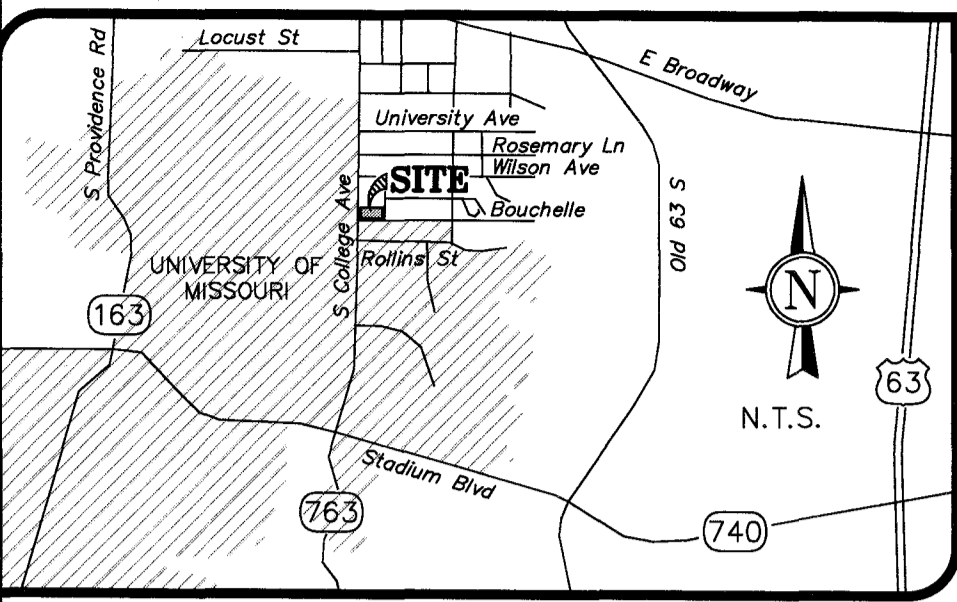


SUBDIVISION REPLAT

SIGMA NU FRATERNITY, A MINOR PLAT
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, BEING ALL OF LOT 37 AND PART OF LOT 32, 33 AND 36 OF BOUCHELLE'S ADDITION, PLAT BOOK 1, PAGE 17 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



PREPARED FOR:
SIGMA NU HOUSE CORPORATION OF COLUMBIA, MO
CONTACT:
710 S. College Ave
Columbia, MO 65201

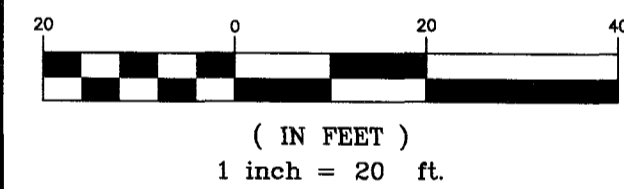
BENCHMARK:
NCS DESIGNATION P 124 PID JD0051: 779.56 (NAVD 88)
— Described by Coast and Geodetic Survey 1935
0.9 MI E from Columbia. 0.9 mile East along U.S.
Highway 40 from the County Courthouse at Columbia,
Boone County, at overpass 708 B, in the top of the
Southeast wing wall, 2 rails South of a switch, 7 feet
East of the centerline of the Wabash Railway, and 4
feet lower than the track. A Standard Disk, stamped P
124 1935.

SITE BENCHMARK:
770.68 (NAVD 88) — Cut "X" in concrete apron of drive
of property addressed 1311 Bouchelle Avenue, Columbia,
Missouri; Approximately 100 feet West of the West ROW
Line of Lee Street and on the North ROW Line of
Bouchelle Avenue.

SITE CONTROL:
LOCAL SITE COORDINATES
REPORTED IN U.S. SURVEY FEET

Point	Northing	Easting
A.	5115.92	5077.55
B.	5012.56	5076.50
C.	4999.33	5422.73
D.	5114.56	5424.16

BASIS OF BEARING
MISSOURI STATE PLANE GRID
NORTH FROM GPS OBSERVATIONS



SURVEYOR'S NOTES

General Notes
All areas reported on this survey are rounded to the nearest .001 (one thousandth) acre and the nearest .00 (one hundredth) square feet.
Bearings reported on this survey are rounded to the nearest 00'00"10" (10 seconds).
Deltas "D" reported on this survey are rounded to the nearest 00'00"10" (10 seconds).
The tract is not regulated by the Stream Buffer requirements in section 12a-230 of the City of Columbia CODE of Ordinances.
THERE ARE NO STREAMS LOCATED ON THE PLATTED TRACT.
U.S.G.S. Quadrangle: Columbia, Missouri

Flood Notes

The surveyed tracts as shown hereon lies within Flood Zone X: Areas determined to be outside the 0.2% annual chance floodplain as shown on flood insurance rate map 29019C0280D. Effective date: March 17, 2011.

Zoning Notes

The surveyed tract as shown hereon is zoned R-3 - Medium Density Multi-Family Dwelling District

Sec. 29-8.
(a) Height and Area Regulations:
(3) Yards:
a. Front-Not less than twenty-five (25) feet.
b. Rear-Not less than twenty-five (25) feet.
c. Side-Not less than ten (10) feet, provided at least fifteen (15) feet be provided on the street side of a corner lot.
(4) Building Height. Not over thirty-five (35) feet.

ABBREVIATIONS

- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- Pg. PAGE
- w/ WITH
- P.O.B. POINT OF BEGINNING
- PCZ PER CURRENT ZONING

LEGEND

- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊕ FOUND CUT CROSS
- ⊙ FOUND COTTON PICKER SPINDLE
- ⊕ FOUND RAILROAD SPIKE
- ⊕ FOUND R.O.W. MARKER
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF LAND HEREUPON PLATTED AND FURTHER DESCRIBED IN THE FOREGOING DESCRIPTION, HAVE CAUSED THIS LOT TO BE REPLATED IN THE MANNER SHOWN ON THIS SUBDIVISION REPLAT, WHICH SUBDIVISION REPLAT SHALL HEREAFTER BE KNOWN AS "LOT 1, SIGMA NU FRATERNITY, A SUBDIVISION REPLAT".

THE VARIABLE WIDTH WIDENING OF S COLLEGE AVENUE, BOUCHELLE AVENUE AND LEE STREET AS SHOWN HATCHURED HEREON IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, MISSOURI FOR PUBLIC USE FOREVER.

THE 6 FEET WIDE ELECTRIC EASEMENT AND THE 10 FEET WIDE EASEMENT SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, MISSOURI FOR PUBLIC USE FOREVER, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, I HAVE HEREWITH SET MY HAND THIS ____ DAY OF _____, 2016.

SIGMA NU HOUSE CORPORATION OF COLUMBIA, MISSOURI

BY: _____ PRINT NAME AND TITLE

STATE OF MISSOURI)
COUNTY OF BOONE)SS.

ON THIS ____ DAY OF _____, 2016, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF SIGMA NU HOUSE CORPORATION OF COLUMBIA, MISSOURI AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

CITY OF COLUMBIA PLANNING AND ZONING

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION, MISSOURI, THIS ____ DAY OF _____, 2016.

By: _____ acting PLANNING AND ZONING CHAIRPERSON: Rusty Strodtman

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY ORDINANCE OF THE COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF _____, 2016.

By: _____ MAYOR: Brian Treece

By: _____ CITY CLERK: Sheela Amin

PROPERTY BOUNDARY DESCRIPTION

A tract of land situated in the City of Columbia, the County of Boone, and the State of Missouri, lying in part of the Southwest Quarter of the Northwest Quarter, of Section 18, Township 48 North, Range 12 West, being all of Lot 37 and part of Lots 32, 33, and 36 of Bouchelle's Addition to the City of Columbia, Missouri, a subdivision filed for record in Plat Book 1 page 17 of the land records of said Boone County, Missouri, being the same tracts of land conveyed to Sigma Nu House Corporation of Columbia, Missouri, a Missouri Corporation, as described in Deed Book 285 page 89 and Deed Book 1337 page 210 of said Boone County land records, lying East of the right-of-way of Missouri Route 763 (South College Avenue), and being more particularly described as follows:

BEGINNING at a cut "X" in concrete marking the intersection of the North right-of-way line of Bouchelle Avenue, 40 feet wide and the West right-of-way line of Lee Street, 40 feet wide, said intersection being the Southeast corner of said Lot 37 of Bouchelle's Addition; thence along said North right-of-way line of Bouchelle Avenue, North 89 degrees 46 minutes 30 seconds West a distance of 335.64 feet to a cut "X" in concrete marking the intersection of said North right-of-way line of Bouchelle Avenue and the East right-of-way line of said Missouri Route 763, width varies; thence along said East right-of-way line of Missouri Route 763, 1.45 feet along the arc of a curve to the right, having a radius of 5,692.65 feet, through a central angle of 00 degrees 27 minutes 30 seconds, with a chord that bears North 00 degrees 05 minutes 00 seconds East a distance of 1.45 feet to a found Concrete Monument; thence continuing along said East right-of-way line of Missouri Route 763, North 45 degrees 17 minutes 40 seconds West a distance of 14.92 feet to a set 1/2 inch iron rod; thence continuing along said East right-of-way line of Missouri Route 763, 52.26 feet along the arc of a curve to the right, having a radius of 5,692.65 feet, through a central angle of 00 degrees 27 minutes 30 seconds, with a chord that bears North 00 degrees 27 minutes 30 seconds East a distance of 52.26 feet to a set 1/2 inch iron rod; thence continuing along said East right-of-way line, North 00 degrees, 43 minutes, 20 seconds East a distance of 51.06 feet to a found 5/8 inch iron rod labeled LC-321 marking the intersection of said East right-of-way line of Missouri Route 763 and the South line of a tract of land conveyed to Christian Campus House, Inc., a Missouri Corporation; thence leaving said East right-of-way line of Missouri Route 763 along said South line of the Christian Campus House tract, South 89 degrees 46 minutes 30 seconds East a distance of 346.61 feet to a found 1/2 inch iron pipe marking the Southeast corner of said Christian Campus House tract, said Southeast corner being on said West right-of-way line of Lee Street; thence along said West right-of-way line of Lee Street, South 00 degrees 42 minutes 50 seconds West a distance of 115.23 feet to the point of beginning.

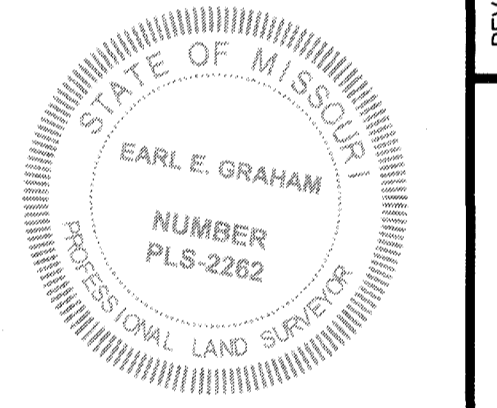
Containing 0.92 Acres (39,860 Square Feet), according to Survey by Grimes Consulting dated March 2016.

Surveyor's Certification

This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of SIGMA NU HOUSE CORPORATION OF COLUMBIA, MISSOURI, during the month of March, 2016, prepared Property Boundary Plat, based on field information obtained from field personnel under my direction of a tract of land situated in the City of Columbia, the County of Boone, and the State of Missouri, lying in part of the Southwest Quarter of the Northwest Quarter of Section 18, Township 48 North, Range 12 West, being all of Lot 37 and part of Lots 32, 33, and 36 of Bouchelle's Addition to the City of Columbia, Missouri and have REPLATED said tract in the manner shown hereon.

I declare that under my supervision and to the best of my ability and professional judgment that the results shown hereon are made in accordance with the current minimum standards for property boundary surveys for urban class property as set forth by rules promulgated by the Missouri Board for Architects, Professional Engineers, and Land Surveyors effective November 30, 2007.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 29th day of September, 2016.

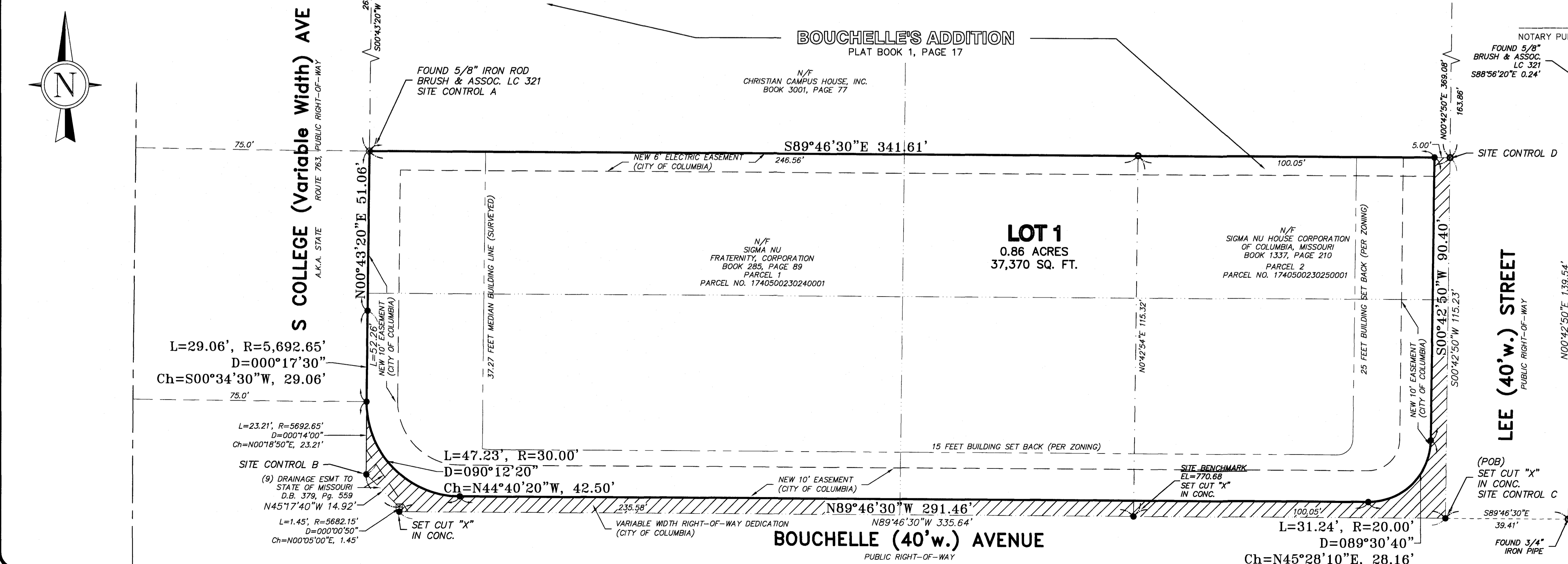


GRIMES CONSULTING, INC. LS-343-D
By: Earl E. Graham
EARL E. GRAHAM, PLS-2262
MISSOURI PROFESSIONAL LAND SURVEYOR

STATE OF MISSOURI)
COUNTY OF BOONE)SS.
COUNTY OF ST. LOUIS)

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____



GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 300D
COLUMBIA, MO 65218
PH. (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.com

REV. NO.	DATE	REMARKS
1	08/09/16	Revised Per City Comments

SIGMA NU FRATERNITY
710 S COLLEGE AVE, COLUMBIA, MO

SUBDIVISION REPLAT

JOB NUMBER:	2899
DRAWN BY:	JJH
DATE:	08/09/16
CHECKED BY:	EEG
DATE:	08/09/16
SHEET:	