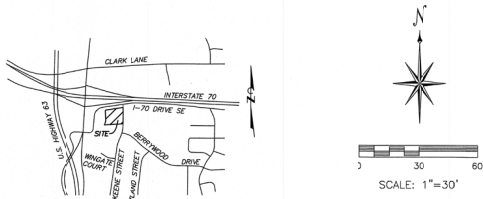


**DRURY SUBDIVISION PLAT 1**

A MINOR SUBDIVISION  
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
SUBMITTED MAY 2, 2016

**C.C.S.**  
Central Counties  
Surveying  
600 W. Main Street, Suite 111  
Fayette, MO 65248  
Phone (660) 728-0028



**LEGEND**

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- DRILL HOLE OR CHISEL
- RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- FENCE LINE
- OVERHEAD ELECTRIC
- GAS LINE
- SEWER LINE
- LOT NUMBER

**LOCATION MAP**

ADDRESS:  
3100 I-70 DRIVE SE  
COLUMBIA, MO 65202

**DESCRIPTION: TRACT 1 (PRIOR TO DEDICATION)**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI, BEING DESCRIBED BY WARRANTY DEED IN BOOK 3613, PAGE 197 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT SHOWN BY SURVEY RECORDED IN BOOK 360, PAGE 39 AS BEING 1243.3' FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE S86°25'50"W ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 20.08 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY QUIT-CLAIM DEED IN BOOK 413, PAGE 616 AND THE POINT OF BEGINNING;

THENCE S87°25'50"W ALONG THE SOUTHERLY LINE OF THE TRACT SHOWN BY SURVEY IN BOOK 360, PAGE 39, A DISTANCE OF 423.54 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY WARRANTY DEED IN BOOK 2616, PAGE 104;

THENCE N19°05'50"E ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 115.28 FEET TO A DRILL HOLE FOUND AT THE SOUTHEAST CORNER OF BOGAN SUBDIVISION;

THENCE N07°31'20"W ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 232.00 FEET TO A DRILL HOLE FOUND AT THE NORTHEAST CORNER OF BOGAN SUBDIVISION AND THE NORTHERLY LINE OF THE TRACT IN BOOK 360, PAGE 39;

THENCE N47°43'00"E ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 26.65 FEET TO A 1/2" IRON ROD FOUND;

THENCE N81°28'00"E, A DISTANCE OF 397.79 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY QUIT-CLAIM DEED IN BOOK 413, PAGE 616;

THENCE S00°55'30"W ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 233.51 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 151,925 SQUARE FEET OR 3.49 ACRES. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

THENCE N81°28'00"E, A DISTANCE OF 349.20 FEET TO A 1/2" IRON ROD SET AT THE NEW WEST RIGHT OF WAY LINE OF KEENE STREET;

THENCE S24°48'10"E, A DISTANCE OF 45.78 FEET TO A COTTON PICKER SPINDLE SET;

THENCE S00°55'30"W ALONG SAID NEW WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 356.96 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 146,536 SQUARE FEET OR 3.36 ACRES. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 146,536 SQUARE FEET OR 3.36 ACRES. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS  
DAY OF \_\_\_\_\_ 2016

BRIAN TRICE, MAYOR

SHEILA AMIN, CITY CLERK

APPROVED BY THE PLANNING & ZONING COMMISSION,  
COLUMBIA, MO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016

STEPHEN FEICHLIN, CHAIRMAN

**NOTES**

1. THE BASIS OF BEARINGS IS THE EAST LINE OF LOT 1A OF THE ADMINISTRATIVE PLAT OF KEENE ESTATES PLAT 2C RECORDED IN BOOK 2771, PAGE 161 OF THE BOONE COUNTY RECORDS.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MAY, 2016

"THIS IS TO CERTIFY THAT AT THE REQUEST OF DEV INC. A SURVEY OF A THE LAND DESCRIBED IN DEED BOOK 3613, PAGE 197 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY."

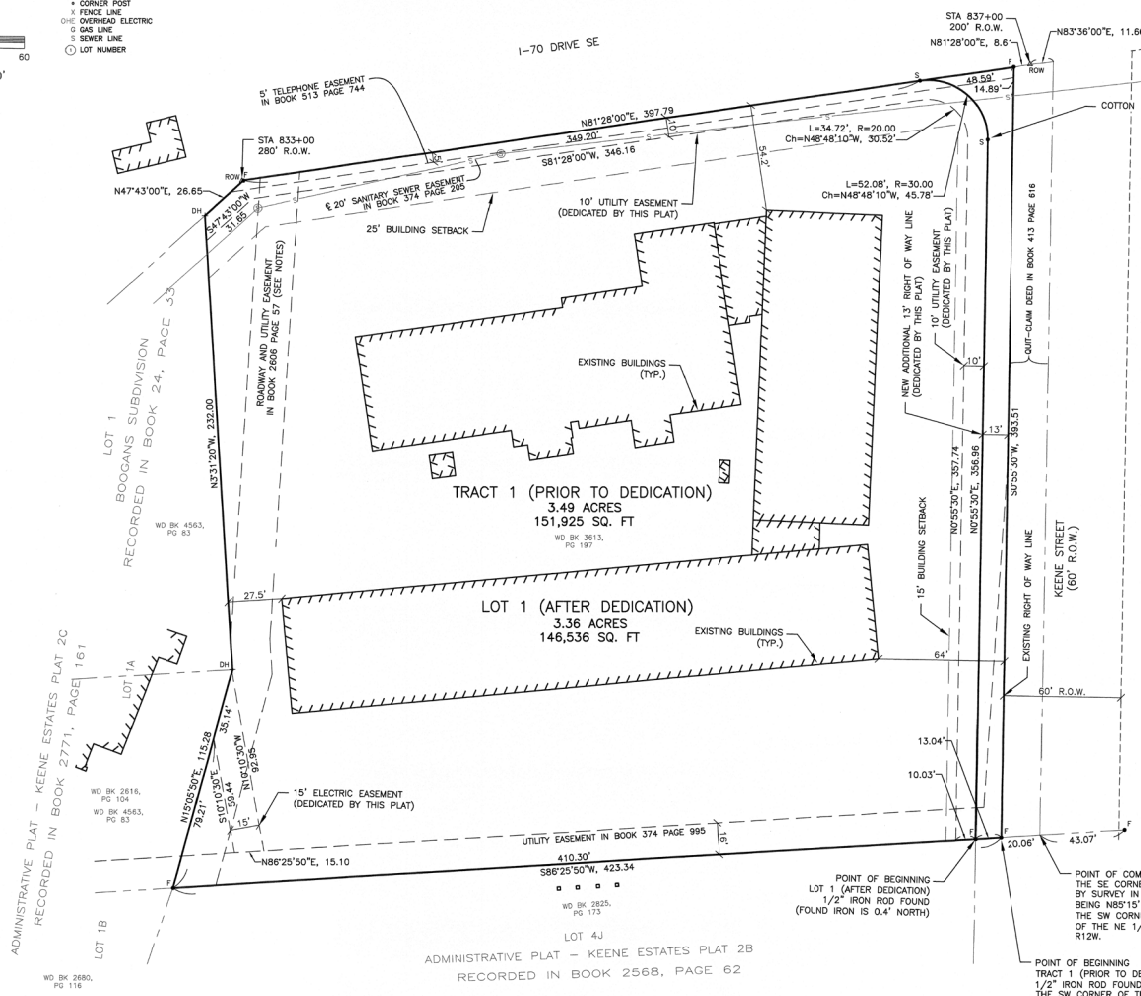
SUBSCRIBED AND SWORN BEFORE ME ON THIS 25TH DAY OF MAY, 2016 MY COMMISSION EXPIRES MAY 31, 2017.

*Steven R. Proctor*  
STEVEN R. PROCTOR, P.L.S. 2000148668  
Date: MAY 25, 2016



*Derek Forbis*  
DEREK FORBIS  
Notary Public - Notary Seal  
Comm. Number 1556812  
STATE OF MISSOURI  
Boone County  
My Commission Expires: May 31, 2017

DEREK FORBIS  
NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, BEFORE ME THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN  
WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "DEV,  
INC.", A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS  
SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD  
OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE  
THE FREE ACT AND DEED OF SAID CORPORATION.

THE 10' UTILITY EASEMENTS AND 15' ELECTRIC EASEMENT AT THE  
LOCATIONS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY  
OF COLUMBIA FOR PUBLIC USE, FOREVER.

THE 13' ADDITIONAL RIGHT OF WAY AT THE LOCATION SHOWN HEREON  
IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE,  
FOREVER.

DEV, INC.  
\_\_\_\_\_(SIGNED)  
\_\_\_\_\_(PRINTED)  
NOTARY PUBLIC

**FLOOD PLAIN STATEMENT**  
NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR  
FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS,  
COMMUNITY-PANEL# 25019C0285D, DATED MARCH 17, 2011.

**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, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODES OF  
ORDINANCES. HOWEVER, THERE ARE NO REGULATED STREAMS  
PRESENT ON THIS TRACT.