

PROVIDENCE LANDING PLAT 1

A REPLAT OF MCBAIN'S ADDITION
SW1/4 OF NE1/4 OF SECTION 12,
TOWNSHIP 48 NORTH, RANGE 13 WEST,
CITY OF COLUMBIA, MISSOURI
AUGUST 14, 2023

LEGEND

- SET 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- (M) MEASURED
- (REC) RECORD
- MON(Δ) MONUMENT
- IP ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB ○ REBAR
- PK ⊕ PK NAIL
- ⊕ PERMANENT MONUMENT
- ⊕ DRILL HOLE
- 0,000 SQUARE FEET
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- PLATTED LOT LINE
- ▨ EXISTING ALLEY

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 2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0280E, DATED APRIL 19, 2017.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 12 & 13, AND PART OF LOTS 14, 16, 17, 18, AND 19 OF MCBAIN'S ADDITION AS RECORDED IN BOOK 91, PAGE 510, AND THAT PORTION OF THE VACATED ALLEY AS DESCRIBED IN ORDINANCE # _____ ALL BEING OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12 OF MCBAIN'S ADDITION ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH FOURTH STREET; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE, S 02°02'40" W, 178.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH FOURTH STREET; THENCE ALONG THE SOUTH LINE OF THE TRACT DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 5831, PAGE 28, N 81°54'30" W, 163.50 FEET TO A POINT BEING ON THE CENTERLINE OF THE ALLEY AS SHOWN ON SAID MCBAIN'S ADDITION; THENCE SOUTH ALONG SAID CENTERLINE OF ALLEY, S 02°02'40" W, 97.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HICKMAN AVENUE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE N 81°48'00" W, 130.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE ROAD DEEDS RECORDED IN BOOK 3, PAGES 504, 505, 506, & 591; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF HICKMAN AVENUE AND ALONG THE EAST LINE OF SAID ROAD DEEDS; N 00°34'35" E, 273.91 FEET TO THE NORTH PROPERTY LINE OF SAID LOT 19 OF MCBAIN'S ADDITION; THENCE LEAVING SAID EAST LINE OF SAID ROAD DEEDS AND ALONG THE NORTH LINE OF SAID LOT 19, S 82°14'20" E, 141.72 FEET; THENCE ALONG THE NORTH LINE OF SAID LOT 12, S 82°14'45" E 159.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES.

NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- 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).
- SOURCE PLAT FOR SURVEY TRACT RECORDED IN BOOK 91, PAGE 510.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- TOTAL TRACT AREA = 1.50 ACRES.
- SOURCE DEEDS FOR SURVEY TRACT RECORDED IN: WARRANTY DEED BK 5689, PG 100 TRUSTEE'S DEED BK 5690, PG 21 WARRANTY DEED BK 5690, PG 22 WARRANTY DEED BK 3993, PG 50 QUIT-CLAIM DEED BK 5831, PG 28
- DRIVEWAYS SHALL NOT BE ALLOWED ON PROVIDENCE ROAD.
- A PUBLIC ALLEY OF VARYING WIDTHS THROUGH TRACT HAS BEEN VACATED PER CITY ORDINANCE # _____ IN BK _____ PG _____
- REQUIRED FRONT SETBACK SHALL BE MEASURED FROM N PROVIDENCE ROAD. REQUIRED REAR SETBACK SHALL BE MEASURED FROM 4TH STREET. REQUIRED SIDE OR CORNER SIDE SETBACK SHALL BE MEASURED FROM PROPERTY LINE.
- PUBLIC UTILITY EASEMENT BK _____ PG _____

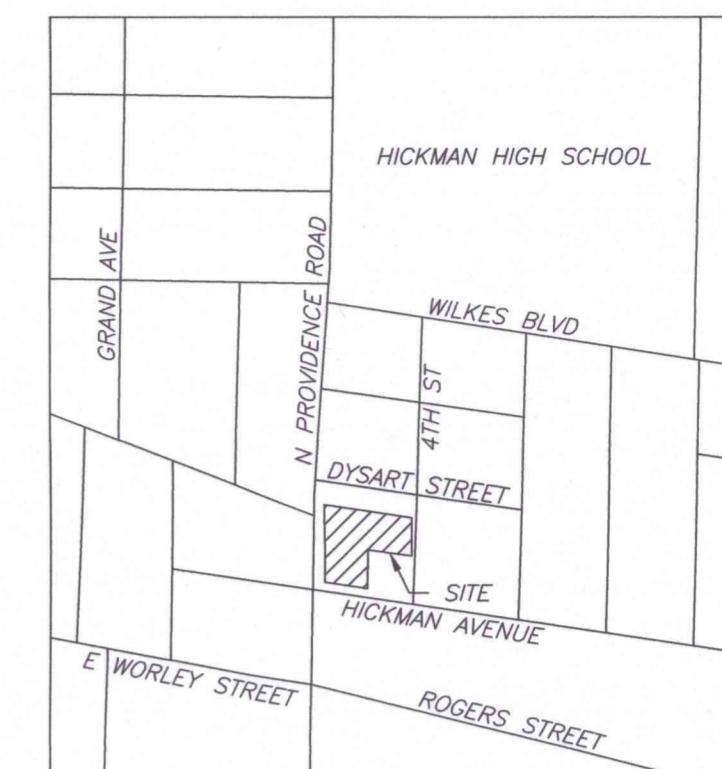
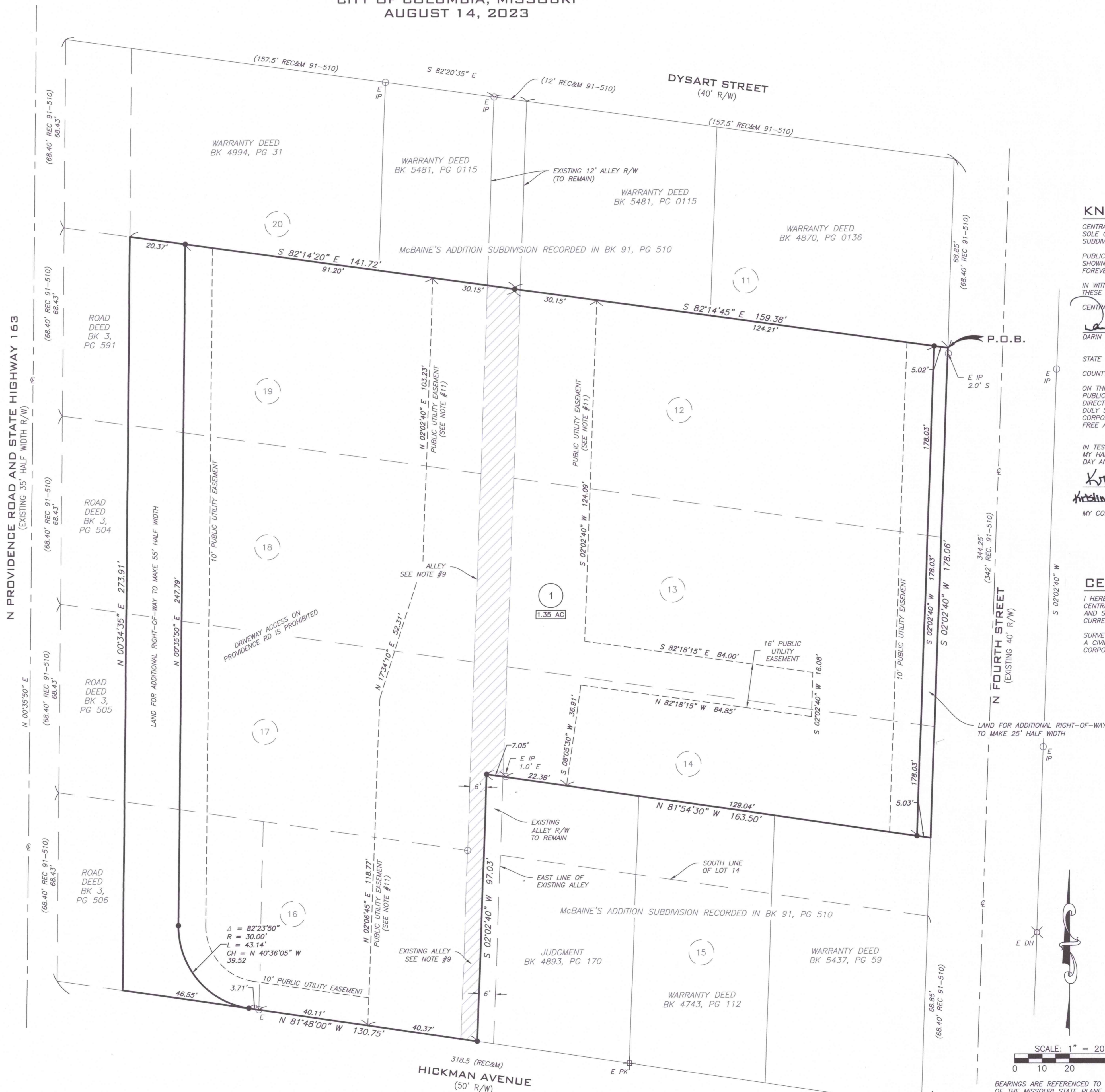
APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO

ORDINANCE # _____
ON THE _____ DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



KNOW ALL MEN BY THESE PRESENTS

CENTRAL MISSOURI COMMUNITY ACTION, A MISSOURI NON-PROFIT CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

IN WITNESS WHEREOF, THE SAID CENTRAL MISSOURI COMMUNITY ACTION HAS CAUSED THESE PRESENTS TO BE SIGNED.

CENTRAL MISSOURI COMMUNITY ACTION BY:

Darin Preis
DARIN PREIS, EXECUTIVE DIRECTOR

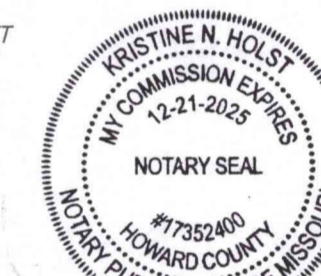
STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 23rd DAY OF April, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DARIN PREIS, EXECUTIVE DIRECTOR OF CENTRAL MISSOURI COMMUNITY ACTION, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY HE IS EXECUTIVE DIRECTOR OF SAID MISSOURI NON-PROFIT CORPORATION AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID NONPROFIT CORPORATION.

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

Kristine N. Holst
Kristine N. Holst, Notary Public

MY COMMISSION EXPIRES: 12-21-25



CERTIFICATION

I HEREBY CERTIFY THAT IN FEBRUARY, 2023 I COMPLETED A SURVEY FOR CENTRAL MISSOURI COMMUNITY ACTION, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT 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
JAY GEBHARDT, L.S. 2001001909
MO LAND SURVEYOR

DATE: APRIL 23, 2024

Jay Gebhardt
JAY A. GEBHARDT
NUMBER L.S. 2001001909
REGISTERED LAND SURVEYOR

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
A MAJOR SUBDIVISION PLAT

PROVIDENCE LANDING PLAT 1
807 N PROVIDENCE ROAD, COLUMBIA, MISSOURI

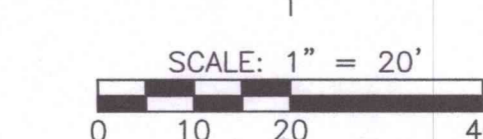
STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS 23rd DAY OF April, 2024.

Kristine N. Holst
Kristine N. Holst, Notary Public

MY COMMISSION EXPIRES: 12-21-25



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83 (2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MoDOT VRS NETWORK.