

FINAL PLAT FOX LAIR, PLAT No. 1A

A MAJOR SUBDIVISION AND REPLAT OF LOT 1, 2 & 3 OF FOX LAIR, PLAT NO. 1
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER 6, 2016
CASE #16-214

CERTIFICATION:

I HEREBY CERTIFY THAT IN DECEMBER OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR MILL CREEK MANOR, INC. OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 739, PAGE 18 AND BEING A REPLAT OF LOTS 1, 2 & 3 PART OF FOX LAIR, PLAT NO. 1 RECORDED IN PLAT BOOK 43, PAGE 5 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3039, PAGE 72 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

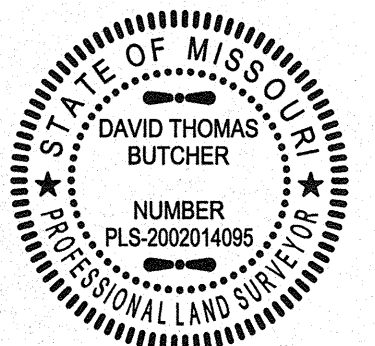
BEGINNING ON THE NORTH LINE OF SAID FOX LAIR, PLAT 1 AND AT THE SOUTHWEST CORNER OF QUAIL CREEK WEST, PLAT NOL 3 RECORDED IN PLAT BOOK 40, PAGE 15; THENCE FROM THE POINT OF BEGINNING AND WITH THE SOUTH LINE THEREOF, S 82°59'20" E, 120.50 FEET TO THE WEST RIGHT OF WAY LINE OF DOLLY VARDEN DRIVE, THENCE LEAVING SAID SOUTH LINE AND WITH THE SAID WEST RIGHT OF WAY LINE OF DOLLY VARDEN DRIVE, S 1°04'35" W, 5.20 FEET; THENCE 16.69 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 24°59'00" W, 16.21 FEET; THENCE 129.41 FEET ALONG A 47.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 29°58'50" E, 92.23 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 18°50'00" E, 53.68 FEET; THENCE S 11°12'30" W, 55.68 FEET; THENCE N 78°47'30" W, 54.82 FEET; THENCE S 49°45'25" W, 153.45 FEET TO THE EAST LINE OF GRAYSTONE PLAT NO. 1 - CORRECTED SURVEY AS SHOWN IN THE SURVEY RECORDED IN BOOK 42, PAGE 5; THENCE WITH SAID EAST LINE, N 1°03'00" E, 308.44 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 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
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

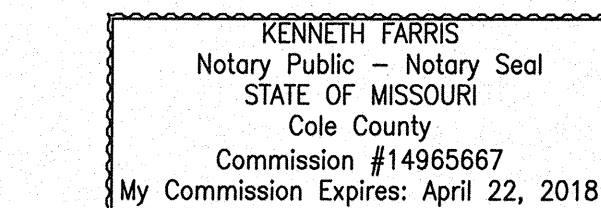


David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
12/13/2016
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 13th DAY OF December, 2016.

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



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2016.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT MILL CREEK MANOR, INC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "FOX LAIR, PLAT NO. 1A"

IN WITNESS WHEREOF, MILL CREEK MANOR, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS 13th DAY OF December, 2016.

MILL CREEK MANOR, LLC.

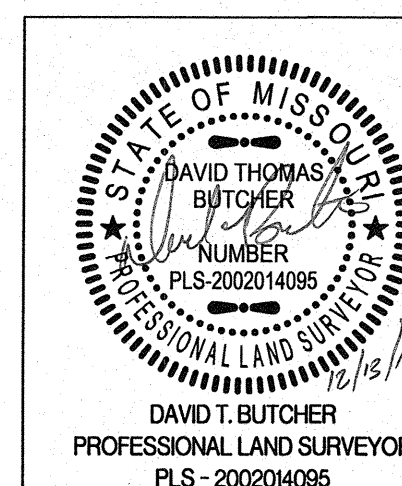
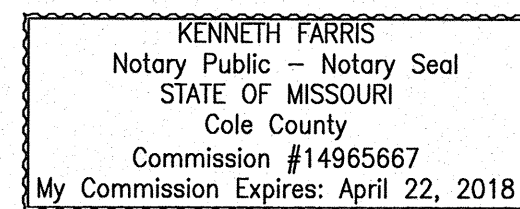
Fred W. Overton
FRED W. OVERTON
VICE PRESIDENT & SECRETARY



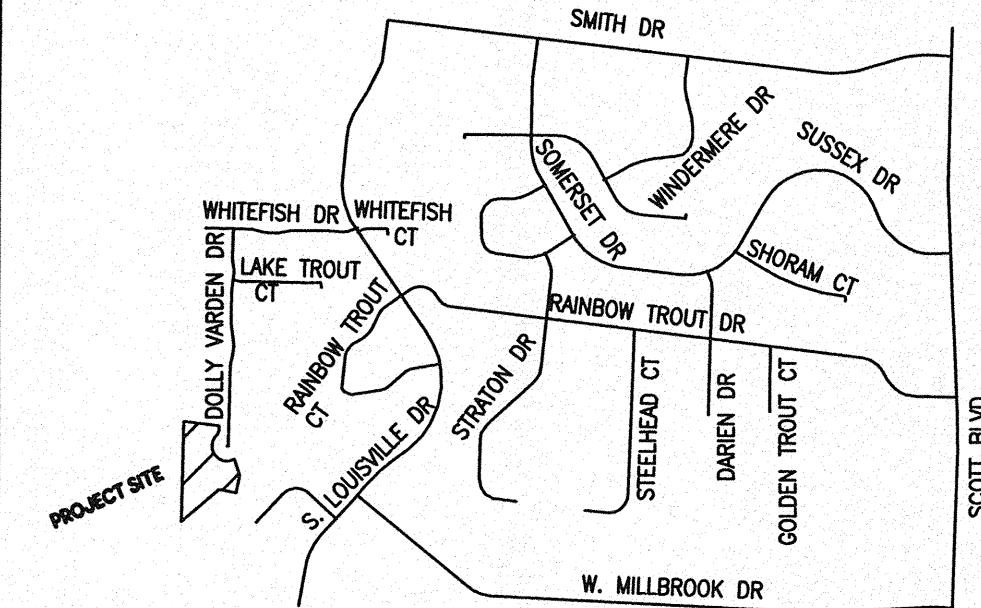
STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 13th DAY OF December, 2016.

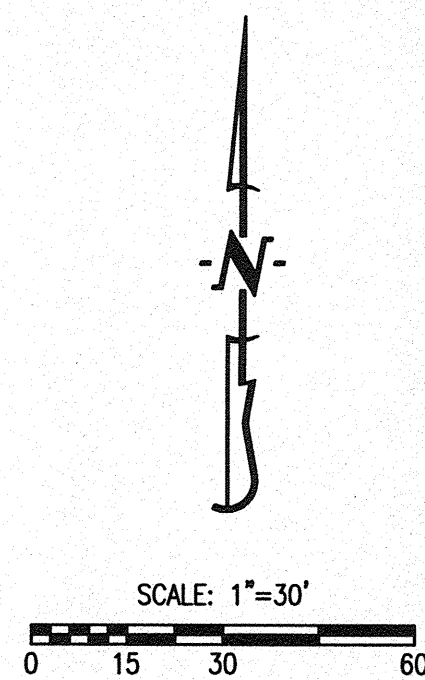
Kenneth Farris
KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



FOX LAIR, PLAT NO. 1A	
A MAJOR SUBDIVISION AND REPLAT OF LOT 1, 2 & 3 OF FOX LAIR, PLAT NO. 1 SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP NORTH 48, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 12/06/2016	SCALE: 1" = 30'
PROJECT: 140356	DRAWN BY: DWB
CROCKETT ENGINEERING CONSULTANTS 2608 North Stadium Boulevard Columbia, Missouri 65202 (573) 447-0292 www.crockettengineering.com	



LOCATION MAP
NOT TO SCALE



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
o 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
● PERMANENT MONUMENT
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
(R) RADIAL LINE
DH x DRILL HOLE
W/ CHISELED X
P.O.B. POINT OF BEGINNING

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C02600, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THE LOCATION OF THE STREAM BUFFER IS SHOWN FOR THE NEARBY STREAM ON THIS DRAWING, SHOWN BY THE HUNTSDALE USGS QUADRANGLE MAP.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.