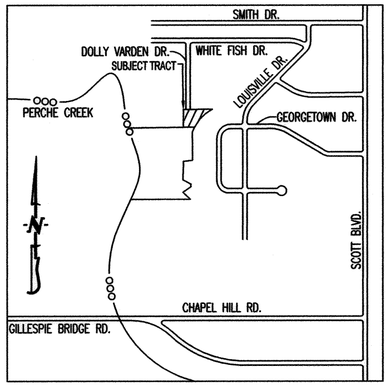
PREVIOUSLY APPROVED

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS

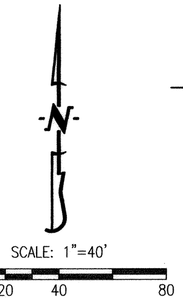
FINAL PLAT

FOX LAIR, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI NOVEMBER 28, 2007

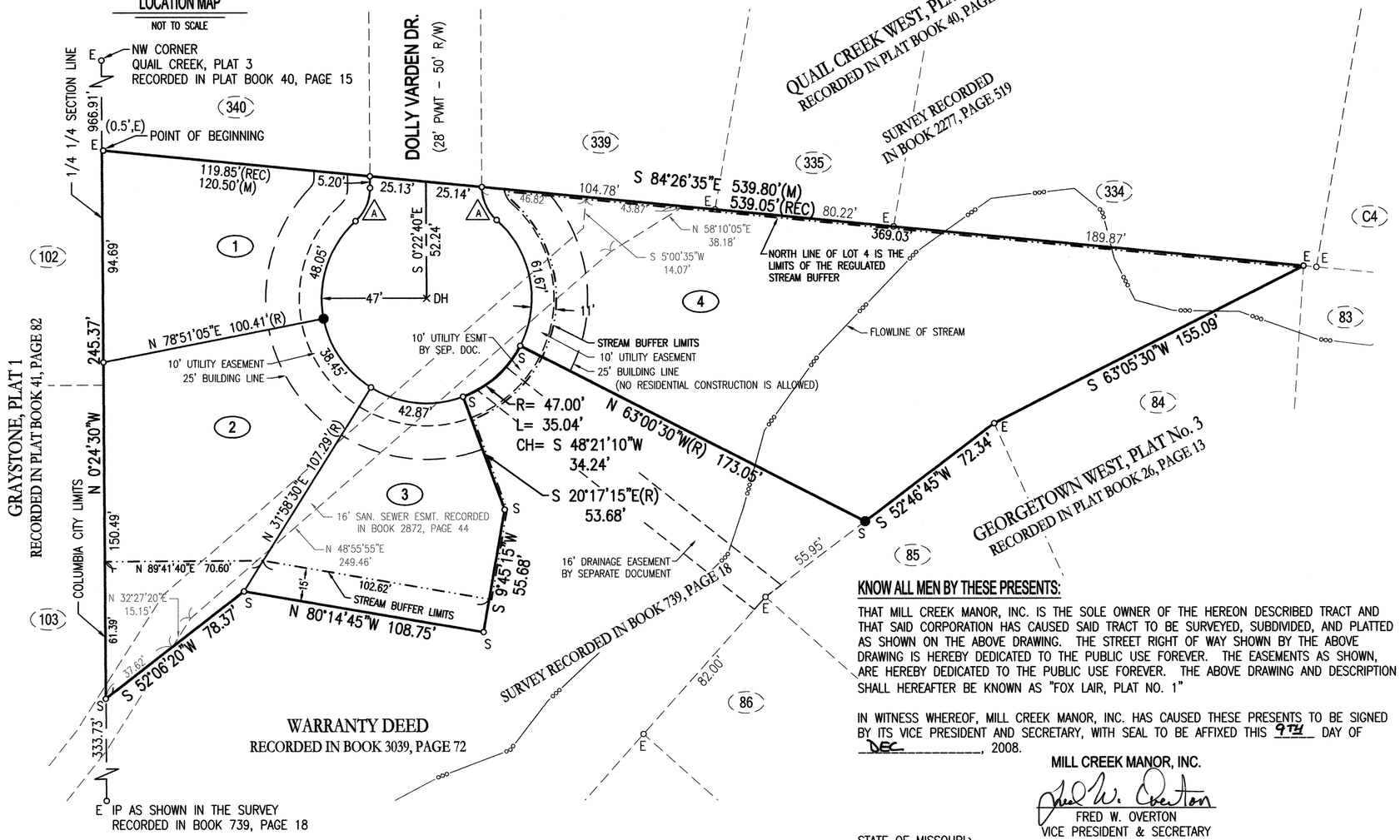


LOCATION MAP
NOT TO SCALE



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF QUAIL CREEK WEST, PLAT NO. 3 RECORDED IN PLAT BOOK 40, PAGE 15.

CURVE TABLE				
	R	L	Δ	CH
A	20.00'	16.69'	47°48'20"	16.21'



LEGEND:

- E EXISTING
- S SET
- ○ 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ◉ PERMANENT MONUMENT
- (R) RADIAL LINE
- DH × DRILL HOLE W/ CHISELED X

NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 0511400, DATED AUGUST 1, 2005.
4. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THE LOCATION OF THIS BUFFER IS AS SHOWN ON THE ABOVE DRAWING.

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 PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "FOX LAIR, PLAT NO. 1"

IN WITNESS WHEREOF, MILL CREEK MANOR, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND SECRETARY, WITH SEAL TO BE AFFIXED THIS 9TH DAY OF DEC, 2008.

MILL CREEK MANOR, INC.

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

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 9TH DAY OF Dec., 2008 BEFORE ME PERSONALLY APPEARED FRED W. OVERTON, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE VICE PRESIDENT AND SECRETARY OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR AFORESAID. MY COMMISSION EXPIRES: JANUARY 25, 2009

Timothy Crockett
TIMOTHY CROCKETT, NOTARY PUBLIC

CERTIFICATION:

I HEREBY CERTIFY THAT IN NOVEMBER 2007, 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 DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3039, PAGE 72 AND PART OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 739, PAGE 18 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID SURVEY AT THE SOUTHWEST CORNER OF QUAIL CREEK WEST, PLAT NO. 3 RECORDED IN PLAT BOOK 40, PAGE 15; THENCE FROM THE POINT OF BEGINNING AND WITH THE NORTH LINE OF SAID SURVEY, S84°26'35"E, 539.80 FEET TO THE NORTHERNMOST CORNER OF LOT 84 OF GEORGETOWN WEST, PLAT NO. 3 RECORDED IN PLAT BOOK 26, PAGE 13; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF GEORGETOWN WEST, PLAT NO. 3, S63°05'30"W, 155.09 FEET; THENCE S52°46'45"W, 72.34 FEET; THENCE LEAVING THE LINES OF SAID PLAT, N63°00'30"W, 173.05 FEET; THENCE 35.04 FEET ALONG A 47.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S48°21'10"W, 34.24 FEET; THENCE S20°17'15"E, 53.68 FEET; THENCE S9°45'15"W, 55.68 FEET; THENCE N80°14'45"W, 108.75 FEET; THENCE S52°06'20"W, 78.37 FEET TO THE WESTERLY LINE OF SAID SURVEY RECORDED IN BOOK 739, PAGE 18; THENCE WITH SAID WESTERLY LINE, N0°24'30"W, 245.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.46 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

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
12/9/2008
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN BEFORE ME A NOTARY PUBLIC THIS 9TH DAY OF DEC., 2008.
MY COMMISSION EXPIRES: JANUARY 25, 2009

Timothy Crockett
TIMOTHY CROCKETT, NOTARY PUBLIC

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 20TH DAY OF January 2009.

Darwin Hindman
DARWIN A. HINDMAN, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK

Recorded in Boone County, Missouri
Date and Time: **01/21/2009** at **02:23:39 PM**
Instrument #: **2009001269** Book: **43** Page: **5**
Grantor: **MILL CREEK MANOR INC**
Grantee: **FOX LAIR PLAT NO 1**
Instrument Type: **PLAT**
Recording Fee: **$44.00 S**
No. of Pages: **1**
Bettie Johnson, Recorder of Deeds