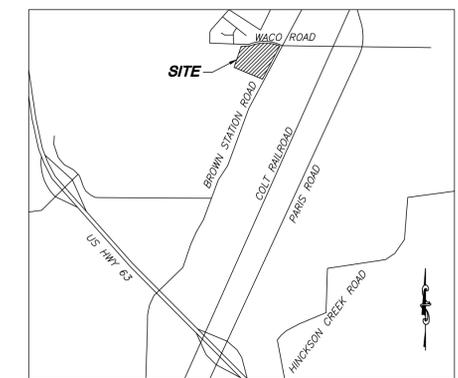


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# UPTOWN BUSINESS PARK PLAT 1

FINAL PLAT  
A REPLAT OF DELL JONES PLAT 2  
SW1/4 OF SECTION 21 AND THE SE1/4 OF SECTION 20,  
BOTH BEING IN TOWNSHIP 49 NORTH, RANGE 12 WEST,  
BOONE COUNTY, MISSOURI  
FEBRUARY 13, 2023



LOCATION MAP  
NOT TO SCALE

## KNOW ALL MEN BY THESE PRESENTS

UPT5611COMO LLC, A MISSOURI LIMITED LIABILITY COMPANY AND DELL JONES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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 WACO ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID UPT5611COMO LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

**UPT5611COMO LLC BY:**

MICHAEL R. McCLUNG, MANAGER  
STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, MICHAEL R. McCLUNG, MANAGER OF UPT5611COMO LLC, A LIMITED LIABILITY COMPANY, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY HE IS A MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID COMPANY.

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

KRISTINE VROMAN  
NOTARY PUBLIC, MY COMMISSION  
EXPIRES DECEMBER 21, 2025

IN WITNESS WHEREOF, THE SAID DELL JONES, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED.

**DELL JONES, L.L.C. BY:**

CARLA J. JONES, MANAGER  
STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, CARLA J. JONES, MANAGER OF DELL JONES, L.L.C., A LIMITED LIABILITY COMPANY, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT SHE IS THE MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT SHE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HER FREE ACT AND THE FREE ACT AND DEED OF SAID COMPANY.

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

KRISTINE VROMAN  
NOTARY PUBLIC, MY COMMISSION  
EXPIRES DECEMBER 21, 2025

## CERTIFICATION

I HEREBY CERTIFY THAT IN FEBRUARY, 2023 I COMPLETED A SURVEY FOR UPT5611COMO LLC AND DELL JONES, L.L.C. FOR THE DESCRIBED PROPERTIES 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 L.S. 2001001909  
MO LAND SURVEYOR

DATE: 08/14/2023

**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

FINAL PLAT  
**UPTOWN BUSINESS PARK  
PLAT 1**  
COLUMBIA, MISSOURI

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2023.

KRISTINE N. VROMAN  
NOTARY PUBLIC, MY COMMISSION  
EXPIRES DECEMBER 21, 2025.

CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	14°29'10"	814.00	205.81	N 83°21'35" E, 205.26'
C2	1°38'10"	805.00	22.98	N 76°56'00" E, 22.98'
C3	18°26'10"	723.00	232.64	N 85°21'05" E, 231.64'
C4	16°48'00"	723.00	212.00	S 77°01'50" E, 211.24'
C5	38°52'10"	30.00	20.35	S 49°11'45" E, 19.96'
C6	97°08'20"	30.00	50.86	S 2°09'05" E, 44.99'

## 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 20.30-16.040 (2)(A).
- AN EXISTING 40' 1/2 WIDTH R/W FOR WACO ROAD AND ADJACENT 10' UTILITY EASEMENT HAS BEEN VACATED PER ORDINANCE # \_\_\_\_\_.
- AN EXISTING 8' UTILITY EASEMENT ON PB 36, PG 28 HAS BEEN VACATED PER ORDINANCE #018396.
- ALL FRONT AND REAR BUILDING SETBACKS SHALL BE 30'.
- CROSS ACCESS EASEMENTS WILL BE PROVIDED FOR VEHICULAR AND PEDESTRIAN ACCESS ACROSS ADJACENT LOTS WITH LESS THAN 300 FEET OF FRONTAGE AND TO ALLOW ACCESS TO THE EXISTING STREET NETWORK. THE 30' MINIMUM DRIVEWAYS HAVE BEEN INDICATED ON PLAN AND LIMITED TO THE FOLLOWING LOCATIONS:  
LOCATIONS:  
COMMON LOT LINE OF 105-106  
COMMON LOT LINE OF 101-107  
COMMON LOT LINE OF 101-102  
EXISTING DRIVEWAY OF LOT 103  
ACCESS TO LOT 104 SHALL BE PROVIDED AS DESCRIBED BY ASSOCIATED DESIGN ADJUSTMENT

## 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

A PORTION OF THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0170E, DATED APRIL 19, 2017.

## LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 TOWNSHIP 49 NORTH, RANGE 12 WEST AND THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 201, 202, AND 203 OF DELL JONES PLAT 2 AS RECORDED IN PLAT BOOK 39, PAGE 10, ALSO BEING ALL OF LOT 441 OF THE VILLAGES AT ARBOR POINTE PLAT 3 AS RECORDED IN PLAT BOOK 41, PAGE 72, BEING THE TRACTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5705, PAGE 13 AND BEING PART OF LOT 204 OF DELL JONES PLAT 2 AS RECORDED IN PLAT BOOK 39, PAGE 10, BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 1770, PAGE 502, ALL BEING OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### TRACT 1:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 201 OF DELL JONES PLAT 2; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 201 N 69°39'10" W, 852.56 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH ALONG THE WEST LINE OF SAID LOT 201, N 17°20'20" E, 605.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WACO ROAD; THENCE LEAVING SAID WEST LINE, EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WACO ROAD S 89°23'50" E, 86.99 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 814.00 FEET, AN ARC LENGTH OF 205.81 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 83°21'35" E, 205.26 FEET; THENCE N 76°08'00" E, 13.14 FEET; THENCE N 89°23'50" W, 37.30 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET, AN ARC LENGTH OF 22.98 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 76°56'00" E, 22.98 FEET; THENCE N 76°08'00" E, 175.23 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 723.00 FEET, AN ARC LENGTH OF 232.64 FEET, AND SAID CURVE HAVING CHORD WHICH BEARS N 85°21'05" E, 231.64 FEET; THENCE S 85°25'50" E, 177.63 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 723.00 FEET, AN ARC LENGTH OF 212.00 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 77°01'50" E, 211.24 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 20.35 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 49°11'45" E, 19.96 FEET; THENCE S 89°23'50" E, 16.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROWN STATION ROAD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF WACO ROAD, SOUTH ALONG SAID RIGHT-OF-WAY LINE S 28°25'15" W, 1029.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.41 ACRES.

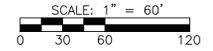
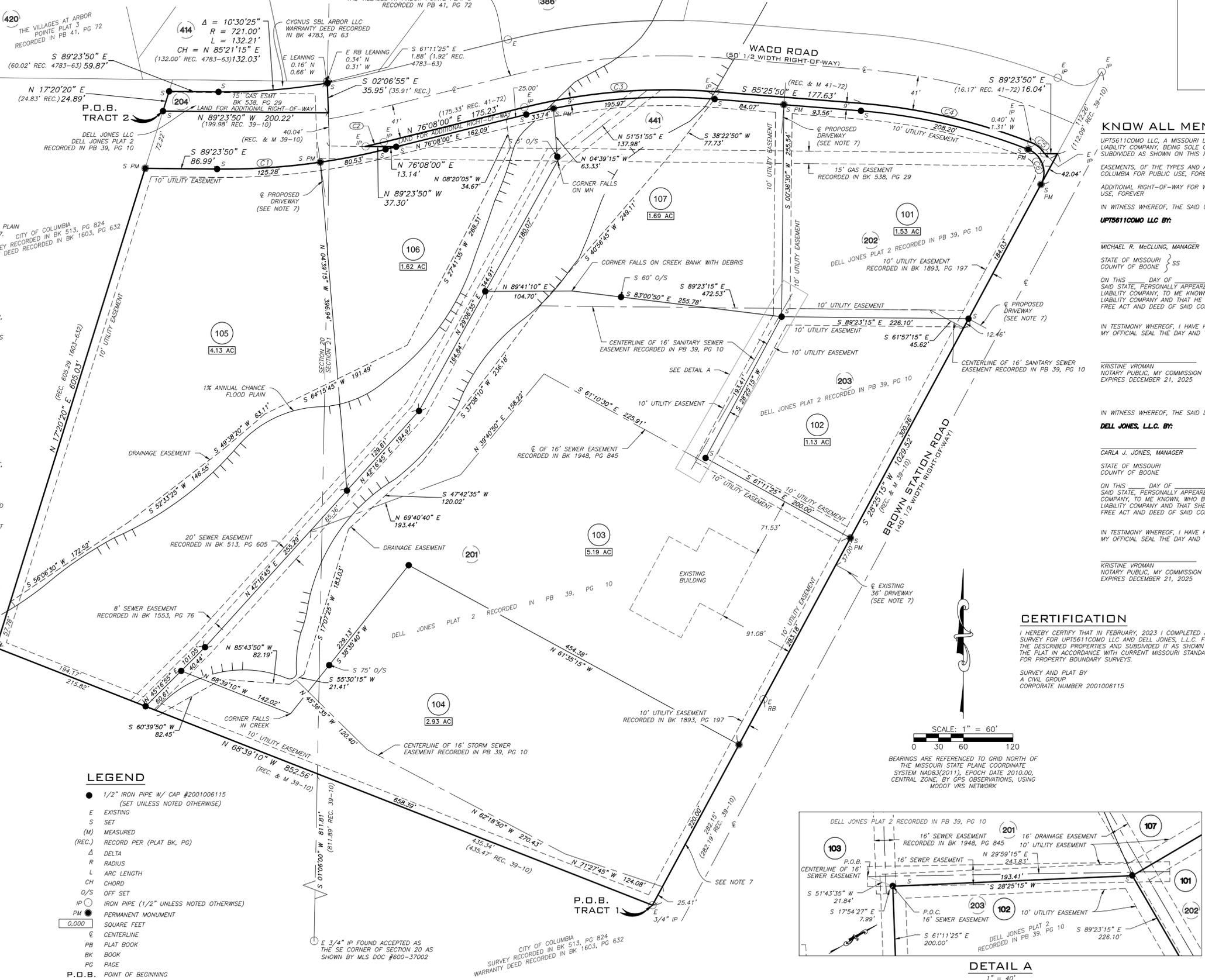
### TRACT 2:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 204 OF DELL JONES PLAT 2; THENCE ALONG THE WEST LINE OF SAID LOT, N 17°20'20" E, 24.89 FEET; THENCE LEAVING THE WEST LINE OF SAID LOT, S 89°23'50" E, 59.87 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 721.00 FEET, AN ARC LENGTH OF 132.21 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 85°21'15" E, 132.03 FEET TO THE EAST LINE OF SAID LOT; THENCE ALONG THE EAST LINE OF SAID LOT, S 2°06'55" E, 35.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG THE SOUTH LINE OF SAID LOT, N 89°23'50" W, 200.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES.

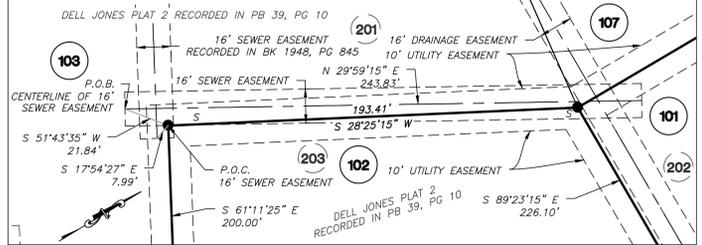
(SHOWN AS 5' OFF-SET NORTH ALONG THE WEST LINE OF LOT 201 ON PB 39, PG 10)

## LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
  - E EXISTING
  - S SET
  - (M) MEASURED
  - (REC.) RECORD PER (PLAT BK, PG)
  - Δ DELTA
  - R RADIUS
  - L ARC LENGTH
  - CH CHORD
  - O/S OFF SET
  - IP IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
  - PM PERMANENT MONUMENT
  - SQUARE FEET
  - ⊕ CENTERLINE
  - ⊖ PLAT BOOK
  - ⊗ BOOK
  - ⊘ PG
  - P.O.B. POINT OF BEGINNING
- PLAT IS SUBJECT TO DESIGN ADJUSTMENT APPROVED BY ORDINANCE # \_\_\_\_\_
- APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.
- BARBARA BUFFALO, MAYOR
- ATTEST:  
SHEELA AMIN, CITY CLERK



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



DETAIL A  
1" = 40'