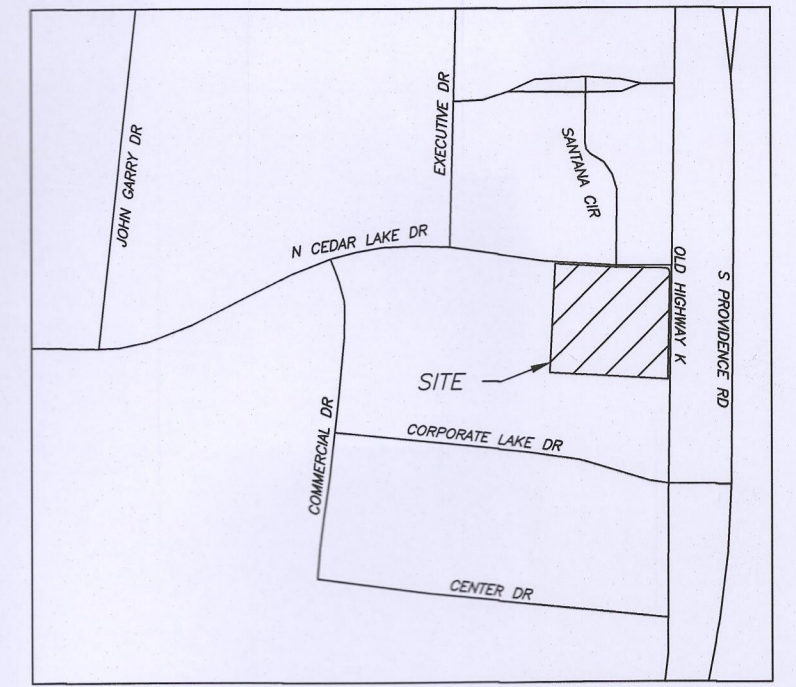


# LITTLE ACRES PLAT 1

FINAL PLAT  
A REPLAT OF LOTS 12 & 13 OF CORPORATE LAKE PLAT 7  
SW ¼ OF SECTION 36,  
TOWNSHIP 48 NORTH, RANGE 13 WEST,  
COLUMBIA, MISSOURI  
JULY 3, 2023



LOCATION MAP  
NOT TO SCALE

## KNOW ALL MEN BY THESE PRESENTS

GARRY L. LEWIS AND BRENDA G. LEWIS, HUSBAND AND WIFE, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, HAS CAUSED THE SAME TO BE COMBINED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, GARRY L. LEWIS AND BRENDA G. LEWIS, HAS CAUSED THESE PRESENTS TO BE SIGNED.

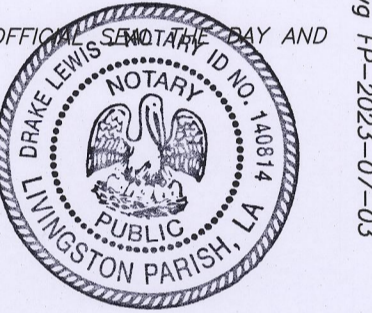
BY: *Garry L. Lewis*  
GARRY L. LEWIS  
BY: *Brenda G. Lewis*  
BRENDA G. LEWIS

STATE OF MISSOURI }  
LIVINGSTON }  
COUNTY OF BOONE } SS

ON THIS 22<sup>nd</sup> DAY OF September, IN THE YEAR 2023, BEFORE ME, *Drake Lewis*, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARRY L. LEWIS AND BRENDA G. LEWIS, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

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

*Drake Lewis*  
*Drake Lewis* NOTARY PUBLIC  
MY COMMISSION EXPIRES: *At Death*



*Drake Lewis*  
Notary Public  
Notary ID No. 140814  
Livingston Parish, Louisiana

## CERTIFICATION

I HEREBY CERTIFY THAT IN NOVEMBER, 2022 I COMPLETED A SURVEY FOR GARRY L. LEWIS AND BRENDA G. LEWIS FOR THE DESCRIBED PROPERTY AND COMBINED LOTS 12 AND 13 AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
A CIVIL GROUP  
CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909  
MO LAND SURVEYOR

DATE: SEPTEMBER 20, 2023

**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

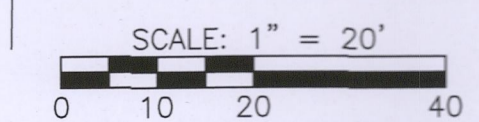
FINAL PLAT  
**LITTLE ACRES PLAT 1**  
COLUMBIA, MISSOURI

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS

20<sup>th</sup> DAY OF September 2023.

*Kristine N. Vroman*  
*Kristine N. Vroman* NOTARY PUBLIC  
MY COMMISSION EXPIRES: *12-21-2025*



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MODOT CORS VRS NETWORK, NAD83 (2011).

## LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD PER (BK-PG) OR (PB-PG)
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- PM PERMANENT MONUMENT
- IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- DH DRILL HOLE
- 0.00 AC ACRES
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- C&G CURB & GUTTER
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- PLATTED LOT LINE
- EASEMENT

## LEGAL DESCRIPTION

TWO LOTS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 49 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 12 AND 13 OF CORPORATE LAKE PLAT NO. 7 AS RECORDED IN PLAT BOOK 25, PAGE 20 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13 OF CORPORATE LAKE PLAT 7; THENCE NORTH ALONG THE WEST LINE OF LOT 13, N 04°04'05" E, 224.42 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH CEDAR LAKE DR, BEING A NON-TANGENT 966.58 FOOT RADIUS CURVE TO THE LEFT, 53.02 FEET, SAID CURVE HAVING A CHORD BEARING S 87°25'55" E, 53.01 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, S 89°00'50" E, 183.59 FEET; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, 47.38 FEET, SAID CURVE HAVING A CHORD BEARING S 44°15'50" E, 42.61 FEET; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF OUTER ROAD, S 00°59'10" W, 217.35 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF CORPORATE LAKE PLAT NO. 7; THENCE WEST ALONG THE SOUTH LINES OF LOTS 12 AND 13, N 83°57'50" W, 280.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.47 ACRES.

## STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

## FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #2901900290E DATED APRIL 19, 2017.

## NOTES

1. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
3. SOURCE DEED FOR SUBJECT TRACTS: QUIT-CLAIM DEED RECORDED IN BOOK 755, PAGE 588.
4. ALL MONUMENTS SHALL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS FOLLOWING APPROVAL OF THIS PLAT, WHICHEVER OCCURS FIRST.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



X:\Project\AUTH - Authority Gymnastics\Combine Lots 12 & 13 of Corporate Lake Plat 7\DRAWINGS\AUTH-01 - Little Acres Plat 1.dwg FP-2023-07-03