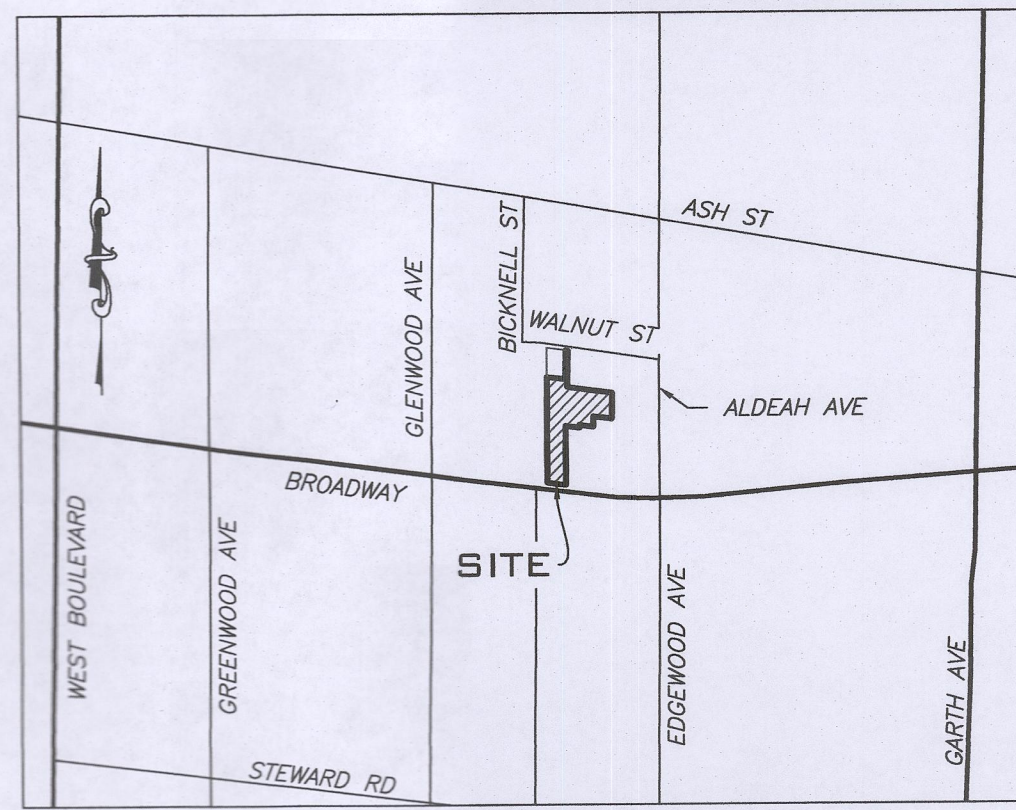


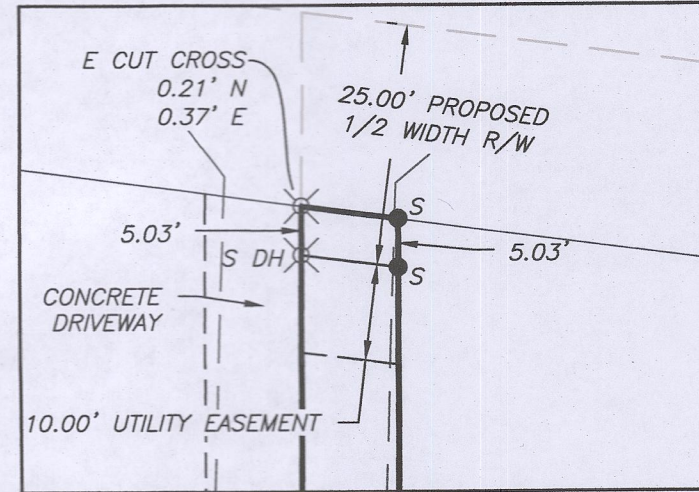
W.W. PAYNE'S ADDITION PLAT 2

A REPLAT OF PART OF LOTS 1, 2, 10, & 11 OF W.W. PAYNE'S ADDITION
AND PART OF LOT 10 OF GARTH'S ADDITION

SUBMITTED NOVEMBER 16, 2020



LOCATION MAP
NOT TO SCALE



DETAIL

NOTES

- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO. 2045810, EFFECTIVE DATE: OCTOBER 2, 2020, FOR LAND DESCRIBED BY DEEDS IN BOOK 514, PAGE 103 AND BOOK 1566, PAGE 862.
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO. 0516334, COMMITMENT DATE: NOVEMBER 01, 2005, FOR LAND DESCRIBED BY DEED RECORDED IN BOOK 2860, PAGE 170.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- TOTAL TRACT AREA = 1.50 ACRES (65,410 SQ. FT.)
- PORTION OF SUBJECT TRACT THAT INCORPORATES THE 10' STEM FRONTING ON WALNUT STREET MEETS THE DEFINITION OF A LOT PER CITY OF COLUMBIA CODE OF ORDINANCES SECTION 29-1.11. TRACT WAS DESCRIBED BY DEED RECORDED PRIOR TO OCTOBER 5, 1964. REFERENCE DEED RECORDED IN BOOK 307, PAGE 150, DATED FEBRUARY 15, 1961.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3 (d)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY 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. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

LEGEND

- | | |
|--|---------------------------|
| ● 1/2" IRON PIPE | PB PLAT BOOK |
| W/ CAP #2001006115 | BK BOOK |
| E EXISTING | PG PAGE |
| S SET | ESMT EASEMENT |
| (M) MEASURED | R/W RIGHT-OF-WAY |
| (REC) RECORD | CL CENTERLINE |
| DH DRILL HOLE | FC FENCE CORNER |
| CHISELED "X" | P.O.B. POINT OF BEGINNING |
| IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED) | — X — EXISTING FENCE |
| RB REBAR | |
| 0,000 SQUARE FEET | |

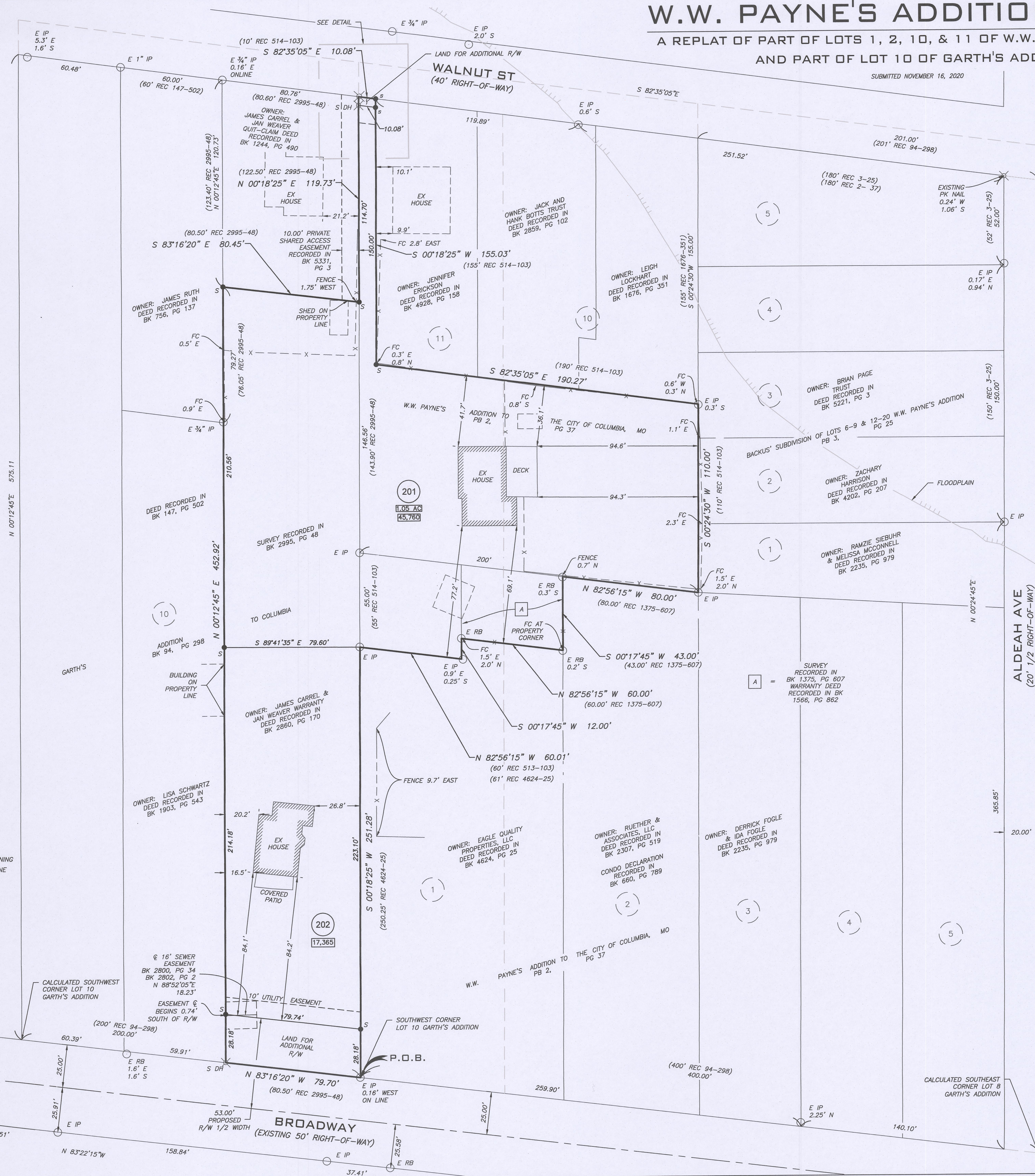
APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE # _____
ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



KNOW ALL MEN BY THESE PRESENTS

JAMES E. CARREL AND JAN C. WEAVER, HUSBAND AND WIFE, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

ADDITIONAL RIGHT-OF-WAY FOR WALNUT STREET AND BROADWAY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, JAMES E. CARREL AND JAN C. WEAVER, HUSBAND AND WIFE, HAS CAUSED THESE PRESENTS TO BE SIGNED.

James E. Carrel
JAMES E. CARREL

Jan C. Weaver
JAN C. WEAVER

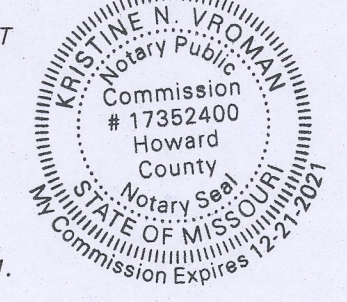
STATE OF MISSOURI }
COUNTY OF BOONE }

ON THIS 18th DAY OF December, IN THE YEAR 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES E. CARREL AND JAN C. WEAVER, HUSBAND AND WIFE, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Kristine N. Vroman
KRISTINE N. VROMAN, NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 21, 2021.



PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF LOT 1, LOT 2, LOT 10, AND LOT 11 OF W.W. PAYNE'S ADDITION TO THE CITY OF COLUMBIA, MO, AS RECORDED IN PLAT BOOK 2, PAGE 37, AND PART OF LOT 10 OF GARTH'S ADDITION TO COLUMBIA AS RECORDED IN BOOK 94, PAGE 298, ALSO BEING ALL THAT LAND DESCRIBED IN THE WARRANTY DEEDS RECORDED IN BOOK 514, PAGE 103, BOOK 1566, PAGE 862, AND BOOK 2860, PAGE 170, ALL RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10 OF GARTH'S ADDITION, THENCE ALONG THE SOUTH LINE OF SAID LOT 10 83°16'20" W, 79.70 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 147, PAGE 502; THENCE ALONG THE EAST LINE OF SAID WARRANTY DEED N 00°12'45" E, 452.92 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 1244, PAGE 490; THENCE ALONG THE SOUTH LINE OF SAID QUIT-CLAIM DEED S 83°16'20" E, 10.08 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED BY SAID QUIT-CLAIM DEED, ALSO BEING A POINT ON THE EAST LINE OF SAID LOT 10 OF GARTH'S ADDITION; THENCE ALONG SAID EAST LINE OF LOT 10 N 00°18'25" E, 119.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 11 OF W.W. PAYNE'S ADDITION; THENCE ALONG THE LINES OF SAID TRACT OF LAND DESCRIBED IN BOOK 514, PAGE 103 FOR THE FOLLOWING FIVE (5) CALLS: S 82°35'05" E, 10.08 FEET; THENCE S 00°18'25" W, 155.03 FEET; THENCE S 82°35'05" E, 190.27 FEET; THENCE S 00°24'30" W, 110.00 FEET; THENCE N 82°56'15" W, 80.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 1566, PAGE 862; THENCE ALONG THE LINES OF SAID TRACT FOR THE FOLLOWING TWO (2) CALLS: S 00°17'45" W, 43.00 FEET; THENCE N 82°56'15" W, 60.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID TRACT DESCRIBED IN BOOK 514, PAGE 103; THENCE ALONG THE LINES OF SAID TRACT FOR THE FOLLOWING TWO (2) CALLS: S 00°17'45" W, 12.00 FEET; THENCE N 82°56'15" W, 60.01 FEET TO THE EAST LINE OF SAID LOT 10 OF GARTH'S ADDITION; THENCE ALONG SAID EAST LINE S 00°18'25" W, 251.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN NOVEMBER 2020, I COMPLETED A SURVEY FOR JAMES E. CARREL AND JAN C. WEAVER, HUSBAND AND WIFE, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Jan Gebhardt
JAY GEBHART L.S. 2001001909
MO LAND SURVEYOR

DATE: 12/18/2020



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

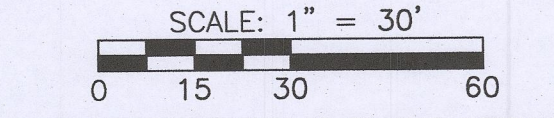
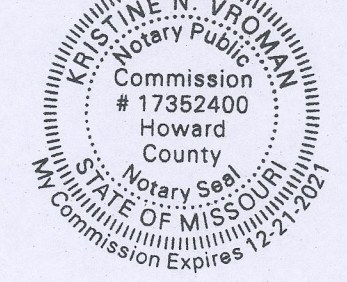
A REPLAT
**W.W. PAYNE'S ADDITION
PLAT 2**
505 W. BROADWAY & 412 1/2 W. WALNUT, COLUMBIA, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 18th DAY OF December, 2020.

Kristine N. Vroman
KRISTINE N. VROMAN

NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83 (2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MOdot VRS NETWORK.