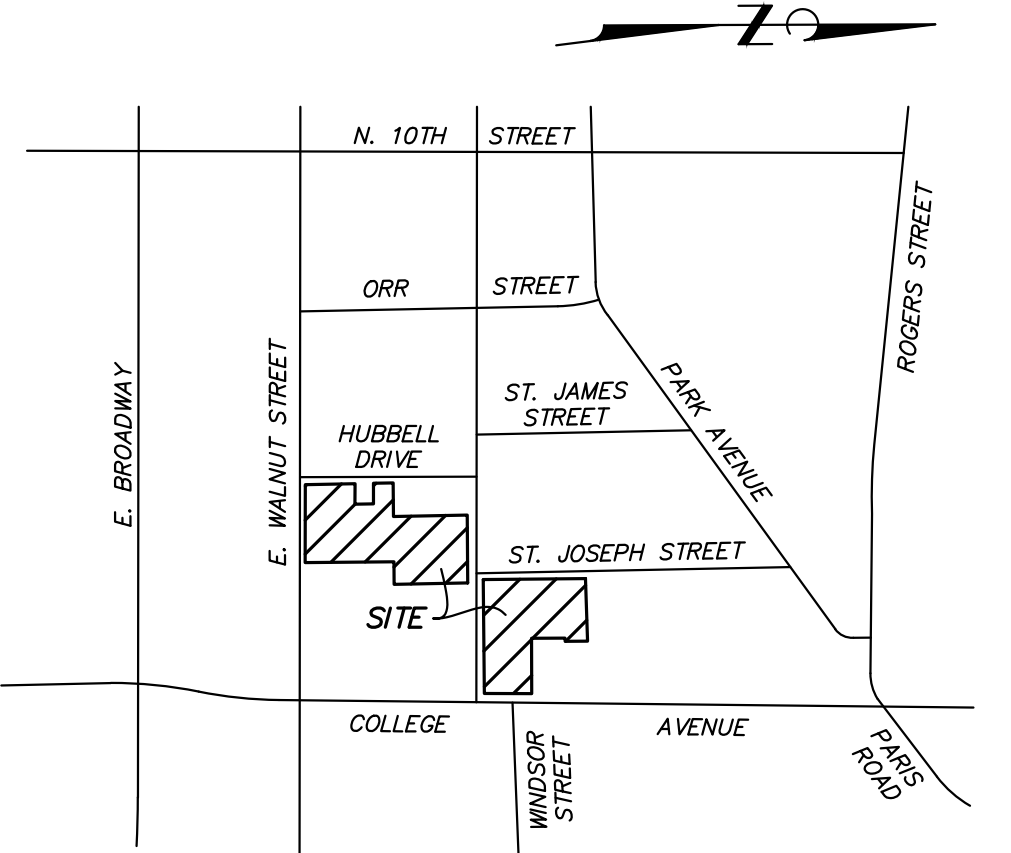


BEARINGS ARE REFERENCED TO THE LINES OF  
THE SURVEY FOR BOONE COUNTY FAMILY RESOURCES  
RECORDED IN BOOK 4028 PAGE 103

MONUMENT LEGEND

- IRON
- MAG NAIL
- DRILL HOLE
- PK NAIL
- SET

ALL MONUMENTS ARE FOUND  
UNLESS SHOWN (S) SET



VICINITY MAP

NOT TO SCALE

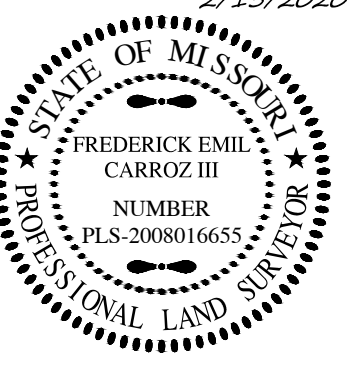
NOTES:

- THE WEST LINE OF LOT 1A COLLEGE & WALNUT PLAT 1A ADMINISTRATIVE PLAT  
RECORDED IN BOOK 3992 PAGE 62
- THE EAST LINE OF UNRECORDED SURVEY BY JAMES R. JEFFRIES, LS 2500, DATED  
NOVEMBER 4, 1997.

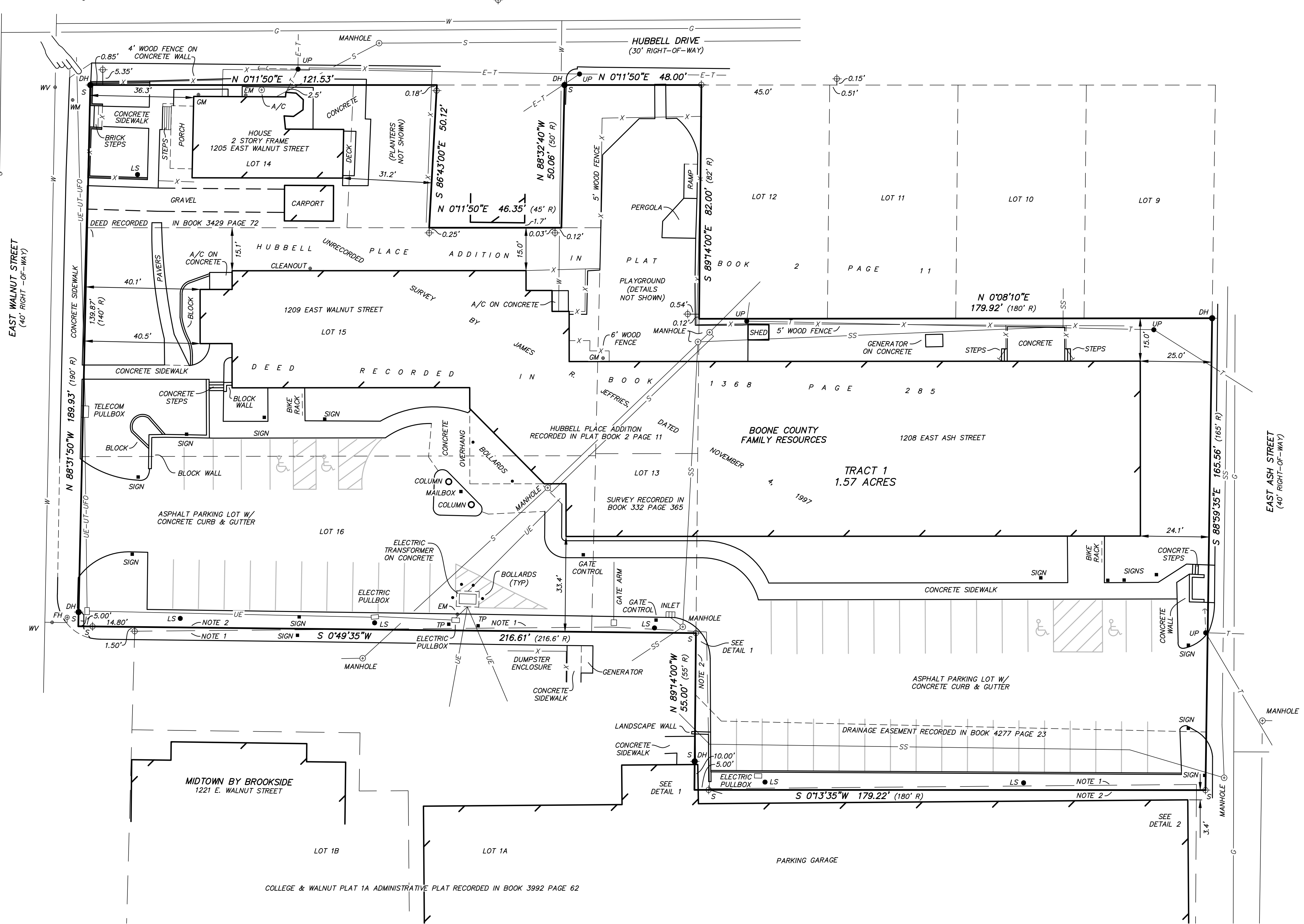
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PLS - 2008016655



BOONE COUNTY FAMILY RESOURCES  
HUBBELL PLACE ADDITION  
KELLY'S ADDITION BLOCK 2  
SECTION 7 T48N R12W  
COLUMBIA, BOONE COUNTY, MISSOURI



LEGEND

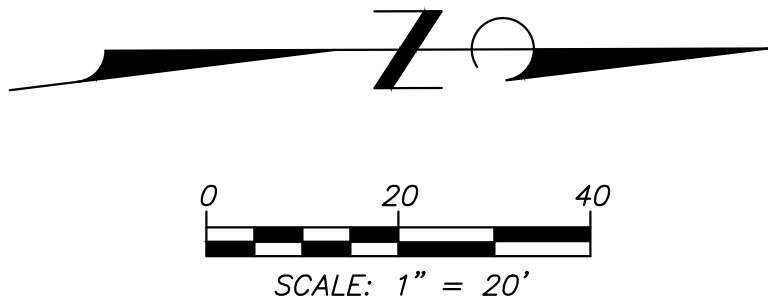
- |         |                                     |
|---------|-------------------------------------|
| E       | PROPERTY LINE                       |
| T       | ELECTRIC LINE                       |
| FO      | TELECOMMUNICATIONS LINE             |
| UE      | FIBER OPTIC LINE                    |
| UT      | UNDERGROUND ELECTRIC LINE           |
| UFO     | UNDERGROUND TELECOMMUNICATIONS LINE |
| S       | UNDERGROUND FIBER OPTIC LINE        |
| SS      | SANITARY SEWER LINE                 |
| G       | STORM SEWER LINE                    |
| W       | GAS LINE                            |
| X       | WATER LINE                          |
| A/C     | FENCE                               |
| CI      | ANCHOR                              |
| CMP     | AIR CONDITIONER                     |
| EM      | CAST IRON PIPE                      |
| FH      | CORRUGATED METAL PIPE               |
| GM      | ELECTRIC METER                      |
| GV      | FIRE HYDRANT                        |
| HDPE    | GAS METER                           |
| LS      | GAS VALVE                           |
| PM      | HIGH DENSITY POLYETHYLENE PIPE      |
| PVC     | LIGHT STANDARD                      |
| TELECOM | PARKING METER                       |
| TP      | POLYVINYL CHLORIDE PIPE             |
| UP      | TELECOMMUNICATIONS                  |
| URD     | TELECOMMUNICATIONS PEDESTAL         |
| WM      | UTILITY POLE                        |
| WV      | UNDERGROUND ROOF DRAIN              |
|         | WATER METER                         |
|         | WATER VALVE                         |

DETAIL 1

NOT TO SCALE

DETAIL 2

NOT TO SCALE



THIS IS TO CERTIFY TO BOONE COUNTY FAMILY RESOURCES, THAT ON FEBRUARY 12, 2020, I MADE A SURVEY OF TWO TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7 T48N R12W, COLUMBIA, BOONE COUNTY MISSOURI, BEING ALL OF LOTS 14, 15, 16 AND PARTS OF LOT 13 OF HUBBELL PLACE ADDITION RECORDED IN PLAT BOOK 2 PAGE 11, AND ALL LOTS 1, 2, 5, 34, AND 33, AND PART OF LOTS 3, 4, 32 OF BLOCK 2 OF KELLY'S ADDITION RECORDED IN BOOK 37 PAGE 471, AND DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 1368 PAGE 285, BOOK 3429 PAGE 72, AND BOOK 1456 PAGE 90, FURTHER DESCRIBED AS FOLLOWS:

TRACT 1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 OF HUBBELL PLACE ADDITION, THENCE ALONG THE WESTERLY LINE OF SAID LOT 14 AND LOT 13 OF HUBBELL PLACE ADDITION, N 0°11'50"E 121.53 FEET; THENCE LEAVING SAID LINE, S 86°43'00"E 50.12 FEET TO THE EASTERLY LINE OF SAID LOT 13; THENCE ALONG SAID LINE N 0°11'50"E 46.35 FEET; THENCE LEAVING SAID LINE N 88°32'40"W 50.06 FEET TO THE WESTERLY LINE OF SAID LOT 13; THENCE ALONG SAID LINE N 0°11'50"E 48.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE NORTHERLY LINE OF SAID LOT S 89°14'00"E 82.00 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF HUBBELL PLACE ADDITION; THENCE ALONG THE EASTERLY LINES OF LOTS 12, 11, 10, 9 OF HUBBELL PLACE ADDITION N 0°08'10"E 179.92 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST ASH STREET; THENCE S 88°59'35"E 165.56 FEET; THENCE S 0°13'35"W 179.22 FEET; THENCE N 89°14'00"W 55.00 FEET; THENCE S 0°49'35"W 216.61 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST WALNUT STREET; THENCE ALONG SAID LINE N 88°31'50"W 189.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.57 ACRES.

TRACT 2

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 2 OF KELLY'S ADDITION, THENCE ALONG THE WESTERLY LINE OF SAID BLOCK, N 0°41'10"E 228.73 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID BLOCK 2; THENCE ALONG THE LINES OF SAID LOT 5, N 89°21'20"E 139.90 FEET; THENCE S 0°40'05"W 50.32 FEET; THENCE S 89°19'20"W 7.54 FEET; THENCE LEAVING SAID LINES, S 0°44'55"W 75.49 FEET; THENCE N 89°44'05"E 7.50 FEET; THENCE S 89°01'30"E 117.62 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE (STATE ROUTE 763); THENCE ALONG SAID LINE S 2°04'25"W 105.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ASH STREET; THENCE ALONG SAID LINE N 89°24'55"W 254.83 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.01 ACRES.

THIS PROPERTY IS SUBJECT TO A SEWER EASEMENT RECORDED IN BOOK 460 PAGE 478, A DRAINAGE EASEMENT RECORDED IN BOOK 4277 PAGE 23, AND A SIDEWALK EASEMENT RECORDED IN BOOK 4798 PAGE 118, LOCATED AS SHOWN ON THE SURVEY. THIS PROPERTY IS ALSO SUBJECT TO SEWER EASEMENTS RECORDED IN BOOK 197 PAGE 530 AND BOOK 202 PAGE 144.

THIS SURVEY OF URBAN PROPERTY WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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BOONE COUNTY FAMILY RESOURCES  
HUBBELL PLACE ADDITION  
KELLY'S ADDITION BLOCK 2  
SECTION 7 T48N R12W  
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI )  
COUNTY OF BOONE ) SS

ON THIS 13TH DAY OF FEBRUARY, 2020 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES APRIL 16, 2020.

JACOB M. NOVAK, NOTARY PUBLIC

