

FINAL PLAT

THE VILLAS AT OLD HAWTHORNE PLAT 9B

A REPLAT OF A PORTION OF LOT 5 OF OLD HAWTHORNE PLAT 1

SEPTEMBER 29, 2017

NOTES

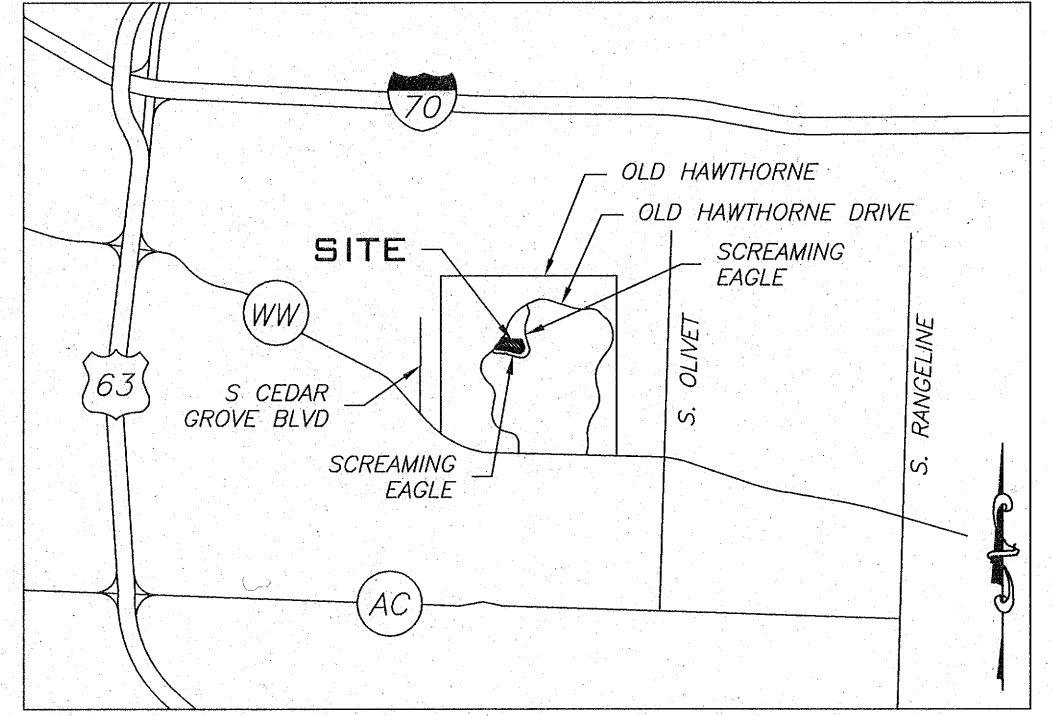
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT YARDS - 20' FOR GARAGES, 18' FOR ALL OTHER PORTIONS OF BUILDINGS
SIDE YARDS - 15' IF ALONG A STREET 5' EVERYWHERE ELSE
REAR YARDS - 20' IF ALONG A STREET, 10' EVERYWHERE ELSE
*ALL SETBACKS SHALL BE VERIFIED WITH ORDINANCE #19215 AND THE VILLAS AT OLD HAWTHORNE PUD PLAN.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #2901900315E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES SINCE THIS TRACT WAS SHOWN ON A FINAL PLAT APPROVED PRIOR TO JANUARY 2, 2007.



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

LIFESTYLE DEVELOPMENT INC., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

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

HARLAN COURT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

DON STOHLRIER, PRESIDENT
STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 23RD DAY OF JANUARY, IN THE YEAR 2018, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON STOHLRIER KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SPENCER HASKAMP
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 5 OF OLD HAWTHORNE PLAT 1 RECORDED IN PLAT BOOK 40, PAGE 86 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 901 OF THE VILLAS AT OLD HAWTHORNE PLAT 9 AS RECORDED IN PLAT BOOK 51, PAGE 18; THENCE ALONG THE NORTH LINE OF THE VILLAS AT OLD HAWTHORNE PLAT 3 AS RECORDED IN PLAT BOOK 44, PAGE 13, N74°44'20"W, 450.55 FEET; THENCE N83°47'20"W, 282.72 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD HAWTHORNE DRIVE; WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE, N50°31'20"E, 12.04 FEET; THENCE CONTINUING ALONG A 750.00-FOOT RADIUS CURVE TO THE LEFT, 343.61 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N37°23'50"E, 340.61 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S83°47'20"E, 121.67 FEET; THENCE S74°44'20"E, 148.93 FEET; THENCE S88°53'35"E, 284.63 FEET TO A POINT ON THE WEST LINE OF THE VILLAS AT OLD HAWTHORNE PLAT 9A AS RECORDED IN PLAT BOOK 51, PAGE 56; THENCE ALONG THE LINES OF SAID PLAT, S16°25'35"E, 255.10 FEET; THENCE S19°52'45"W, 61.74 FEET TO A POINT ON NORTH LINE OF SAID VILLAS AT OLD HAWTHORNE PLAT 9; THENCE ALONG SAID LINES, S44°25'00"W, 62.33 FEET; THENCE S68°42'05"W, 61.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.07 ACRES.

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

JAY GEBHARDT PLS 2001001909
MO LAND SURVEYOR, JANUARY 18, 2018
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
COLUMBIA, MO

THE VILLAS AT OLD HAWTHORNE PLAT 9B

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18TH DAY OF JANUARY, 2018.

SPENCER M. HASKAMP
NOTARY PUBLIC MY COMMISSION EXPIRES JULY 11, 2019.

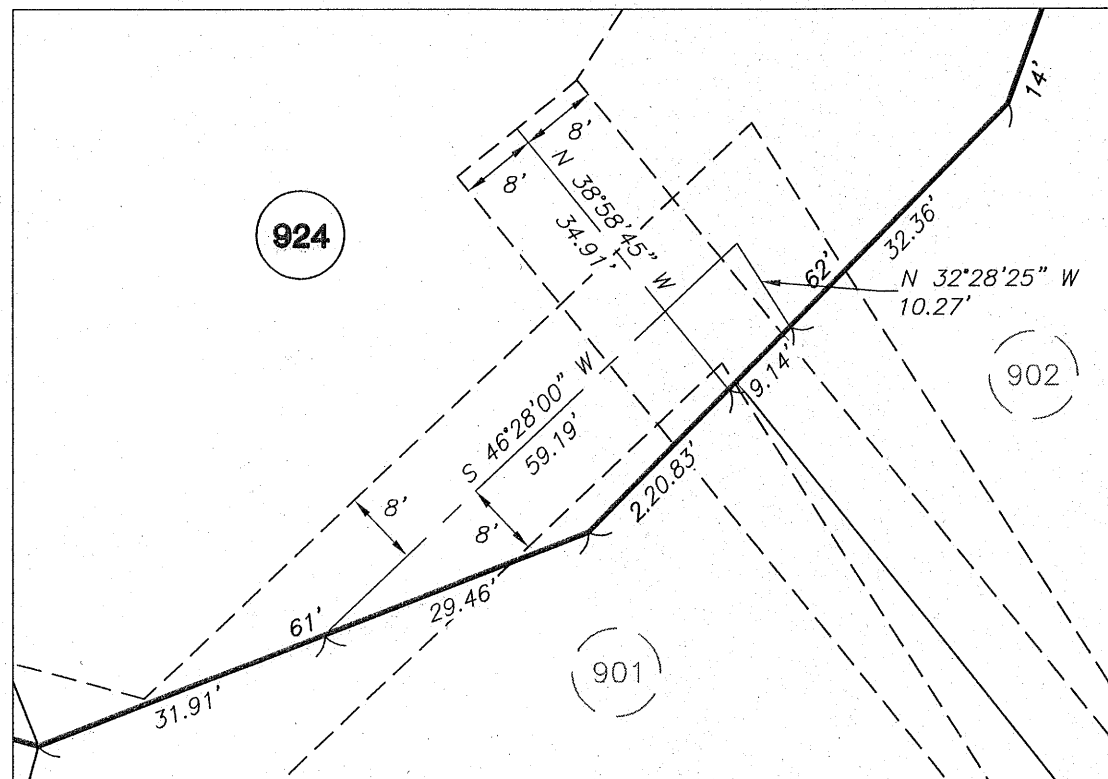
A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BROADWAY, BUSINESS PARK CT
SUITE 105
COLUMBIA, MO 65203
PHONE: (573) 817-5750
WWW.ACIVILGROUP.COM

CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	115°59'55"	20.00	40.49	N 25°47'25" W, 33.92'
C2	69°55'25"	20.00	24.41	S 70°17'55" W, 22.92'
C3	249°55'25"	47.00	205.01	S 19°42'05" E, 77.04'
C4	69°28'25"	20.00	24.25	N 74°20'55" E, 22.79'
C5	30°33'45"	100.00	53.34	N 68°30'30" W, 52.71'
C6	9°03'00"	250.00	39.49	N 79°15'50" W, 39.45'

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF ____, 2018.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



DETAIL

SCALE: 1"=20'

LEGEND

- IRON PIPE CAP #2001006115
- EXISTING
- S SET
- PM PERMANENT MONUMENT
- (R) RADIAL LINE
- REC. RECORD
- DH X DRILL HOLE WITH CHISELED "X"
- ⊙ CENTERLINE
- [10,000] SQUARE FEET
- [1.50 AC] ACRES
- X — EXISTING FENCE
- EXISTING STONE
- IP ○ IRON PIPE
- RB ○ REBAR
- (C100) CURVE NUMBER

SCALE: 1" = 40'
0 20 40 80
BEARINGS ARE REFERENCED TO THE VILLAS AT OLD HAWTHORNE PLAT 9A RECORDED IN PLAT BOOK 51, PAGE 56