# FILED FOR RECORD, BOONE COUNTY MISSOURI NORA DIETZEL, RECORDER OF DEEDS

## NOTES

1. THIS IS AN URBAN CLASS SURVEY.

2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.

3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.

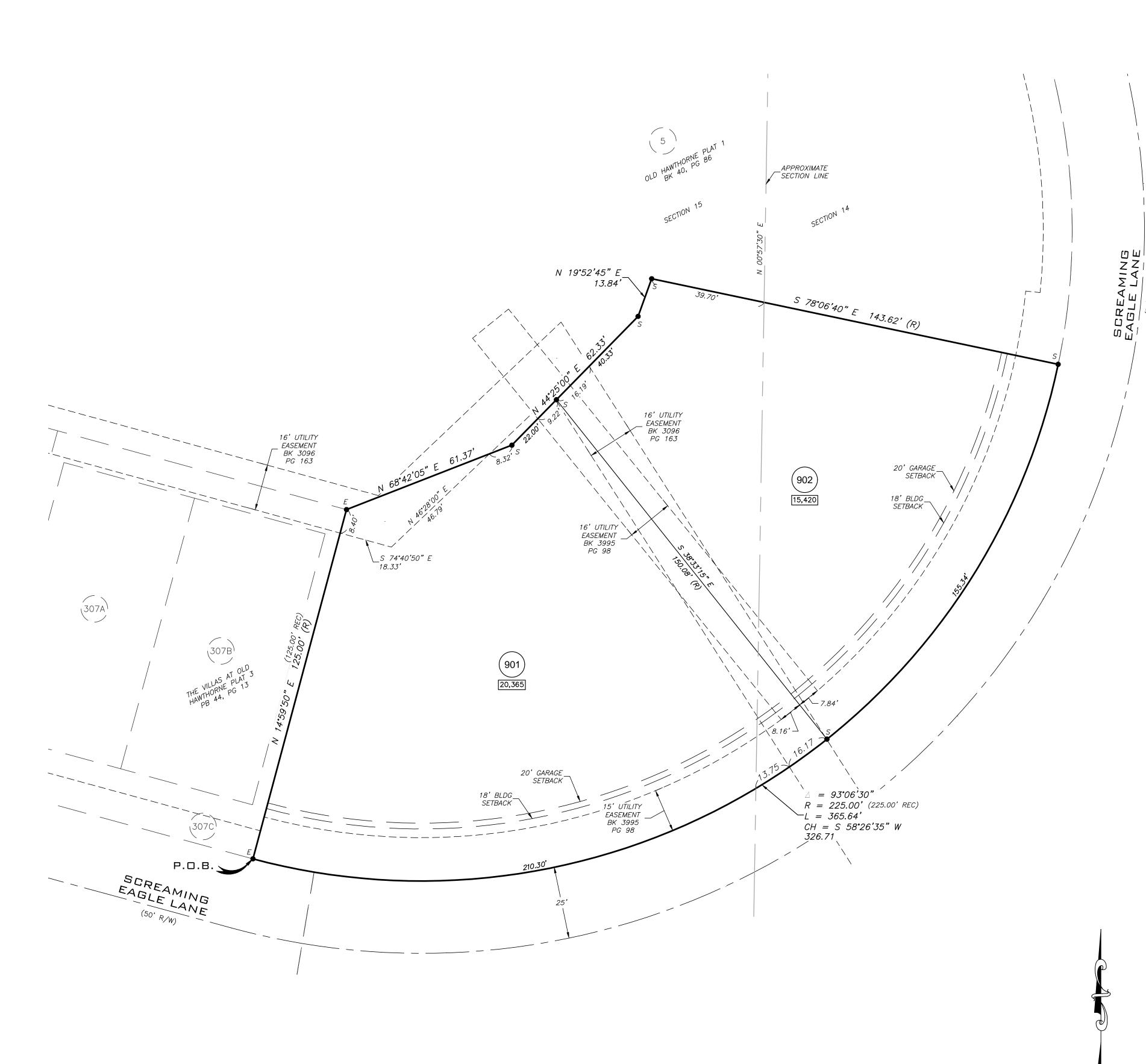
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.

5. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

FLOOD PLAIN STATEMENT THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C0325D DATED: MÄRCH 17, 2011

#### STREAM BUFFER STATEMENT THIS TRACT IS EXEMPT FROM 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.

LEGEND	
-	IRON PIPE CAP #2001006115 EXISTING SET
	PERMANENT MONUMENT RADIAL LINE
	RECORD DRILL HOLE WITH CHISELED "X"
€ [10,000] [1.50_AC]	CENTERLINE SQUARE FEET ACRES
x	EXISTING FENCE EXISTING STONE
IP 🛈	IRON PIPE
RB⊙	REBAR
<u>(C100</u> )	CURVE NUMBER



RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

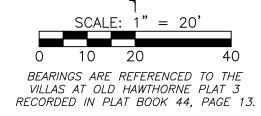
BRIAN TREECE, MAYOR

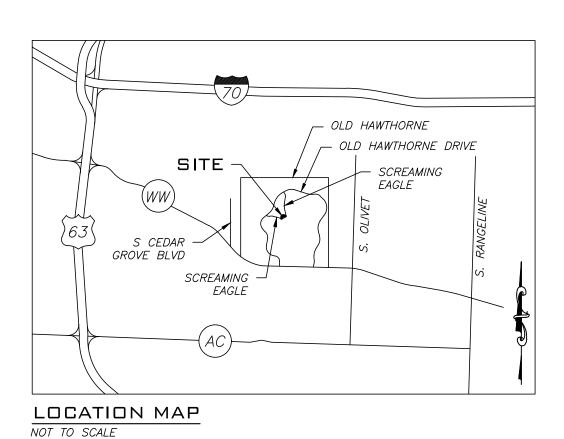
SHEELA AMIN, CITY CLERK

FINAL PLAT THE VILLAS AT OLD HAWTHORNE PLAT 9

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

JANUARY 11, 2017





# 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 STOHLDRIER HAS CAUSED THESE PRESENTS TO BE SIGNED.

DON STOHLDRIER, PRESIDENT STATE OF MISSOURI (

COUNTY OF BOONE SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, IN THE YEAR 2017, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON STOHLDRIER 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 AND THE SOUTHWEST QUARTER OF SECTION 14, ALL IN 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 SOUTHEAST CORNER OF LOT 307C OF THE VILLAS AT OLD HAWTHORNE PLAT 3 RECORDED IN PLAT BOOK 44, PAGE 13; THENCE ALONG THE EAST LINE OF SAID LOT, N14\*59'50"E, 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE LEAVING SAID LINE, N68\*42'05"E, 61.37 FEET; THENCE N44\*25'00"E, 62.33 FEET; THENCE N19\*52'45"E, 13.84 FEET; THENCE S78\*06'40"E, 143.62 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCREAMING EAGLE LANE; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT 225.00-FOOT RADIUS CURVE TO THE RIGHT, 365.64 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S58°26'35"W, 326.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 35,785 SQUARE FEET OR 0.82 ACRES.

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



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