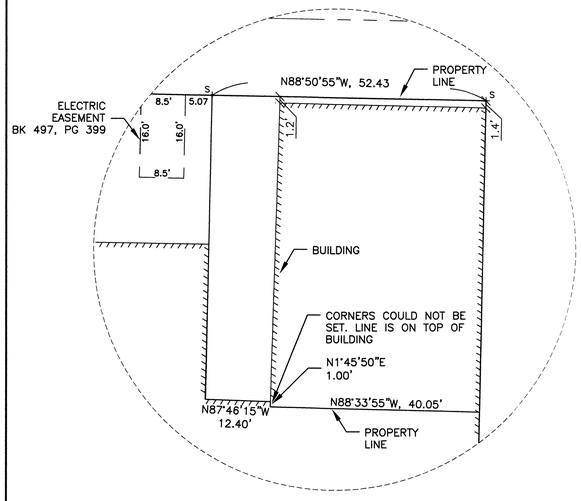
LOCATION MAP
Not To Scale



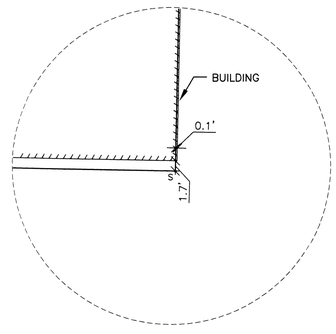
SCALE: 1"=40'

LEGEND

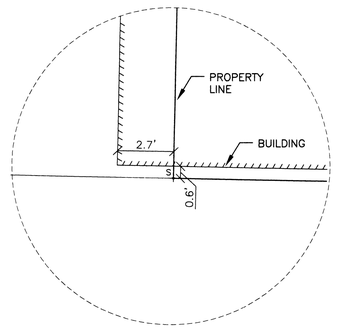
- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- ● 1/2" IRON ROD OR PIPE
- O 5/8" OR LARGER IRON
- ┼ DRILL HOLE OR CHISEL +
- △ RIGHT OF WAY MARKER
- ⊞ STONE MONUMENT
- ⌖ CORNER POST
- x FENCE LINE
- OHE OVERHEAD ELECTRIC
- G GAS LINE
- S SEWER LINE
- (1) PROPOSED LOT NUMBERS



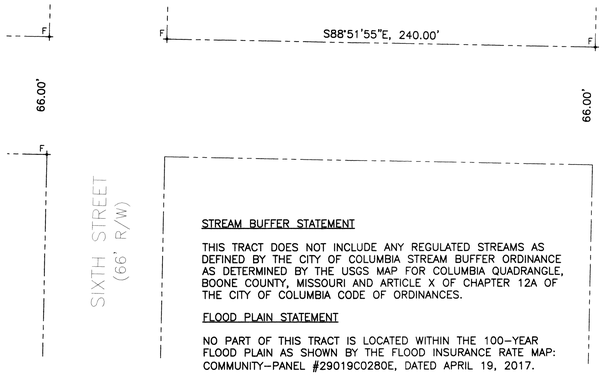
DETAIL "A"
N.T.S.

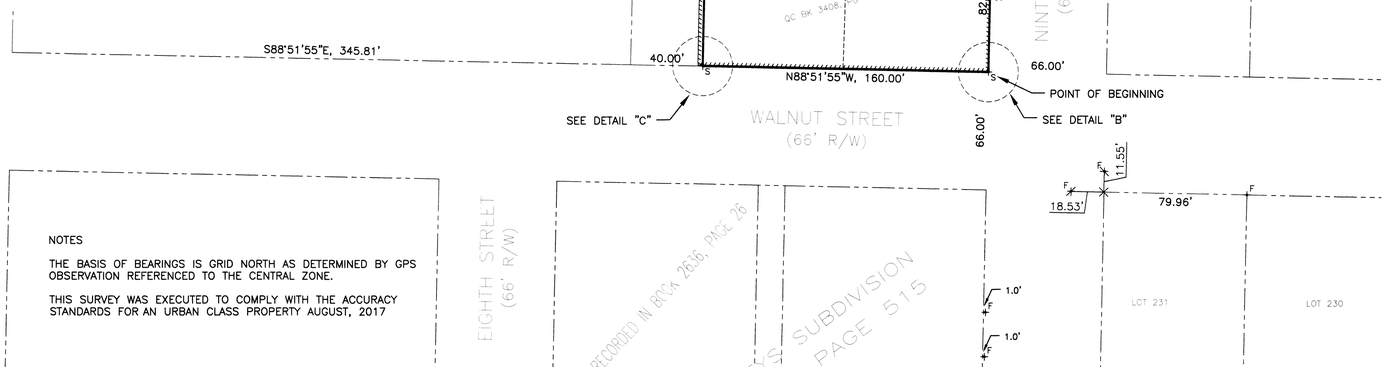


DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.





STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED 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.

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #29019C0280E, DATED APRIL 19, 2017.

NOTES

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2017

SUBSCRIBED AND SWORN BEFORE ME ON THIS 6TH DAY OF SEPTEMBER, 2017 MY COMMISSION EXPIRES MAY 30, 2021.

DEREK FORBIS
Notary Public, Notary Seal
State of Missouri
Howard County
Commission # 13803612
My Commission Expires 05-30-2021

DEREK FORBIS
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF JOHN ROGERS ON BEHALF OF WABASH ARMS OF COLUMBIA, LLC, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

ANTHONY DERBOVEN, P.L.S. 2016019005
Date: SEPTEMBER 6, 2017

KNOW ALL MEN BY THESE PRESENTS:

ON THIS _____ DAY OF _____, 2017, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____. TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "WABASH ARMS OF COLUMBIA, LLC", A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE HEREON DESCRIBED TRACT HAVE CAUSED THE SAME TO BE RESUBDIVIDED AS SHOWN HEREON. SAID INSTRUMENT WAS SIGNED AND SEALED OIN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WABASH ARMS OF COLUMBIA, LLC

_____(SIGNED)

_____(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS ___ DAY OF _____, 2017 MY COMMISSION EXPIRES _____ ___, 20___.

_____
NOTARY PUBLIC

DESCRIPTION

A REPLAT OF ALL OF LOT 281 & LOT 282 OF THE ORIGINAL TOWN, NOW CITY, OF COLUMBIA, RECORDED IN PLAT BOOK A, PAGE 335 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 282;
THENCE WITH THE SOUTH LINE THEREOF N88°51'55"W, 160.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 281;
THENCE N1°09'10"E ALONG THE WEST LINE OF SAID LOT 281, 142.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 281;
THENCE S88°50'55"E ALONG THE NORTH LINE OF SAID LOTS 281 & 282, 160.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 282;
THENCE S1°09'10"W ALONG THE EAST LINE OF SAID LOT 282, 142.10 FEET TO THE SOUTHEAST CORNER OF LOT 282 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.52 ACRES OR 22,739 SQUARE FEET AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3408, PAGE 48 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

APPROVED BY THE PLANNING & ZONING COMMISION, COLUMBIA, MO THIS _____ DAY OF _____, 2017

_____
RUSTY STRODTMAN, CHAIRPERSON

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

_____
BRIAN TREECE, MAYOR

_____
SHEELA AMIN, CITY CLERK

ANTHONY DERBOVEN, P.L.S. 2016019005
Date: SEPTEMBER 6, 2017

C.C.S.
Central Counties Surveying.
600 W. Morrison St, Suite 11
Fayette, MO 65248
Phone (660) 728-5028
Missouri Commision # 2014035993
Steven R. Proctor PLS # 2000148666
Anthony Derboven PLS # 2016019005

ATHENS SUBDIVISION PLAT 1
ALL OF LOT 281 AND LOT 282 OF THE ORIGINAL TOWN, NOW CITY OF COLUMBIA
Columbia, Boone County, MO

Plotted: 9/6/2017

SHT. 1 OF 01