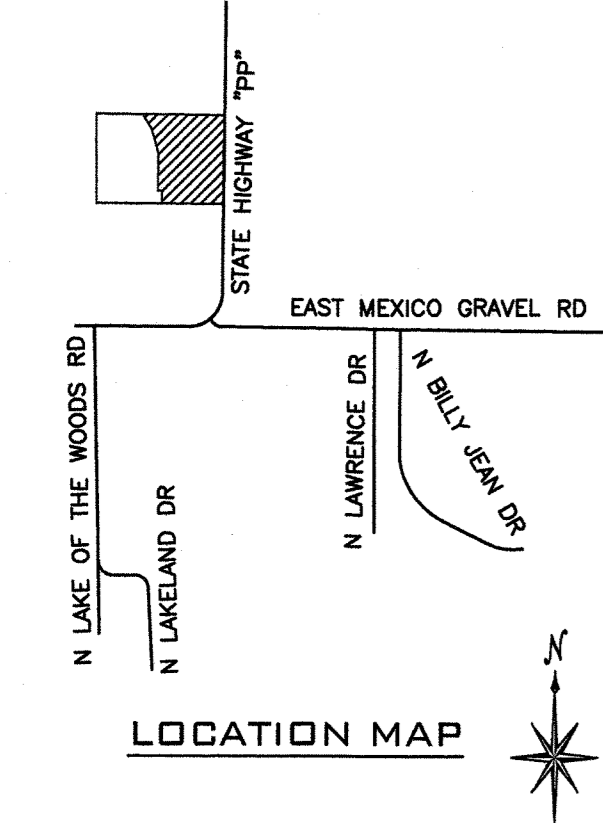


FINAL PLAT  
FOX CREEK SUBDIVISION PLAT 1  
A TRACT OF LAND LOCATED IN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER  
(NW 1/4) OF SECTION 35,  
TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

SITE DATA:  
CURRENT ZONING: A-2 (BOONE COUNTY)  
PROPOSED ZONING: R-1 (CITY OF COLUMBIA)



FINAL PLAT LEGEND

- CENTERLINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- STREAM BUFFER
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- 1/2" PROPERTY IRON
- 5/8" PROPERTY IRON
- TYPE A MONUMENT
- FOUND MONUMENT
- SET MONUMENT
- PERMANENT MONUMENT
- RADIAL
- LOT NUMBER

NOTES

- THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION, REFERENCED TO MONUMENT BO-04 OF THE CENTRAL ZONE, GRID FACTOR IS 0.99990460.
- THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY FEBRUARY, 2017
- ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
- LOT C1 IS A COMMON AREA. THIS TRACT IS NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.
- LOT C2 IS A COMMON AREA. THIS TRACT IS INTENDED FOR USE AS A PARK/RECREATION AREA.
- RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS TRACT.
- NO RESIDENTIAL DRIVEWAYS ARE ALLOWED TO STATE HIGHWAY "PP"
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED.
- A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.
- ACCESS TO LOT C1 IS FROM HIGHWAY "PP" BY AN ACCESS AND UTILITY EASEMENT BY SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

STREAM BUFFER STATEMENT

THIS TRACT HAS A TYPE II STREAM BUFFER AND IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL# 29019C0325D. DATED MARCH 17, 2011.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS  
DAY OF \_\_\_\_\_, 2017

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

SUBSCRIBED AND SWORN BEFORE ME ON THIS 24TH DAY OF  
FEBRUARY, 2017 MY COMMISSION EXPIRES MAY 31, 2017.

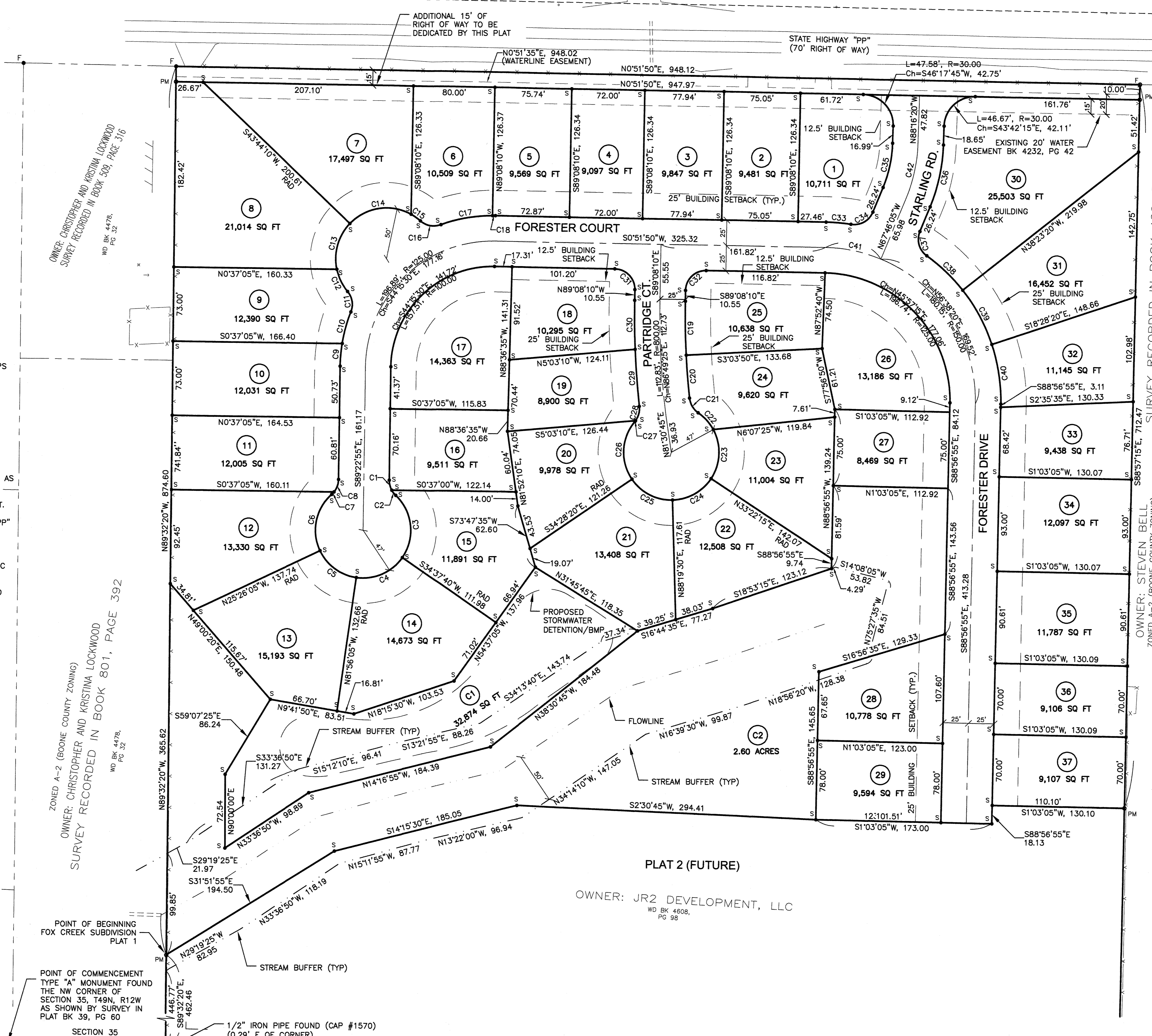
DEREK FORBIS  
Notary Public - Notary Seal  
Comm. Number 13803612  
STATE OF MISSOURI  
Boone County  
My Commission Expires: May 31, 2017

DEREK FORBIS  
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF JR2 DEVELOPMENT, LLC, A SURVEY 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 MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

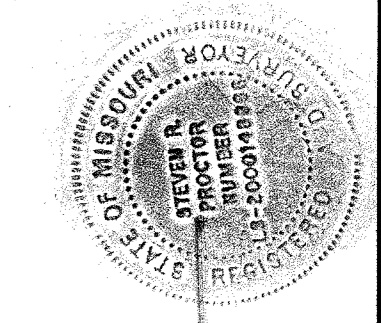
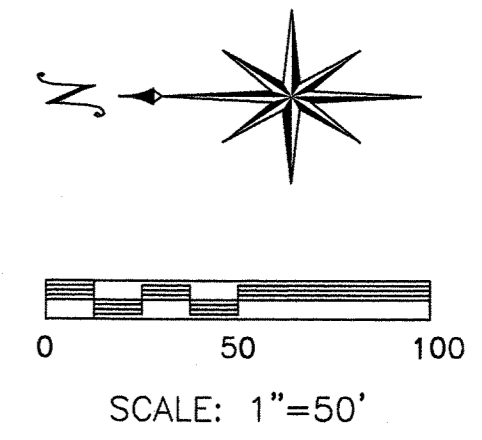


STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: FEBRUARY 24, 2017



Curve Table

Curve #	Length	Radius	Chord
C1	10.29	20.00	S75°33'00"W, 10.17
C2	6.40	20.00	S51°58'50"W, 6.37
C3	67.15	47.00	S83°44'40"W, 61.59
C4	52.00	47.00	N23°37'45"W, 49.39
C5	46.35	47.00	N36°18'55"E, 44.49
C6	60.59	47.00	S78°30'15"E, 56.48
C7	3.44	20.00	S46°30'10"E, 3.44
C8	13.25	20.00	S70°24'20"E, 13.01
C9	22.36	150.00	S85°06'40"E, 22.34
C10	32.29	150.00	S74°40'30"E, 32.23
C11	21.56	20.00	N80°36'45"E, 20.53
C12	24.44	50.00	N63°53'00"E, 24.20
C13	48.74	50.00	S74°11'20"E, 46.83
C14	65.51	50.00	S84°35'0"E, 60.92
C15	11.24	50.00	S35°14'45"W, 11.22
C16	21.49	20.00	S10°46'00"W, 20.47
C17	51.78	150.00	S10°07'10"E, 51.52
C18	2.87	150.00	S019°00"W, 2.87
C19	53.12	775.00	S88°54'00"W, 53.11
C20	42.43	775.00	S85°22'05"W, 42.42
C21	17.32	20.00	S58°59'15"W, 16.79
C22	22.40	47.00	S47°49'45"W, 22.19
C23	50.77	47.00	N87°34'25"W, 48.34
C24	45.08	47.00	N29°09'10"W, 43.37
C25	46.92	47.00	N26°55'35"E, 45.00
C26	60.88	47.00	S87°22'00"E, 56.71
C27	1.21	20.00	S51°59'55"E, 1.21
C28	14.89	20.00	S75°04'00"E, 14.55
C29	56.34	825.00	N85°33'35"E, 56.33
C30	48.20	825.00	N89°11'25"E, 48.19
C31	31.42	20.00	N45°51'50"E, 28.28
C32	31.42	20.00	N44°08'10"W, 28.28
C33	24.51	175.00	S45°24'0"W, 24.49
C34	26.76	20.00	S29°26'20"E, 24.81
C35	44.73	125.00	S78°01'10"E, 44.49
C36	62.63	175.00	N78°01'10"W, 62.29
C37	26.76	20.00	S73°54'15"W, 24.81
C38	48.98	175.00	S43°35'35"W, 48.82
C39	60.83	175.00	S61°34'10"W, 60.52
C40	59.82	175.00	S81°17'10"W, 59.33
C41	55.94	150.00	N11°32'55"E, 55.62
C42	53.68	150.00	S78°01'10"E, 53.39



STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: FEBRUARY 24, 2017

C.C.S.  
Central Counties  
Surveying  
600 W. Morrison St. Suite 11  
Fayette, MO 65248  
Phone (860) 728-5028  
Missouri Commission # 2014035993  
Steven R. Proctor P.L.S. # 2000148666  
Anthony Derboven P.L.S. # 20160190005

JR2 DEVELOPMENT, LLC  
Fox Creek Subdivision Plat 1  
Columbia, Boone County, MO

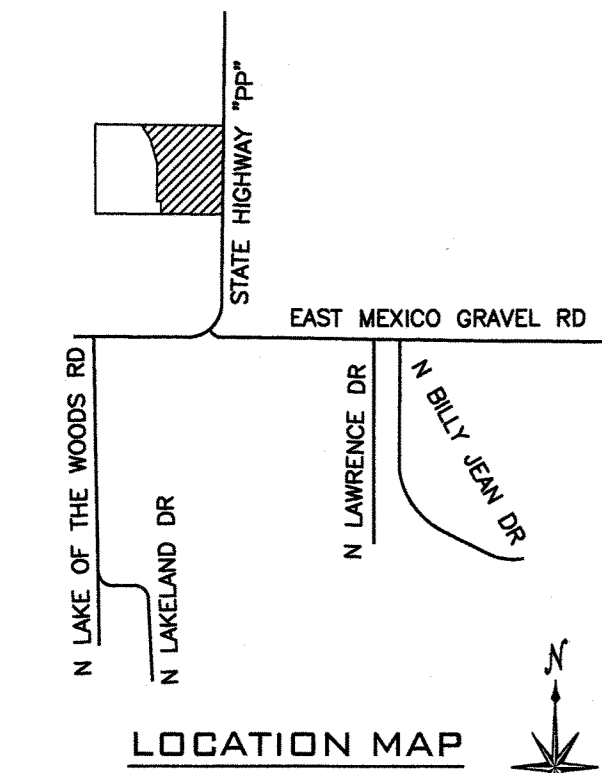
Plotted: 2/24/2017

SHT. 1 OF 03



FINAL PLAT  
**FOX CREEK SUBDIVISION PLAT 1**  
A TRACT OF LAND LOCATED IN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER  
(NW 1/4) OF SECTION 35,  
TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

STATE DATA:  
CURRENT ZONING: A-2 (BOONE COUNTY)  
PROPOSED ZONING: R-1 (CITY OF COLUMBIA)



**FINAL PLAT LEGEND**

- CENTERLINE
- - - EASEMENT LINE
- - - EXISTING PROPERTY LINE
- - - STREAM BUFFER
- - - RIGHT OF WAY LINE
- - - BUILDING SETBACK LINE
- - - EXISTING TREE LINE
- 1/2" PROPERTY IRON
- 5/8" PROPERTY IRON
- TYPE A MONUMENT
- FOUND MONUMENT
- SET MONUMENT
- PERMANENT MONUMENT
- RADIAL
- LOT NUMBER

**NOTES**

1. THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION, REFERENCED TO MONUMENT 80-04 OF THE CENTRAL ZONE, GRID FACTOR IS 0.99990460.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY FEBRUARY, 2017
3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
4. LOT C1 IS A COMMON AREA. THIS TRACT IS NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.
5. LOT C2 IS A COMMON AREA. THIS TRACT IS INTENDED FOR USE AS A PARK/RECREATION AREA.
6. RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS TRACT.
7. NO RESIDENTIAL DRIVEWAYS ARE ALLOWED TO STATE HIGHWAY "PP"
8. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED.
9. A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.
10. ACCESS TO LOT C1 IS FROM HIGHWAY "PP" BY AN ACCESS AND UTILITY EASEMENT BY SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

**STREAM BUFFER STATEMENT**

THIS TRACT HAS A TYPE II STREAM BUFFER AND IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

**FLOOD PLAIN STATEMENT**

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL# 29019C0325D. DATED MARCH 17, 2011.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS DAY OF \_\_\_\_\_ 2017

BRIAN TREECE, MAYOR

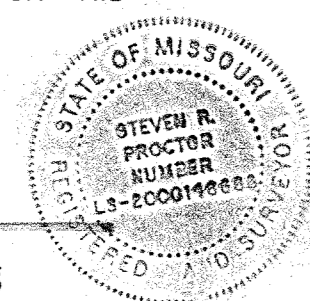
SHEELA AMIN, CITY CLERK

SUBSCRIBED AND SWORN BEFORE ME ON THIS 24TH DAY OF JANUARY, 2017 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS  
Notary Public - Notary Seal  
Comm. Number 1305612  
STATE OF MISSOURI  
Boone County  
My Commission Expires: May 31, 2017

*Derek Forbis*  
DEREK FORBIS  
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF JR2 DEVELOPMENT, LLC., A SURVEY 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 MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.



*Steven R. Proctor*  
STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: FEBRUARY 24, 2017

OWNER: CHRISTOPHER AND KRISTINA LOCKWOOD  
SURVEY RECORDED IN BOOK 309, PAGE 316  
WD BK 4478, PG 32

ZONED A-2 (BOONE COUNTY ZONING)  
OWNER: CHRISTOPHER AND KRISTINA LOCKWOOD  
SURVEY RECORDED IN BOOK 801, PAGE 392  
WD BK 4478, PG 32

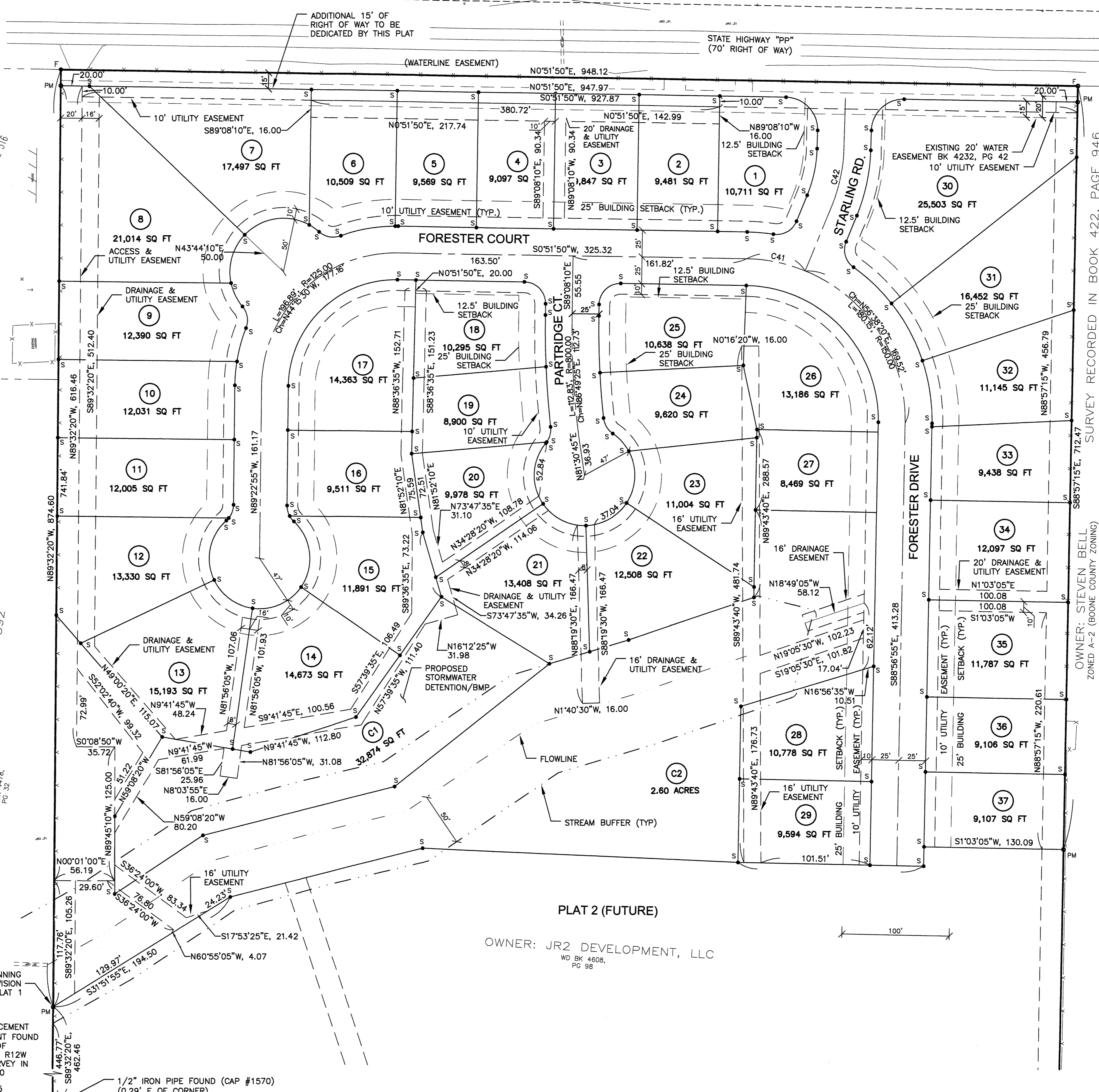
POINT OF BEGINNING  
FOX CREEK SUBDIVISION  
PLAT 1

POINT OF COMMENCEMENT  
TYPE "A" MONUMENT FOUND  
THE NW CORNER OF  
SECTION 35, T49N, R12W  
AS SHOWN BY SURVEY IN  
PLAT BK 39, PG 60

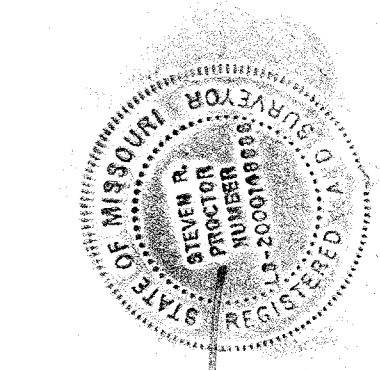
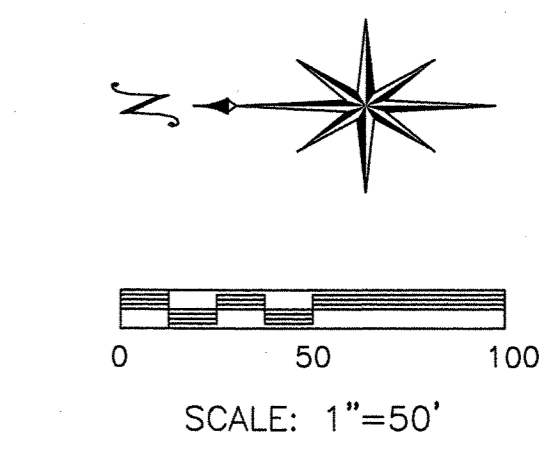
SECTION 35  
S00°33'15"W, 431.54

SECTION 34

1/2" IRON PIPE FOUND (CAP #1570)  
(0.29' E OF CORNER)  
ACCEPTED AS CORNER SHOWN BY  
SURVEY IN BOOK 801, PG 392



Curve #	Length	Radius	Chord
C1	10.29	20.00	S75°53'00"W, 10.17
C2	6.40	20.00	S51°58'50"W, 6.37
C3	67.15	47.00	S83°44'40"W, 61.59
C4	52.00	47.00	N23°37'45"W, 49.39
C5	46.35	47.00	N36°18'55"E, 44.49
C6	60.59	47.00	S78°30'15"E, 56.48
C7	3.44	20.00	S46°30'10"E, 3.44
C8	13.25	20.00	S70°24'20"E, 13.01
C9	22.36	150.00	S85°06'40"E, 22.34
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C12	24.44	50.00	N63°3'00"E, 24.20
C13	48.74	50.00	S74°11'20"E, 46.83
C14	65.51	50.00	S84°3'50"E, 60.92
C15	11.24	50.00	S35°14'45"W, 11.22
C16	21.49	20.00	S10°46'00"W, 20.47
C17	51.78	150.00	S10°07'10"E, 51.52
C18	2.87	150.00	S01°00'00"W, 2.87
C19	53.12	775.00	S88°54'00"W, 53.11
C20	42.43	775.00	S85°22'05"W, 42.42
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C22	22.40	47.00	S47°49'45"W, 22.19
C23	50.77	47.00	N87°34'25"W, 48.34
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C25	46.92	47.00	N26°55'35"E, 45.00
C26	60.88	47.00	S87°22'00"E, 56.71
C27	1.21	20.00	S51°59'55"E, 1.21
C28	14.89	20.00	S75°04'00"E, 14.55
C29	56.34	825.00	N85°33'35"E, 56.33
C30	48.20	825.00	N89°11'25"E, 48.19
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C37	26.76	20.00	S73°54'15"W, 24.81
C38	48.98	175.00	S43°35'35"W, 48.82
C39	60.83	175.00	S61°34'10"W, 60.52
C40	59.82	175.00	S81°17'10"W, 59.33
C41	55.94	150.00	N11°32'55"E, 55.62
C42	53.68	150.00	S78°01'10"E, 53.39



*Steven R. Proctor*  
STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: FEBRUARY 24, 2017

**C.C.S.**  
Central Counties  
Surveying  
600 W. Morrison St. Suite 111  
Fayette, MO 65248  
Phone (660) 728-5028  
Missouri Commission # 2014355993  
Steven R. Proctor PLS # 2000148666  
Anthony Derboven PLS # 2016019005

JR2 DEVELOPMENT, LLC  
**Fox Creek Subdivision Plat 1**  
Columbia, Boone County, MO

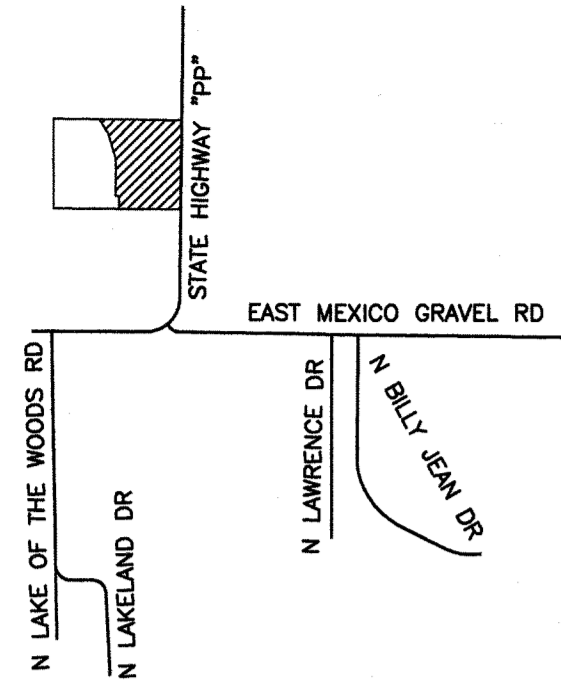
Plotted: 2/24/2017  
SHT. 2 OF 03

OWNER: STEVEN BELL  
ZONED A-2 (BOONE COUNTY ZONING)  
SURVEY RECORDED IN BOOK 422, PAGE 946

PLAT 2 (FUTURE)  
OWNER: JR2 DEVELOPMENT, LLC  
WD BK 4608, PG 98



FINAL PLAT  
FOX CREEK SUBDIVISION PLAT 1  
A TRACT OF LAND LOCATED IN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER  
(NW 1/4) OF SECTION 35,  
TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI



LOCATION MAP

OWNER/SUBDIVIDER:

JR2 DEVELOPMENT, LLC.  
2900 CHINABERRY DRIVE  
COLUMBIA, MO 65201

SITE DATA:

ZONING: R-1 (CITY OF COLUMBIA)

NOTES

- THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION. REFERENCED TO MONUMENT BO-04 OF THE CENTRAL ZONE, GRID FACTOR IS 0.99990460.
- THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY FEBRUARY, 2017
- ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
- LOT C1 IS A COMMON AREA. THIS TRACT IS NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.
- LOT C2 IS A COMMON AREA. THIS TRACT IS INTENDED FOR USE AS A PARK/RECREATION AREA.
- RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS TRACT.
- NO RESIDENTIAL DRIVEWAYS ARE ALLOWED TO STATE HIGHWAY "PP"
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED.
- A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.
- ACCESS TO LOT C1 IS FROM HIGHWAY "PP" BY AN ACCESS AND UTILITY EASEMENT BY SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

STREAM BUFFER STATEMENT

THIS TRACT HAS A TYPE II STREAM BUFFER AND IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL# 29019C0325D. DATED MARCH 17, 2011.

DESCRIPTION: FOX CREEK SUBDIVISION PLAT 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 12 WEST (LYING WEST OF STATE HIGHWAY "PP");

COMMENCING AT A TYPE "A" ALUMINUM MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID SECTION 35 AS SHOWN BY THE SURVEY IN PLAT BOOK 39, PAGE 60 OF THE BOONE COUNTY RECORDS; THENCE S00°33'15"W ALONG THE WEST LINE OF SAID SECTION 35 AND THE EAST LINE OF MARYLAND HEIGHTS SUBDIVISION, A DISTANCE OF 431.54 FEET (A 1/2" IRON PIPE FOUND 0.29 EAST) TO THE SOUTHWEST CORNER OF A SURVEY RECORDED IN BOOK 801, PAGE 392; THENCE S89°32'20"E ALONG THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 801 PAGE 392, A DISTANCE OF 462.46 FEET TO A PERMANENT MONUMENT SET AND THE POINT OF BEGINNING;

THENCE LEAVING THE SOUTH LINE OF SAID SURVEY S31°51'55"E, A DISTANCE OF 194.50 FEET TO A 1/2" IRON ROD SET;  
THENCE S14°15'30"E, A DISTANCE OF 185.05 FEET TO A 1/2" IRON ROD SET;  
THENCE S02°30'45"W, A DISTANCE OF 294.41 FEET TO A 1/2" IRON ROD SET;  
THENCE S01°03'05"W, A DISTANCE OF 173.00 FEET TO A 1/2" IRON ROD SET;  
THENCE S88°56'55"E, A DISTANCE OF 18.13 FEET TO A 1/2" IRON ROD SET;  
THENCE S01°03'05"W, A DISTANCE OF 130.10 FEET TO A PERMANENT MONUMENT SET AT THE INTERSECTION WITH THE NORTH LINE OF THE SURVEY IN BOOK 422, PAGE 946;  
THENCE ALONG THE NORTH LINE OF SAID SURVEY S88°57'15"E, A DISTANCE OF 712.47 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID SURVEY AND THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "PP";  
THENCE N00°51'50"E ALONG THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "PP", A DISTANCE OF 948.12 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A SURVEY RECORDED IN BOOK 509, PAGE 316;  
THENCE N89°32'20"W ALONG THE SOUTH LINE OF THE SURVEYS RECORDED IN BOOK 509 PAGE 316 AND BOOK 801 PAGE 392, A DISTANCE OF 874.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 16.15 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 4608 PAGE 98 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

KNOW ALL MEN BY THESE PRESENTS

ON THIS 27<sup>th</sup> DAY OF FEBRUARY, 2017, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "JR2 DEVELOPMENT, LLC", A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

THE STREET RIGHTS OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER

*James M. Krogman* (SIGNED)  
MEMBER  
JAMES M. KROGMAN (PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS 27 DAY OF FEB., 2017 MY COMMISSION EXPIRES 11 04, 2018.

DIXIE ERVIN  
Notary Public  
Notary Seal  
STATE OF MISSOURI  
Commission #14410762  
My Commission Expires 11/04/2018.

*Dupe Ervin*  
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF JR2 DEVELOPMENT LLC., A SURVEY 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 MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

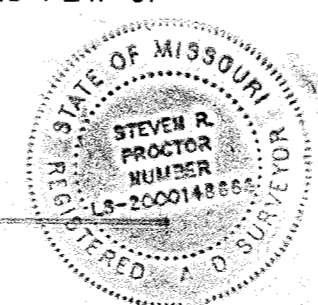
SUBSCRIBED AND SWORN BEFORE ME ON THIS 24TH DAY OF FEBRUARY, 2017 MY COMMISSION EXPIRES MAY 31, 2017.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

BRIAN TREECE, MAYOR

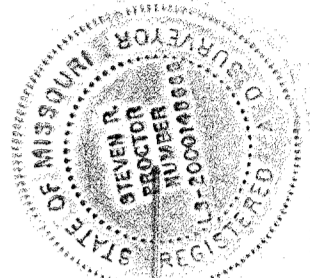
SHEELA AMIN, CITY CLERK

*Steven R. Proctor*  
STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: FEBRUARY 24, 2017



DEREK FORBIS  
Notary Public - Notary Seal  
Comm. Number 13803612  
STATE OF MISSOURI  
Boone County  
My Commission Expires: May 31, 2017

*Derek Forbis*  
DEREK FORBIS  
NOTARY PUBLIC



*Steven R. Proctor*  
STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: FEBRUARY 24, 2017

C.C.S.  
Central Counties  
Surveying

600 W. Morrison St. Suite 11  
Fayette, MO 65248  
Phone (660) 728-5028  
Missouri Commission # 2014039993  
Steven R. Proctor PLS # 2000148666  
Anthony Derboven PLS # 2016019005

JR2 DEVELOPMENT, LLC  
Fox Creek Subdivision Plat 1  
Columbia, Boone County, MO

Plotted: 2/24/2017

SHT. 3 OF 03