

CGS SUBDIVISION PLAT 2

A MINOR SUBDIVISION PLAT
NORTH PART OF THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 48 NORTH, RANGE 13 WEST

SCALE 1"= 20'



- LEGEND
- F FOUND 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
 - S SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
 - IP IRON PIPE PINCHED TOP
 - R/W RIGHT-OF-WAY
 - F FENCE
 - C CENTERLINE
 - RM RECORD MEASUREMENT AS SHOWN BY THE SURVEY IN BOOK 494 PAGE 282 OF THE BOONE COUNTY RECORDS

DATE: NOVEMBER, 2017
SURVEY FOR: TREVOR LALLY
THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 20 CSR 2030-16.040
REFERENCE BEARING:
GRID NORTH AS PER GPS OBSERVATION USING THE MODOT NETWORK.
NOTES:
1) THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP 29019C0260D DATED: MARCH 17, 2011.
2) AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET HUNTSDALE QUADRANGLE, THERE ARE NO TYPE I, II, OR III STREAMS AS DEFINED BY CITY OF COLUMBIA CODE OF ORDINANCES 12A-233.
3) CURRENT TITLE INSURANCE POLICY WAS NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.
4) THE WEST PROPERTY LINE FROM BROADWAY TO THE SOUTH PROPERTY LINE IS CONSIDERED THE FRONT OF THE LOT FOR BUILDING ORIENTATION PURPOSES.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC.
506 NICHOLS STREET, SUITE A
COLUMBIA, MO. 65201
573-442-3110
LC 321

KEVIN M. SCHWEIKERT LS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 6th DAY OF January, 2018.

DANIEL BRUSH NOTARY PUBLIC
MY COMMISSION EXPIRES 01-13-18

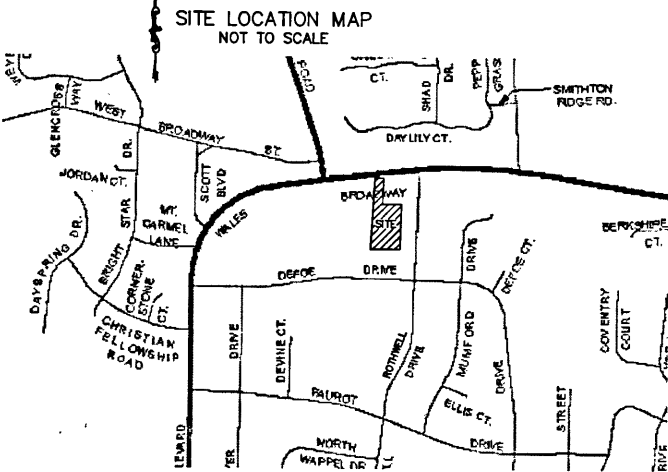
CGS SUBDIVISION PLAT 2

A MINOR SUBDIVISION PLAT
A SURVEY OF A TRACT LOCATED IN THE NORTH PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

BRUSH AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201
PHONE: (573) 442-3110
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WWW.BRUSHANDSURV.COM
PLSC 321 ENC 001450

KEVIN M. SCHWEIKERT
PLS 2013020068
DATE: January 5, 2018



DESCRIPTION:
A TRACT LOCATED IN THE NORTH PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING TRACT 2 OF THE SURVEY RECORDED IN BOOK 494 PAGE 282 AND BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 3841 PAGE 83 BOTH OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2 AND WITH THE LINES OF SAID TRACT 2 N 87°41'15" W, 160.00 FEET; THENCE N 08°49'45" E, 348.45 FEET; THENCE S 86°45'15" E, 20.00 FEET; THENCE S 08°50'45" W, 135.65 FEET; THENCE S 86°45'15" E, 116.65 FEET; THENCE S 02°30'45" W, 209.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.78 ACRES.

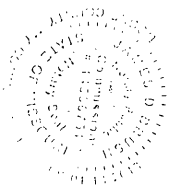
KNOW ALL MEN BY THESE PRESENTS:
THAT, TREVOR LALLY, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT. THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER.

TREVOR LALLY

STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS 5th DAY OF JANUARY, 2018
BEFORE ME APPEARED, TREVOR LALLY, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN-DID SAY THAT THIS INSTRUMENT WAS SIGNED AND SEALED AS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I, A NOTARY PUBLIC, HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN ABOVE.

JAMES D. BRUSH NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-13-18



ACCEPTED BY THE CITY COUNCIL THIS ____ DAY OF ____ 2018.

BRIAN TREECE MAYOR

SHEELA AMIN CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF ____ 2018

RUSTY STRODTMAN, CHAIRPERSON

LOT 1 CGS SUBDIVISION
PLAT BOOK 20 PAGE 64

LOT 2 CGS SUBDIVISION
PLAT BOOK 20 PAGE 64
DEED BOOK 1249 PAGE 203

OWNER: CITY OF COLUMBIA
TRACT 3 SURVEY IN BOOK 494 PAGE 282

DEED IN BOOK 3841 AND PAGE 83
TRACT 2 SURVEY IN BOOK 494 PAGE 282

LOT 1
0.78 ACRES

LOT 2
PLAT BOOK 8 PAGE 35
ROTHWELL HEIGHTS BLOCK 1
DEED BOOK 1853 PAGE 0022

LOT 3
PLAT BOOK 8 PAGE 35
ROTHWELL HEIGHTS BLOCK 1 REPLAT 1
DEED BOOK 4371 PAGE 128

LOT 4
PLAT BOOK 8 PAGE 35
ROTHWELL HEIGHTS BLOCK 1
DEED BOOK 3259 PAGE 83

LOT 2
PLAT BOOK 8 PAGE 47
ROTHWELL HEIGHTS BLOCK 2
DEED BOOK 3981 PAGE 127

LOT 1
PLAT BOOK 8 PAGE 47
ROTHWELL HEIGHTS BLOCK 2
DEED BOOK 4767 PAGE 128