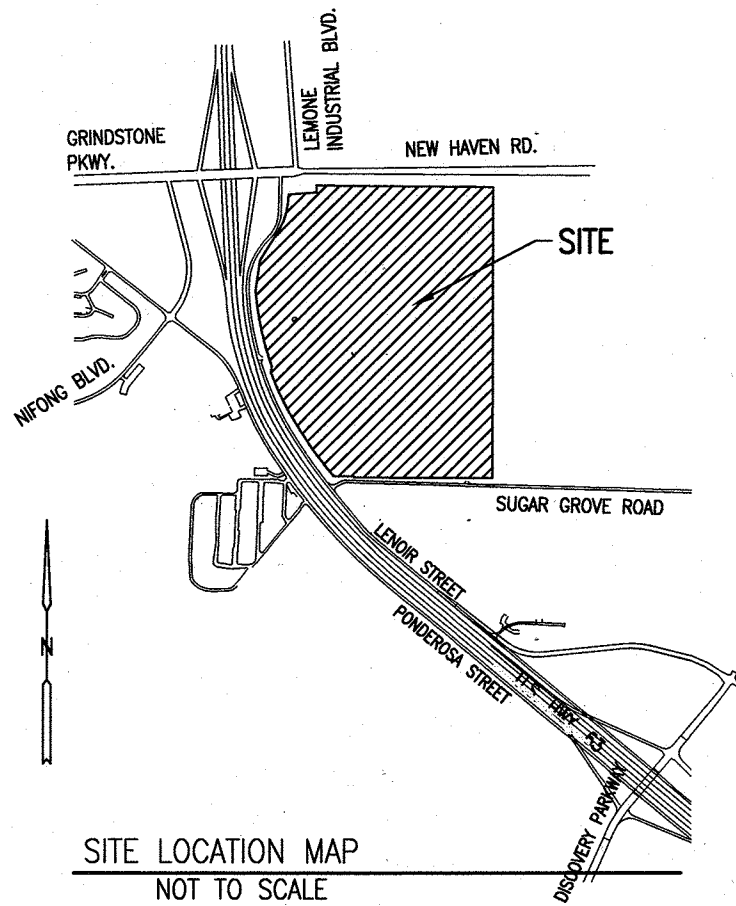


FINAL PLAT

LENOIR SUBDIVISION PLAT 2

A REPLAT OF LOTS 1 AND 2 OF LENOIR SUBDIVISION

OCTOBER 2, 2017



NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, INFORMATIONAL TITLE COMMITMENT NUMBER 1720150, DATED FEBRUARY 6, 2017.
3. THESE TRACTS MAY BE SUBJECT TO THE RIGHT-OF-WAY EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BOOK 259, PAGE 220. THE EASEMENT STATES IT IS "CONFINED TO THE LOCATION OF THE PRESENT LINE AND THE SERVICE TO LENOIR" ON MAY 23, 1950. WE COULD NOT DETERMINE IF ANY OF THOSE LINES ARE STILL IN USE.
4. THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BOOK 429, PAGE 854. THE EASEMENT IS A BLANKET EASEMENT ACROSS TRACT ONE (1) OF A SURVEY RECORDED IN BOOK 388, PAGE 108.
5. A CERTIFICATE OF DECISION BY THE BOARD OF ADJUSTMENT OF THE CITY OF COLUMBIA RECORDED IN BOOK 1736, PAGE 695 ALLOWS LESS PARKING THAN THAT WHICH IS REQUIRED BY ORDINANCE ON LOT 2, LENOIR SUBDIVISION, RECORDED IN PLAT BOOK 21, PAGE 32.
6. THESE TRACTS ARE SUBJECT TO THE STORMWATER MANAGEMENT/BMP FACILITIES COVENANT RECORDED IN BOOK 3606, PAGE 155. THE LOCATION IS NOT DEFINED BUT IT IS LIKELY THE AREA DESCRIBED BY THE STORM WATER FACILITIES AND ACCESS EASEMENT RECORDED IN BOOK 3606, PAGE 153.
7. THE TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 4107, PAGE 192 STATES IT "SHALL CEASE WITHIN ONE YEAR OF ACCEPTANCE OF THE COMPLETED CONSTRUCTION PROJECT...". THE PROJECT IS FOR A TRANSMISSION WATER LINE AND IT APPEARS TO BE COMPLETE.
8. THE STORMWATER MANAGEMENT/BMP FACILITIES COVENANT RECORDED IN BOOK 4528, PAGE 23 IS LOCATED ON PROPOSED LOT 2A AS SHOWN, NEAR THE SOUTHEAST CORNER OF PROPOSED LOT 1A.
9. ON OCTOBER 15, 2012, THE COLUMBIA CITY COUNCIL GRANTED A WAIVER FOR THE REQUIREMENT OF SIDEWALK CONSTRUCTION ALONG THE NORTH SIDE OF ROOSEVELT AVENUE (NOW SUGAR GROVE ROAD), THE EAST SIDE OF LENOIR STREET AND THE SOUTH SIDE OF NEW HAVEN ROAD, ADJACENT TO THE LENOIR WOODS RETIREMENT CENTER, ACCORDING TO COUNCIL BILL NO. B 268-12, ORDINANCE NO. 21469.
10. SUGAR GROVE ROAD ON THE SOUTH SIDE OF THIS PLAT WAS RENAMED FROM ROOSEVELT AVENUE ACCORDING TO COUNCIL BILL NO. B 284-17, ORDINANCE NO. 023333.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING THIS ____ DAY OF _____, 2017.

 RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2018.

 BRIAN TREESE, MAYOR

 SHEELA AMIN, CITY CLERK

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 29019C0291E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

A TYPE II STREAM IS LOCATED THROUGH THE SITE, HOWEVER THESE LOTS ARE NOT SUBJECT TO THE REQUIREMENTS A STREAM BUFFER SINCE THE LOTS ARE PART OF AN EXISTING PLAT RECORDED PRIOR TO THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

KNOW ALL MEN BY THESE PRESENTS

LUTHERAN SENIOR SERVICES, BEING SOLE OWNER OF THE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, MARK SCHOEDEL HAS CAUSED THESE PRESENTS TO BE SIGNED.

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 NEW HAVEN ROAD AND SUGAR GROVE ROAD ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

LUTHERAN SENIOR SERVICES

Mark Schoedel
 MARK SCHOEDEL,
 VICE PRESIDENT OF CONSTRUCTION AND TECHNOLOGY

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS 12th DAY OF December, IN THE YEAR 2017, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK SCHOEDEL, VICE PRESIDENT OF CONSTRUCTION AND TECHNOLOGY FOR LUTHERAN SENIOR SERVICES, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED ON BEHALF OF SAID LUTHERAN SENIOR SERVICES.

Betty Lou Cobb
 BETTY LOU COBB

NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

CERTIFICATION

A REPLAT OF LOTS 1 AND 2 OF LENOIR SUBDIVISION PLAT 1, RECORDED IN PLAT BOOK 21, PAGE 32, LOCATED IN SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE LOTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2698, PAGE 145 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29-48-12; THENCE WITH THE SECTION LINE N1°36'45"E, 24.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, LENOIR SUBDIVISION AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, WITH THE LINES OF SAID LOTS 1 AND 2, N88°08'35"W, 1216.70 FEET; THENCE N8°11'05"E, 10.14 FEET; THENCE N87°46'55"W, 176.80 FEET; THENCE N41°03'55"W, 77.20 FEET; THENCE 417.30 FEET ALONG A 4815.53-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N33°56'20"W, 417.17 FEET; THENCE 582.74 FEET ALONG A 2657.92-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N25°14'55"W, 581.57 FEET; THENCE N10°00'00"E, 53.37 FEET; THENCE 680.39 FEET ALONG A 2637.92-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N10°33'15"W, 678.50 FEET; THENCE N9°22'45"E, 276.90 FEET; THENCE N33°39'45"E, 253.10 FEET; THENCE 386.79 FEET ALONG A 633.18-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N19°21'45"E, 380.80 FEET; THENCE N87°22'30"E, 246.80 FEET; THENCE N1°52'55"E, 61.00 FEET; THENCE N88°03'30"E, 1550.99 FEET TO THE EAST LINE OF SECTION 29-48-12; THENCE WITH SAID EAST LINE, S1°36'45"W, 2570.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 110.30 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY

ALLSTATE CONSULTANTS
 3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799
 MO CERTIFICATE OF AUTHORITY #2007000167

James R. Jeffries
 JAMES R. JEFFRIES, PLS-2500

Nov. 21, 2017
 DATE

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 21st DAY OF November, 2017.

Betty Lou Cobb
 BETTY LOU COBB

NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

BETTY LOU COBB
 Notary Public - Notary Seal
 State of Missouri
 County of Boone
 My Commission Expires December 6, 2019
 Commission #15690689

SHEET 1 OF 2 		
FINAL PLAT LENOIR SUBDIVISION PLAT 2 A REPLAT OF LOTS 1 & 2 OF LENOIR SUBDIVISION LOCATED IN SECTION 29, TOWNSHIP 29 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI		
DATE OCTOBER 2, 2017	JOB NUMBER 17049.04	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500 DATE: <u>Nov. 21, 2017</u>
 ALLSTATE CONSULTANTS 3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799 ALLSTATE CONSULTANTS LLC MO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167		RESERVED FOR RECORDER'S STAMP

ACCESS EASEMENT AGREEMENT
RECORDED IN BOOK 4816, PAGE 172

SW 1/4 OF SECTION 28-48-12
DEED RECORDED IN BOOK 196, PAGE 241
(CURATORS OF THE UNIVERSITY OF MISSOURI, OWNER)

FINAL PLAT
LENOIR SUBDIVISION PLAT 2
A REPLAT OF LOTS 1 AND 2 OF LENOIR SUBDIVISION
OCTOBER 2, 2017

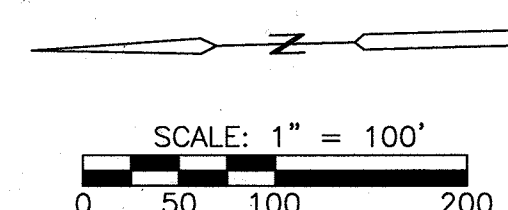
S28-T48N-R12W

S33-T48N-R12W

S.E. CORNER OF
LOT 1 AND THE
POINT OF BEGINNING

SOUTHEAST CORNER OF SECTION
29-48-12 AS SHOWN BY LENOIR
SUBDIVISION
N 1°36'45"E
24.65'

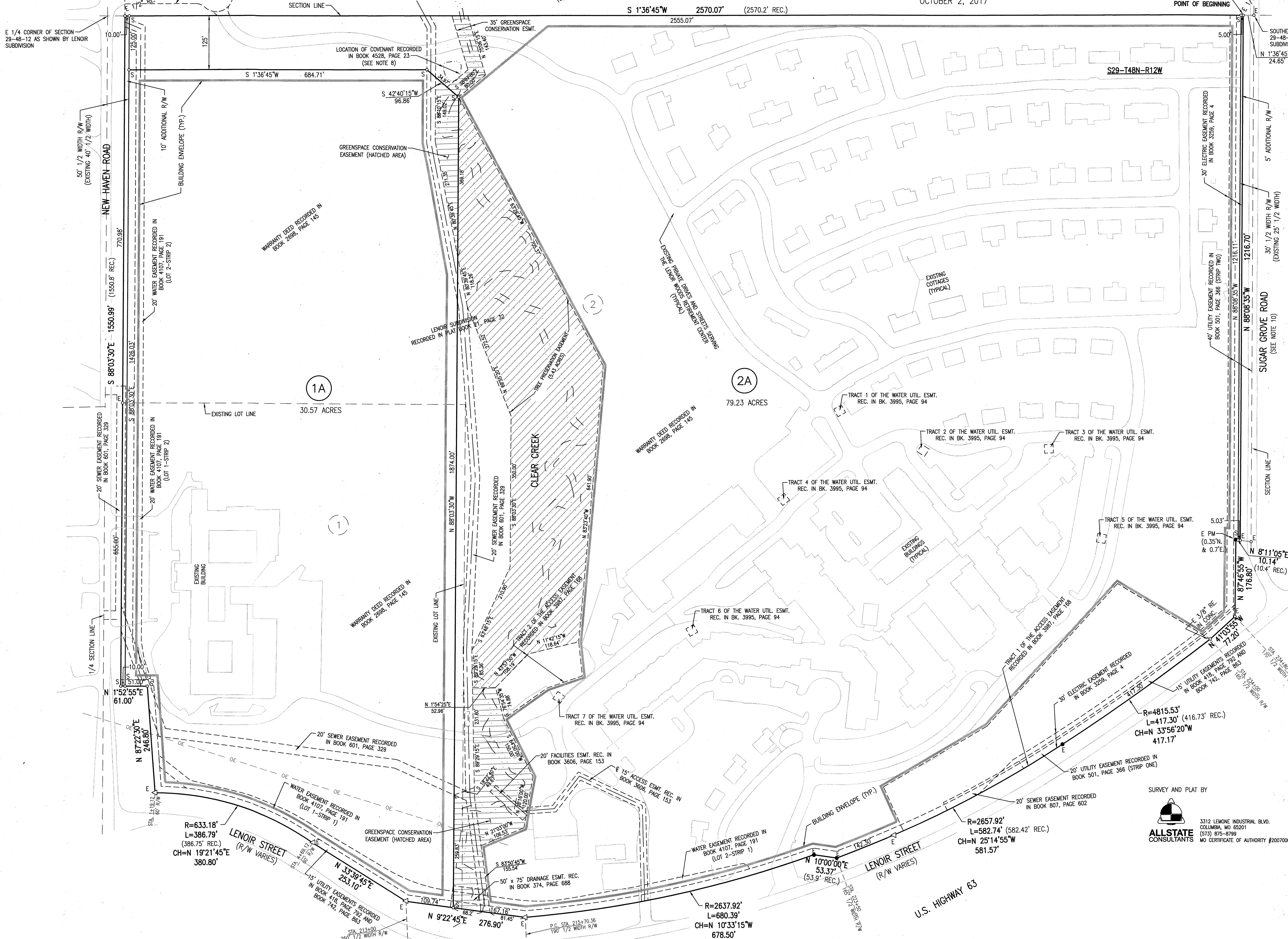
S32-T48N-R12W




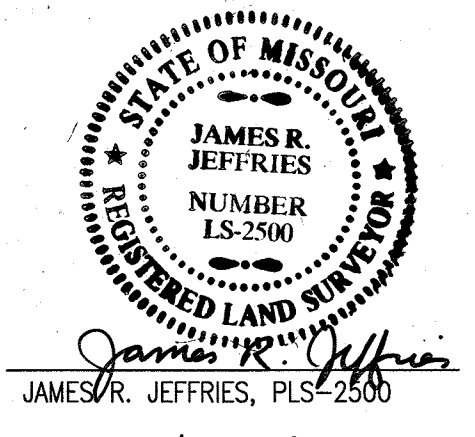
BEARINGS ARE REFERENCED TO THE GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊕ EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 5/8" REBAR W/CAP "A.C. 2007000167"
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- △ RIGHT-OF-WAY MARKER
- I.P. IRON PIPE
- RE. REBAR
- (REC.) RECORD MEASUREMENT
- ⊕ CENTERLINE
- ▨ BUILDING ENVELOPE AREA
- ▨ TREE PRESERVATION EASEMENT
- ▨ GREENSPACE CONSERVATION EASEMENT



SURVEY AND PLAT BY

ALLSTATE CONSULTANTS
 3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
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 MO CERTIFICATE OF AUTHORITY #2007000167



James R. Jeffries
 Nov. 21, 2017
 DATE