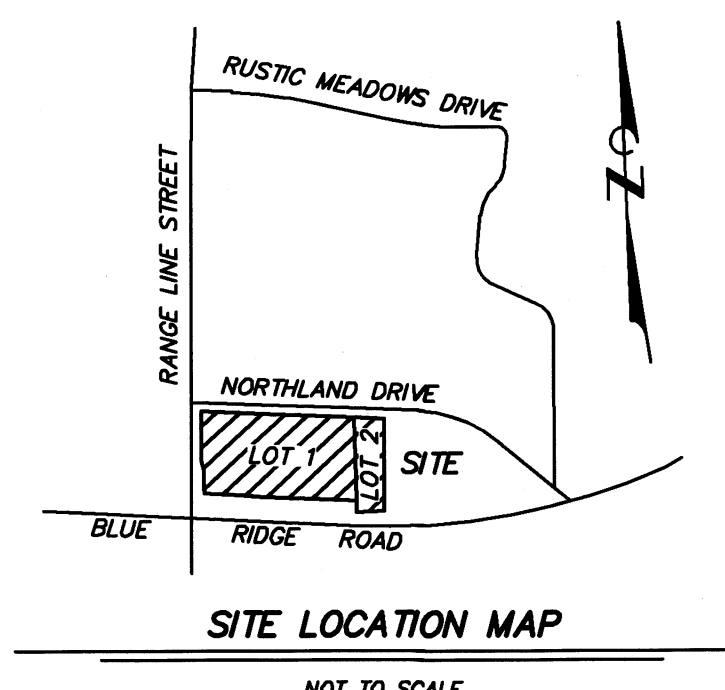


NORTHLAND ACRES PLAT 3

FINAL PLAT
 JANUARY 7, 2021



FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER NOTE

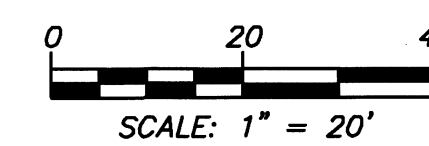
THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY SITE INSPECTION AND BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LEGEND

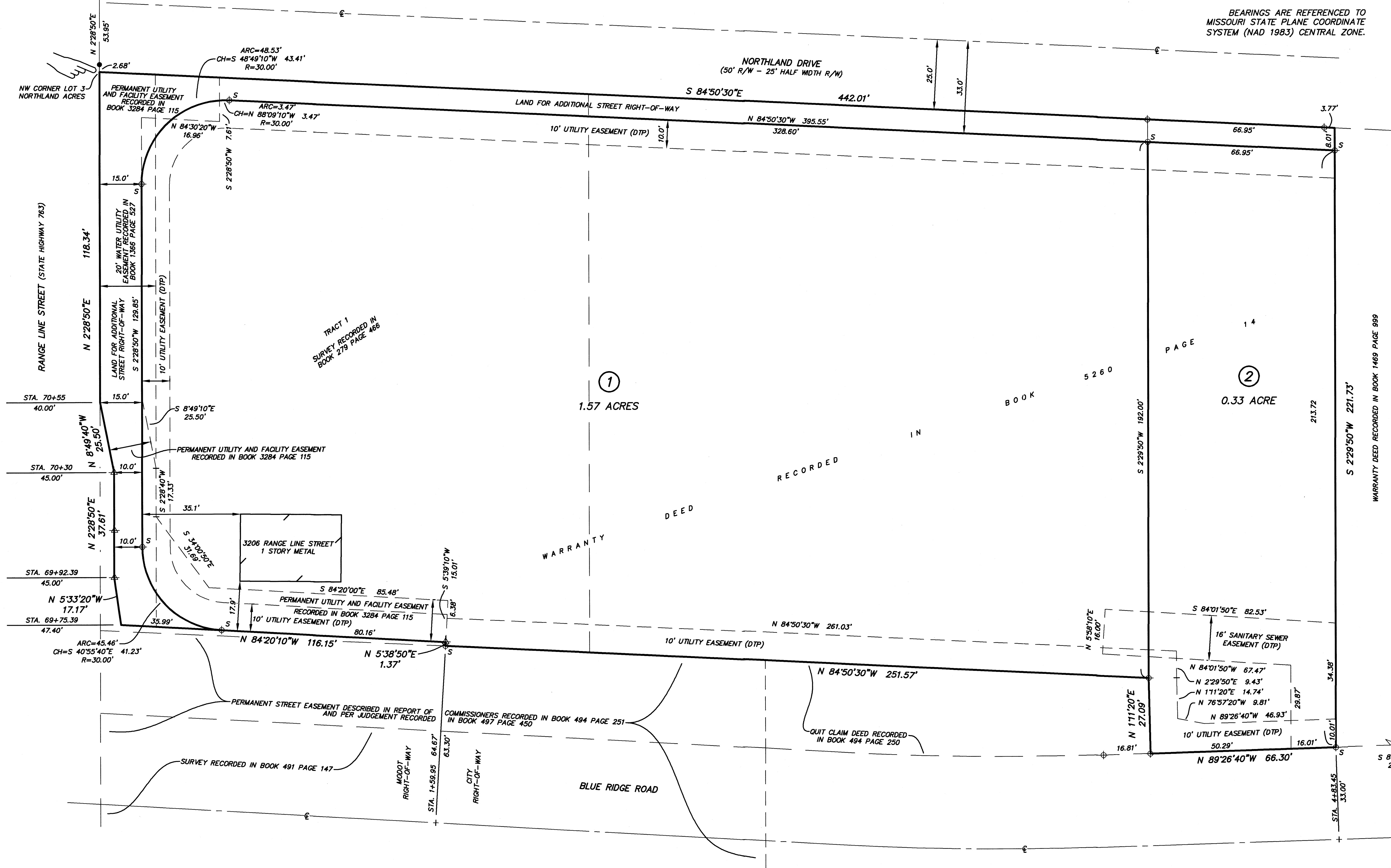
- ⊕ IRON
 - ⊕ R/W MARKER
 - MAG NAIL W/ CUT CROSS
 - DTP DEDICATED BY THIS PLAT
- ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET

NOTE

IN MY PROFESSIONAL JUDGEMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS



BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.



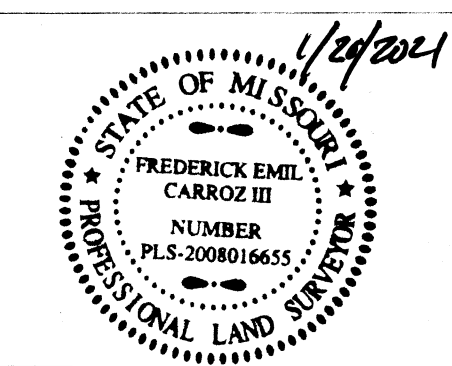
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36 T49N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 3 NORTHLAND ACRES, RECORDED IN PLAT BOOK 4 PAGE 25, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF NORTHLAND ACRES RECORDED IN PLAT BOOK 4 PAGE 25, ALSO BEING THE NORTHWEST CORNER OF TRACT #1 OF A SURVEY RECORDED IN BOOK 279 PAGE 466, AND THE NORTHWEST CORNER OF THE FIRST TRACT DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN BOOK 2961 PAGE 76, THENCE S 84°50'30"E 442.01 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 3, TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 3074 PAGE 6; THENCE S 2°29'50"W 221.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BLUE RIDGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY, N 89°26'40"W 66.30 FEET; THENCE N 1°11'20"E 27.09 FEET; THENCE N 84°50'30"W 251.57 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RANGE LINE STREET (STATE HIGHWAY 763); THENCE ALONG SAID RIGHT-OF-WAY, N 5°38'50"E 1.37 FEET; THENCE N 84°20'10"W 116.15 FEET; THENCE N 5°33'20"W 17.17 FEET; THENCE N 2°28'50"E 37.61 FEET; THENCE N 8°49'40"W 25.50 FEET; THENCE N 2°28'50"E 118.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.05 ACRES.

THIS TRACT IS SUBJECT TO A 20' WATER UTILITY EASEMENT RECORDED IN BOOK 1366 PAGE 527 AND A PERMANENT UTILITY AND FACILITY EASEMENT RECORDED IN BOOK 3284 PAGE 115, LOCATED AS SHOWN ON THE PLAT.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
 MISSOURI L.S. CORP. #2004004672
 1113 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (573) 449-2646
 EMAIL: FCARROZ@ESS-INC.COM



FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655

NORTHLAND ACRES PLAT 3
 SECTION 36 T49N R13W
 COLUMBIA, BOONE COUNTY, MISSOURI

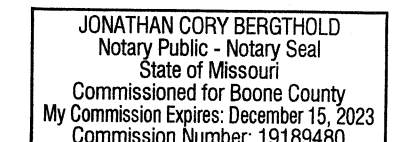
STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 20th DAY OF JANUARY, 2021 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES DECEMBER 15, 2023.

Jonathan Cory Berghold
 JONATHAN CORY BERGHOLD, NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS:

THAT, LEON & MARILYN KELLER PROPERTIES LLC, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT. THE 10 FOOT UTILITY EASEMENTS, SANITARY SEWER EASEMENT, AND THE LAND FOR ADDITIONAL STREET RIGHT-OF-WAY, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

LEON & MARILYN KELLER PROPERTIES, LLC

Leon Keller
 LEON KELLER (MEMBER)

Marilyn Keller
 MARILYN KELLER (MEMBER)

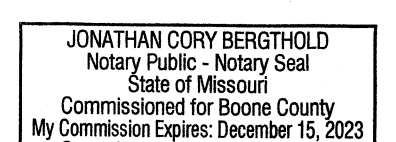
STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 20th DAY OF JANUARY, 2021 BEFORE ME APPEARED LEON AND MARILYN KELLER, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THEY ARE MEMBERS OF LEON & MARILYN KELLER PROPERTIES, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LEON & MARILYN KELLER PROPERTIES, LLC AND THE SAID MEMEBERS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LEON & MARILYN KELLER PROPERTIES, LLC.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES 12-15-2023

Jonathan Cory Berghold
 JONATHAN CORY BERGHOLD, NOTARY PUBLIC



APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE ____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK