

DISCOVERY PARK SUBDIVISION PLAT 2-B
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 2-A
P1316 LLC.
A PORTION OF THE LAND LOCATED IN SECTIONS 32 & 33,
TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED JUNE 6, 2014

NOTES

1. THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MAY, 2014
3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
4. ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.
5. ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE TO BE REMOVED
6. THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.
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11. PARCEL ACCESS TO FUTURE PUBLIC STREETS IS SUBJECT TO CITY TRAFFIC ENGINEER AND SITE SPECIFIC DEVELOPMENT PLAN APPROVAL.
12. LOT 6 IS RESERVED FOR STORMWATER PURPOSES AND IS CONSIDERED AS A "NOT FOR DEVELOPMENT LOT"
13. ALL PREVIOUSLY PLATTED UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN IN PLAT BOOK 47, PAGE 31 HAVE BEEN VACATED PER ORDINANCE #021889, RECORDED AT BOOK 4243, PAGE 65

DESCRIPTION

A REPLAT OF THE DISCOVERY PARK SUBDIVISION PLAT 2-A AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 47, PAGE 67, LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE PLAT RECORDED IN PLAT BOOK 47, PAGE 31;

THENCE N39°12'15"E, A DISTANCE OF 531.82 FEET TO A 1/2" IRON PIPE FOUND AT THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 63;

THENCE ALONG SAID RIGHT OF WAY LINE 1043.56 FEET ALONG A 5140.53 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S44°08'00"E, A DISTANCE OF 1041.77 FEET) TO A 1/2" IRON ROD SET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S50°49'15"E, A DISTANCE OF 328.57 FEET TO A RIGHT OF WAY MARKER FOUND;

THENCE S49°56'55"E, A DISTANCE OF 300.00 FEET TO RIGHT OF WAY MARKER FOUND;

THENCE S48°59'35"E, A DISTANCE OF 170.96 FEET TO A 1/2" IRON ROD SET;

THENCE LEAVING SAID RIGHT OF WAY LINE S41°00'25"W, A DISTANCE OF 0.50 FEET TO A 1/2" IRON ROD SET;

THENCE 28.20 FEET ALONG A 66.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N62°22'55"W, A DISTANCE OF 27.99 FEET) TO A 1/2" IRON ROD SET;

THENCE N74°27'25"W, A DISTANCE OF 60.10 FEET TO A 1/2" IRON ROD SET;

THENCE 43.88 FEET ALONG A 41.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S75°32'35"W, A DISTANCE OF 41.90 FEET) TO A 1/2" IRON ROD SET;

THENCE 41.34 FEET ALONG A 108.10 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S56°29'55"W, A DISTANCE OF 41.09 FEET) TO A 1/2" IRON ROD SET;

THENCE S70°17'50"W, A DISTANCE OF 2.60 FEET TO A 1/2" IRON ROD SET;

THENCE 31.31 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S77°08'15"W, A DISTANCE OF 31.20 FEET) TO A 1/2" IRON ROD SET;

THENCE 39.35 FEET ALONG A 34.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S52°17'10"W, A DISTANCE OF 37.19 FEET) TO A 1/2" IRON ROD SET;

THENCE 476.69 FEET ALONG A 407.75 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S14°21'40"E, A DISTANCE OF 450.00 FEET) TO A 1/2" IRON ROD SET;

THENCE S47°51'10"E, A DISTANCE OF 74.14 FEET TO A 1/2" IRON ROD SET;

THENCE 88.10 FEET ALONG A 552.25 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S43°16'55"E, A DISTANCE OF 88.01 FEET) TO A 1/2" IRON ROD SET;

THENCE S38°42'40"E, A DISTANCE OF 171.51 FEET TO A 1/2" IRON ROD SET;

THENCE 31.93 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S67°18'00"E, A DISTANCE OF 30.63 FEET) TO A 1/2" IRON ROD SET;

THENCE 237.83 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S32°48'10"E, A DISTANCE OF 192.60 FEET) TO A 1/2" IRON ROD SET;

THENCE 29.36 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S03°59'50"W, A DISTANCE OF 28.34 FEET) TO A 1/2" IRON ROD SET;

THENCE S22°17'25"E, A DISTANCE OF 206.55 FEET TO A 1/2" IRON ROD SET;

THENCE 5.45 FEET ALONG A 552.25 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S22°00'25"E, A DISTANCE OF 5.45 FEET) TO A 1/2" IRON ROD SET;

THENCE S68°16'35"W, A DISTANCE OF 86.50 FEET TO A 1/2" IRON ROD SET;

THENCE S80°35'25"W, A DISTANCE OF 442.72 FEET TO A 1/2" IRON ROD SET;

THENCE S00°26'10"E, A DISTANCE OF 190.80 FEET TO A 1/2" IRON ROD SET;

THENCE N88°34'50"W, A DISTANCE OF 612.70 FEET TO A 1/2" IRON ROD SET;

THENCE N60°29'00"E, A DISTANCE OF 382.87 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N08°54'00"W, A DISTANCE OF 429.00 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N23°27'05"W, A DISTANCE OF 508.86 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N41°26'40"W, A DISTANCE OF 315.31 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N21°32'20"E, A DISTANCE OF 78.58 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N41°26'40"W, A DISTANCE OF 1142.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 39.33 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3790 PAGES 48 & 49 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

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# 290019C0295D, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

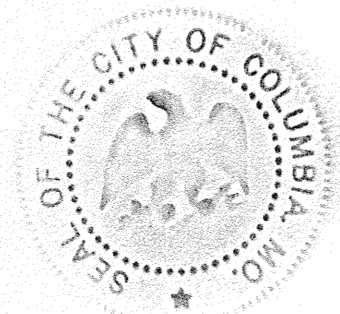
APPROVED BY THE COLUMBIA CITY COUNCIL THIS
2nd DAY OF September, 2014

Robert McDavid, Mayor

Sheela Amin, City Clerk

APPROVED BY THE PLANNING & ZONING COMMISSION,
COLUMBIA, MO THIS 24th DAY OF July, 2014

Dr. Ramon Puri, Chairman



KNOW ALL MEN BY THESE PRESENTS

ON THIS 10th DAY OF August, 2014, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jonathan Odle, TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "DISCOVERY OFFICE PARK, 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.

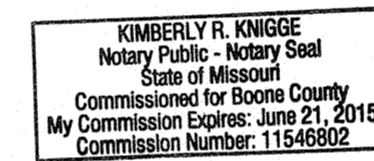
EASEMENTS OF THE TYPES AND AT LOCATIONS AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

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

(SIGNED)

MEMBER Jonathan Odle (PRINTED)

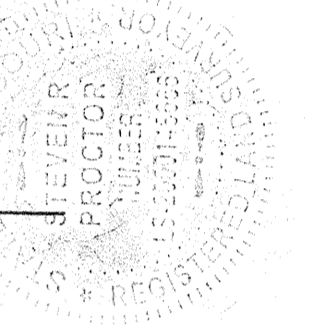
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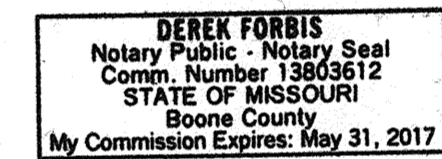
Kimberly R. Knigge
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STEVEN R. PROCTOR, P.L.S. 2000148666
Date: JULY 17, 2014



SUBSCRIBED AND SWORN BEFORE ME ON THIS 17TH DAY OF JULY, 2014 MY COMMISSION EXPIRES MAY 31, 2017.



Derek Forbis
NOTARY PUBLIC

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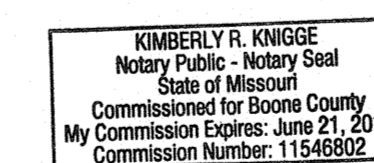
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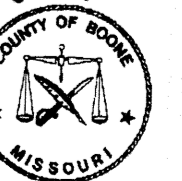
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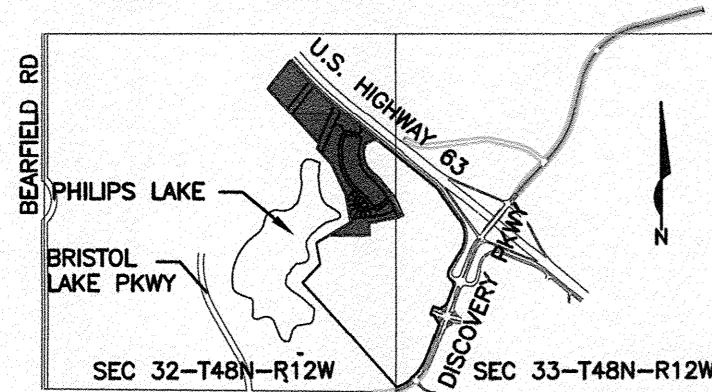
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THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1568
Fax (573) 814-1128

Recorded in Boone County, Missouri
Date and Time: 09/03/2014 at 02:39:45 PM
Instrument #: 2014017021 Book: 48 Page: 45
Grantor: DISCOVERY OFFICE PARK LLC
Grantee: DISCOVERY PARK SUBDIVISION PLAT 2-B
Instrument Type: PLAT
Recording Fee: \$219.00
No. of Pages: 4
Bettie Johnson, Recorder of Deeds

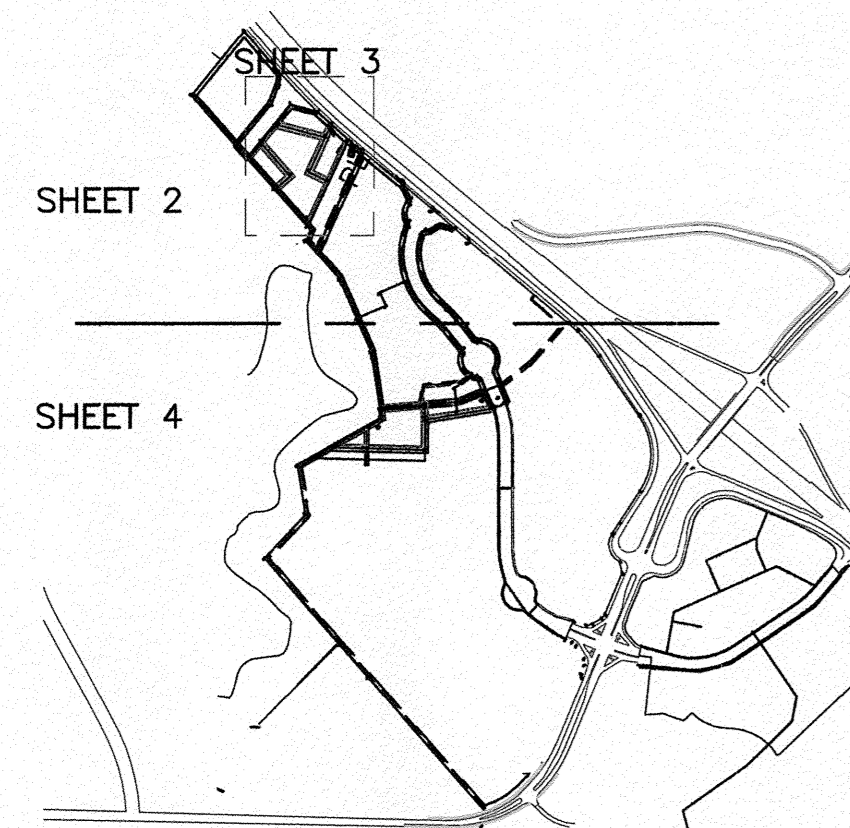


Filed for Record, Boone County, Missouri
Bettie Johnson, Recorder of Deeds



LOCATION
MAP Not
To Scale

SHEET INDEX



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FLOOD PLAIN STATEMENT

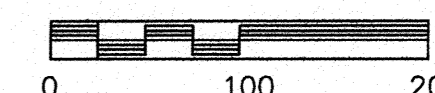
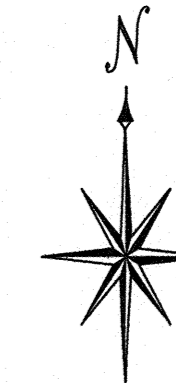
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LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL
- △ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- x FENCE LINE
- OHE OVERHEAD ELECTRIC
- G GAS LINE
- S SEWER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



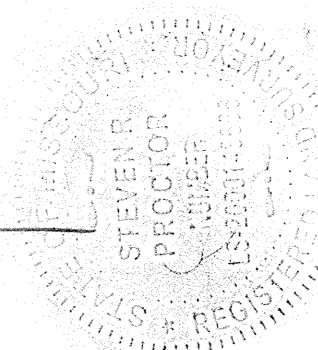
SCALE: 1"=100'

Line #	Direction	Length
L=3	S49°56'55"E	36.89
L=6	S25°27'05"E	69.58
L=29	N74°27'25"W	60.10
L=31	S48°59'35"E	129.08
L=32	S70°17'50"W	2.60

Curve #	Length	Radius	Chord
C=2	25.65	60.00	N37°42'00"W, 25.46
C=6	43.98	42.00	S4°32'55"W, 42.00
C=7	84.90	108.00	S12°01'40"W, 82.73
C=32	29.59	34.00	N2°57'45"W, 28.66
C=33	32.80	108.00	N19°11'35"W, 32.67
C=34	39.35	34.00	S52°17'10"W, 37.19
C=37	41.34	108.00	S56°29'55"W, 41.09
C=38	43.88	41.90	S75°32'35"W, 41.90
C=40	28.26	80.57	N63°23'00"W, 28.11
C=44	31.31	108.00	S77°08'15"W, 31.20

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Steven R. Proctor
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: JULY 17, 2014



SUBSCRIBED AND SWORN BEFORE ME ON THIS 17TH DAY OF JULY, 2014 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
Notary Public - Notary S
Comm. Number 138866
STATE OF MISSOURI
Boone County
My Commission Expires: May 31, 2017

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

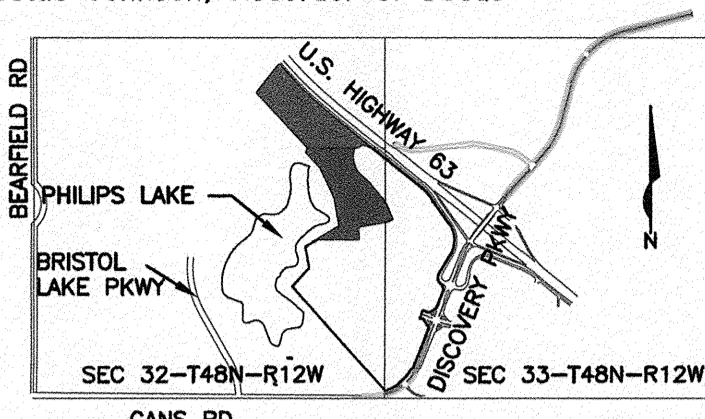
THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.

1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1568
Fax (573) 814-1128

SEE PAGE 4

SURVEY RECORDED IN PLAT BOOK 43, PAGE 9
PERRY PHILIPS PARK

Filed for Record, Boone County, Missouri
Bettie Johnson, Recorder of Deeds

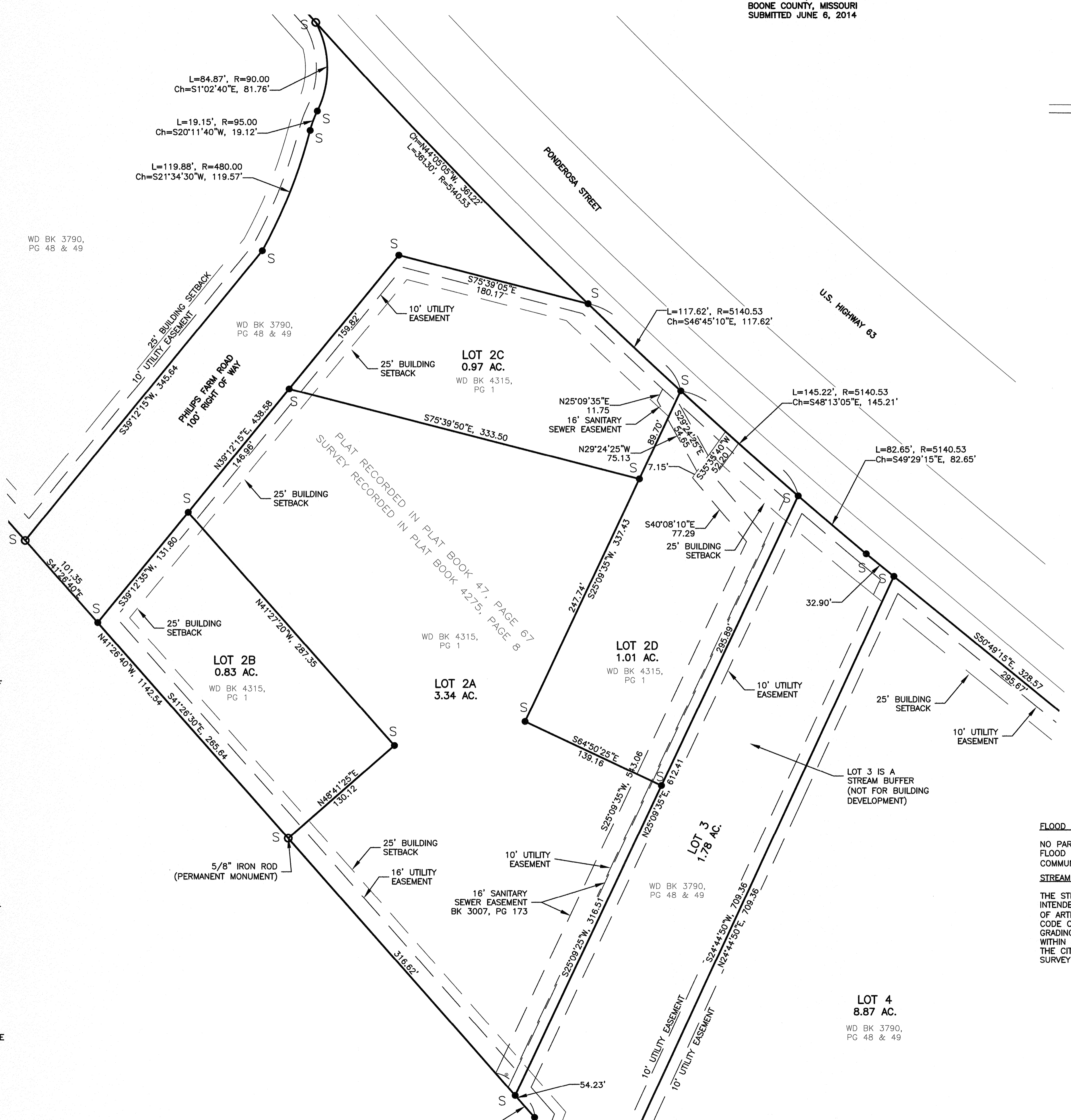
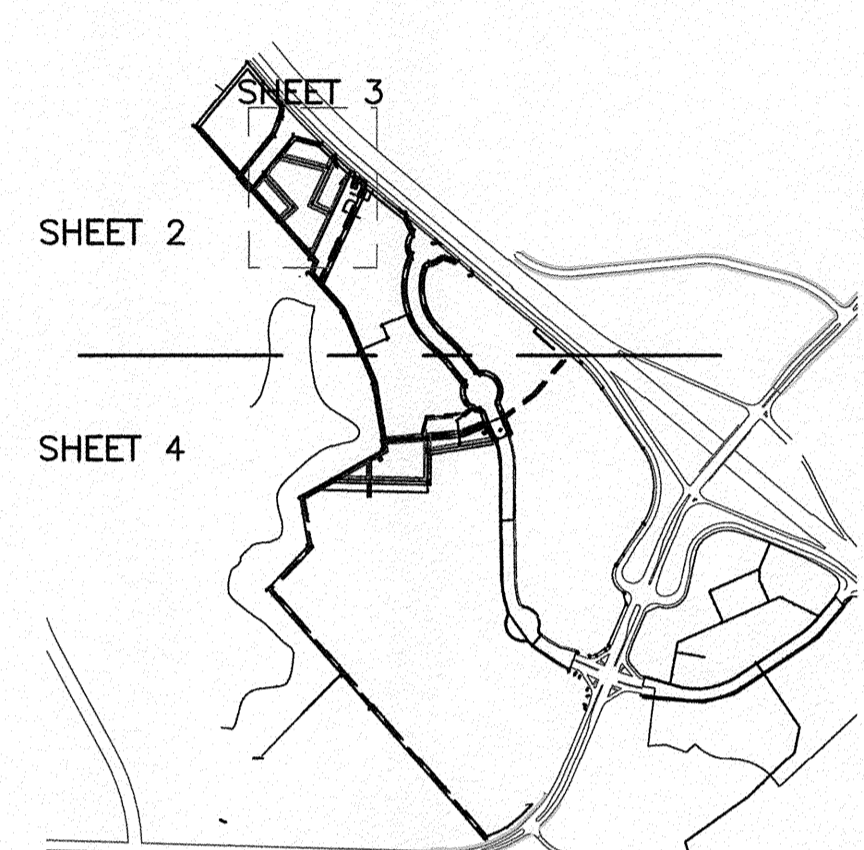
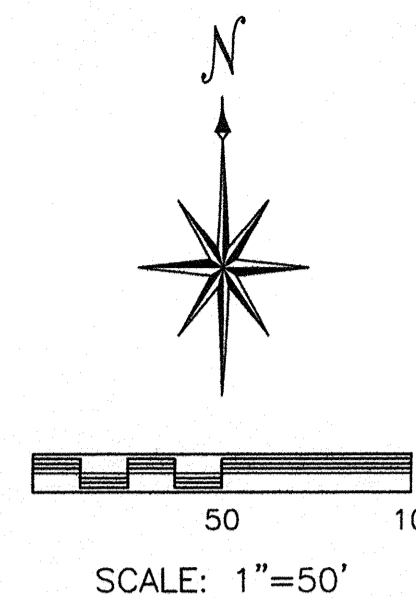


LOCATION MAP Not To Scale

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WD BK 3790,
PG 48 & 49

WD BK 3790,
PG 48 & 49

WD BK 4315,
PG 1

WD BK 4315,
PG 1

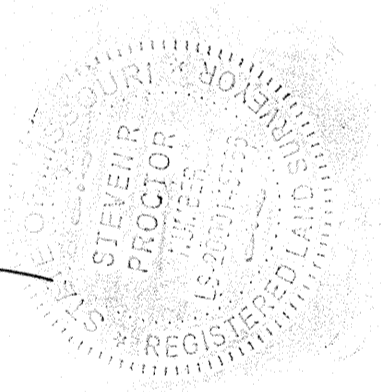
WD BK 3790,
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LOT 4
8.87 AC.
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 10. THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 765, PG 608. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE WEST SIDE OF GANS ROAD BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 63.
 11. PARCEL ACCESS TO FUTURE PUBLIC STREETS IS SUBJECT TO CITY TRAFFIC ENGINEER AND SITE SPECIFIC DEVELOPMENT PLAN APPROVAL.
 12. LOT 6 IS RESERVED FOR STORMWATER PURPOSES AND IS CONSIDERED AS A "NOT FOR DEVELOPMENT LOT"
 13. ALL PREVIOUSLY PLATTED UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN IN PLAT BOOK 47, PAGE 31 HAVE BEEN VACATED PER ORDINANCE #021889, RECORDED AT BOOK 4243, PAGE 65

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC., A SURVEY OF A PORTION OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 AND DEED BOOK 4315, PAGE 1 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.

Steven R. Proctor
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: JULY 17, 2014



SUBSCRIBED AND SWORN BEFORE ME ON THIS 17TH DAY OF JULY, 2014 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
Notary Public - Notary Seal
Comm. Number 13805612
STATE OF MISSOURI
Boone County
My Commission Expires: May 31, 2017

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

FLOOD PLAIN STATEMENT

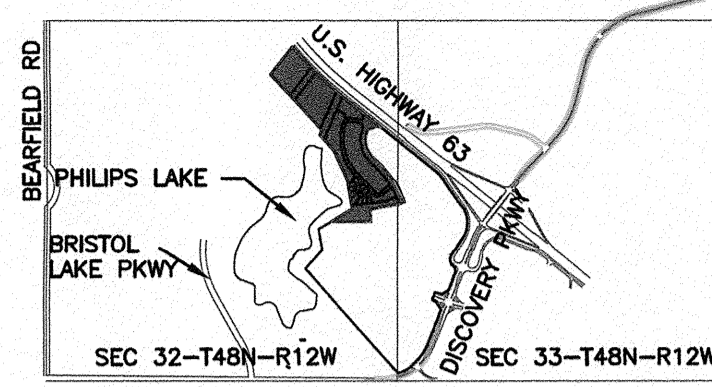
NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS: COMMUNITY-PANEL# 290019C0295D. DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

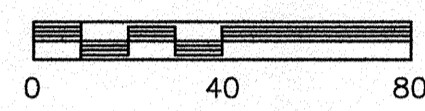
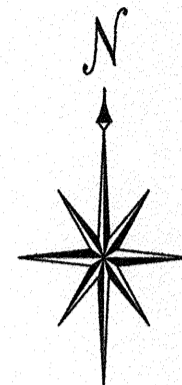
THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.



Filed for Record, Boone County, Missouri
 Bettie Johnson, Recorder of Deeds



LOCATION
 MAP Not
 To Scale



SCALE: 1"=40'

LEGEND

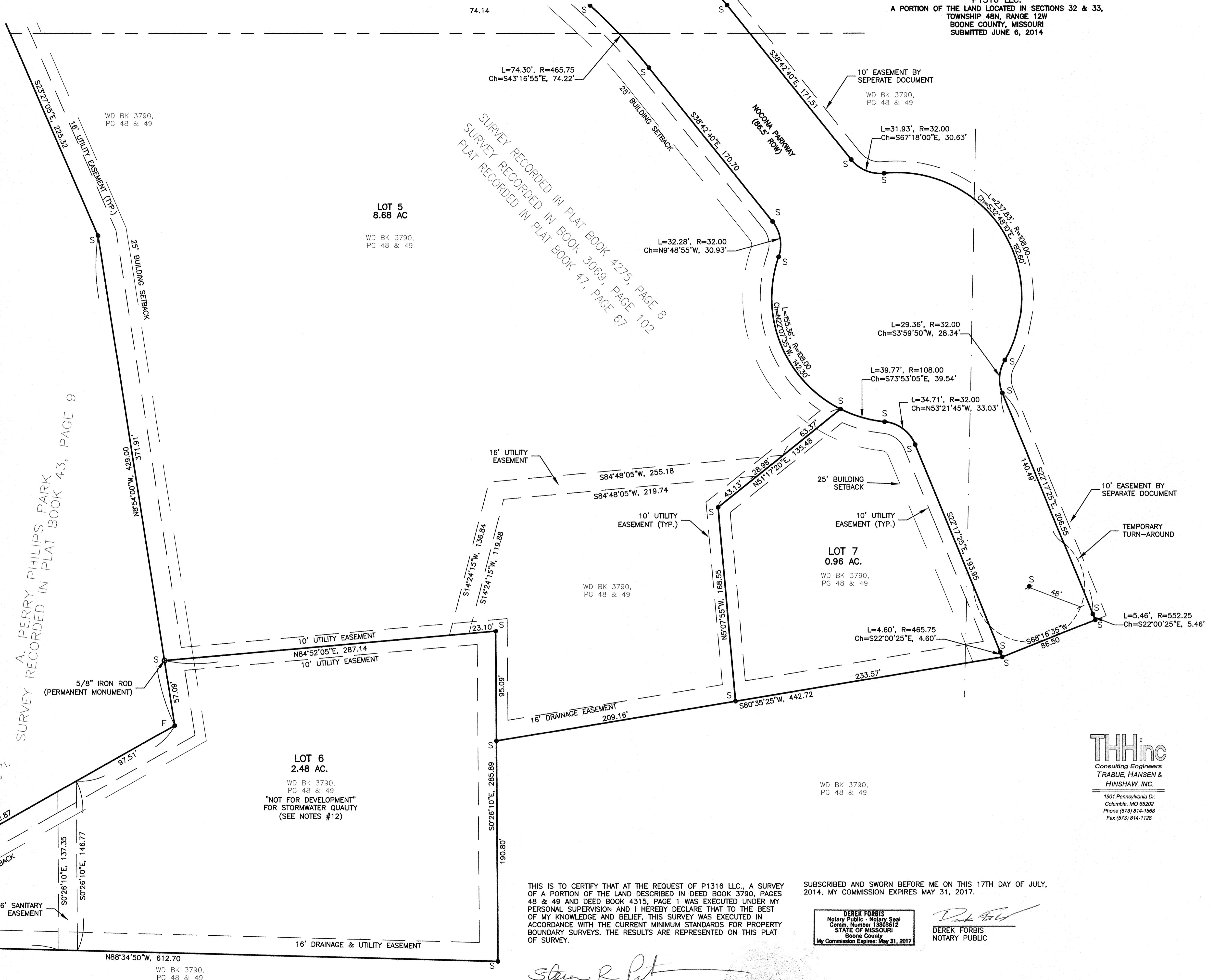
- S SET
- F FOUND
- DH DRILL HOLE
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL
- △ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- × FENCE LINE
- OHE OVERHEAD ELECTRIC
- G GAS LINE
- S SEWER LINE
- BUILDING SETBACK LINE
- - - EASEMENT LINE

NOTES

1. THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY JULY, 2014
3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
4. ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.
5. ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE TO BE REMOVED
6. THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.
7. THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 287. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 32-48-12, NORTH OF GANS ROAD
8. THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.
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SEE PAGE 2

74.14



LOT 5
 8.68 AC

WD BK 3790,
 PG 48 & 49

LOT 6
 2.48 AC.

WD BK 3790,
 PG 48 & 49
 "NOT FOR DEVELOPMENT"
 FOR STORMWATER QUALITY
 (SEE NOTES #12)

LOT 7
 0.96 AC.

WD BK 3790,
 PG 48 & 49

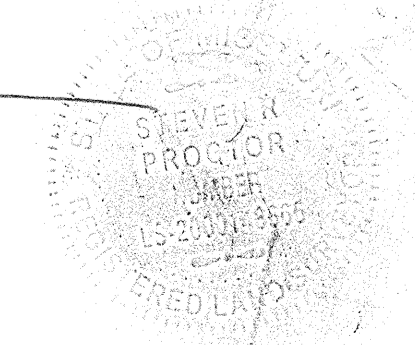
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SUBSCRIBED AND SWORN BEFORE ME ON THIS 17TH DAY OF JULY, 2014, MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
 Notary Public - Notary Seal
 Comm. Number 13809612
 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: JULY 17, 2014



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 Consulting Engineers
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