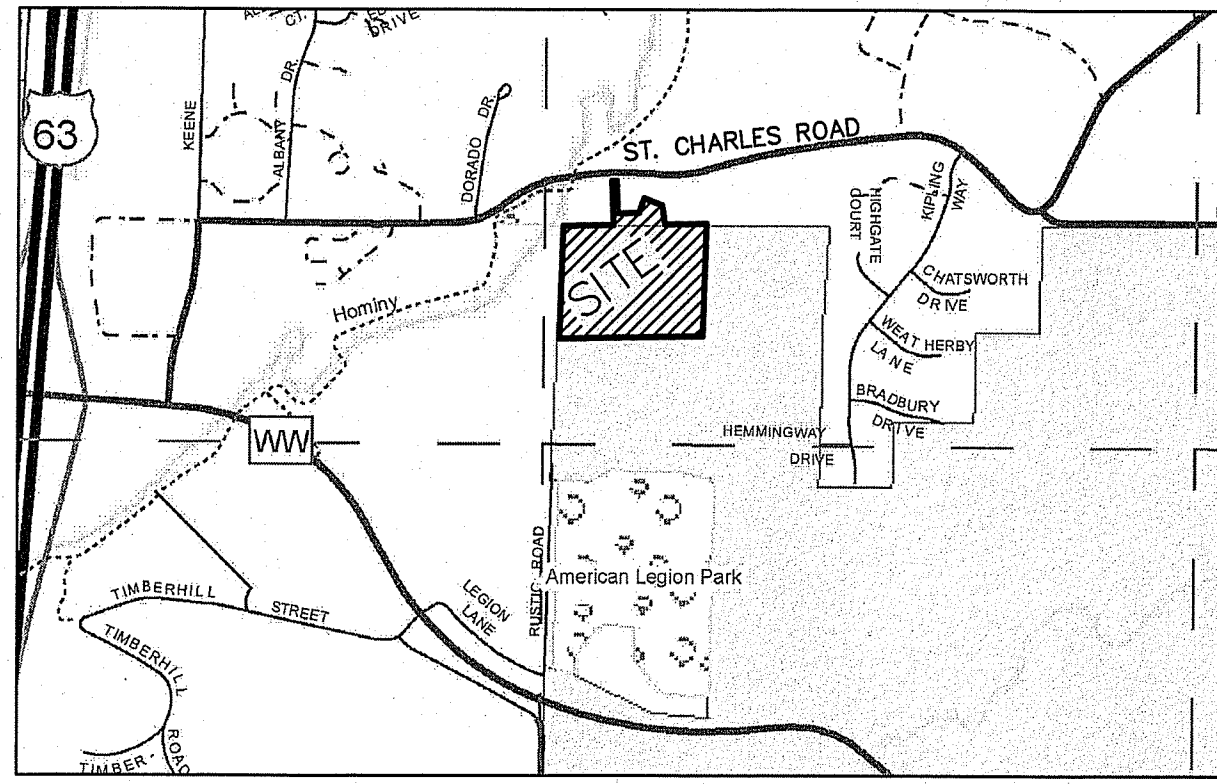


HARRIS ESTATES

A MINOR SUBDIVISION PLAT
PART OF THE NORTHWEST QUARTER OF SECTION 16 AND
PART OF THE SOUTHWEST QUARTER OF SECTION 9 ALL IN
TOWNSHIP 48 NORTH RANGE 12 WEST CITY OF COLUMBIA
BOONE COUNTY MISSOURI

SCALE 1" = 50'
0 25' 50' 100'

SITE LOCATION MAP
NOT TO SCALE



DESCRIPTION
A TRACT LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 4696 PAGE 90 AND THE DEED IN BOOK 4696 PAGE 92, ALSO BEING ALL OF THE TRACT SHOWN BY SURVEY IN BOOK 279 PAGE 389 AND LOT 4 OF TEREBINTHS SUBDIVISION PLAT 1 AS SHOWN IN PLAT BOOK 28 PAGE 71 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 16, AS SHOWN BY SURVEY IN BOOK 448 PAGE 398 AND SURVEY IN BOOK 364 PAGE 45 BOTH OF THE BOONE COUNTY RECORDS. THENCE WITH THE LINES OF THE TRACTS SHOWN BY SAID SURVEY IN BOOK 279 AND PAGE 389 AND SAID LOT 4 N 89°02'00" E, 262.50 FEET; THENCE N 02°24'45" W, 227.10 FEET; THENCE 25.00 FEET WITH A NON-TANGENT CURVE TO THE RIGHT, CURVE RADIUS OF 850.59 FEET, CHORD N 88°23'15" E, 25.00 FEET; THENCE S 02°24'45" E, 167.35 FEET; THENCE N 89°02'00" E, 107.44 FEET; THENCE N 21°06'00" E, 82.11 FEET; THENCE S 68°54'00" E, 100.00 FEET; THENCE S 08°30'30" E, 99.40 FEET; THENCE N 89°02'00" E, 216.20 FEET; THENCE S 01°54'15" W, 584.10 FEET; THENCE S 89°02'00" W, 746.20 FEET; THENCE N 01°51'15" E, 584.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.61 ACRES.

KNOW ALL MEN BY THESE PRESENTS:
THAT, JAMES AND GINA HARRIS, HUSBAND AND WIFE, ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT AND HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT. THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER.

JAMES HARRIS
GINA HARRIS

STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS _____ DAY OF _____, 2018
BEFORE ME APPEARED, JAMES AND GINA HARRIS, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN DID SAY THAT THIS INSTRUMENT WAS SIGNED AND SEALED AS THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF, I, A NOTARY PUBLIC, HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2018

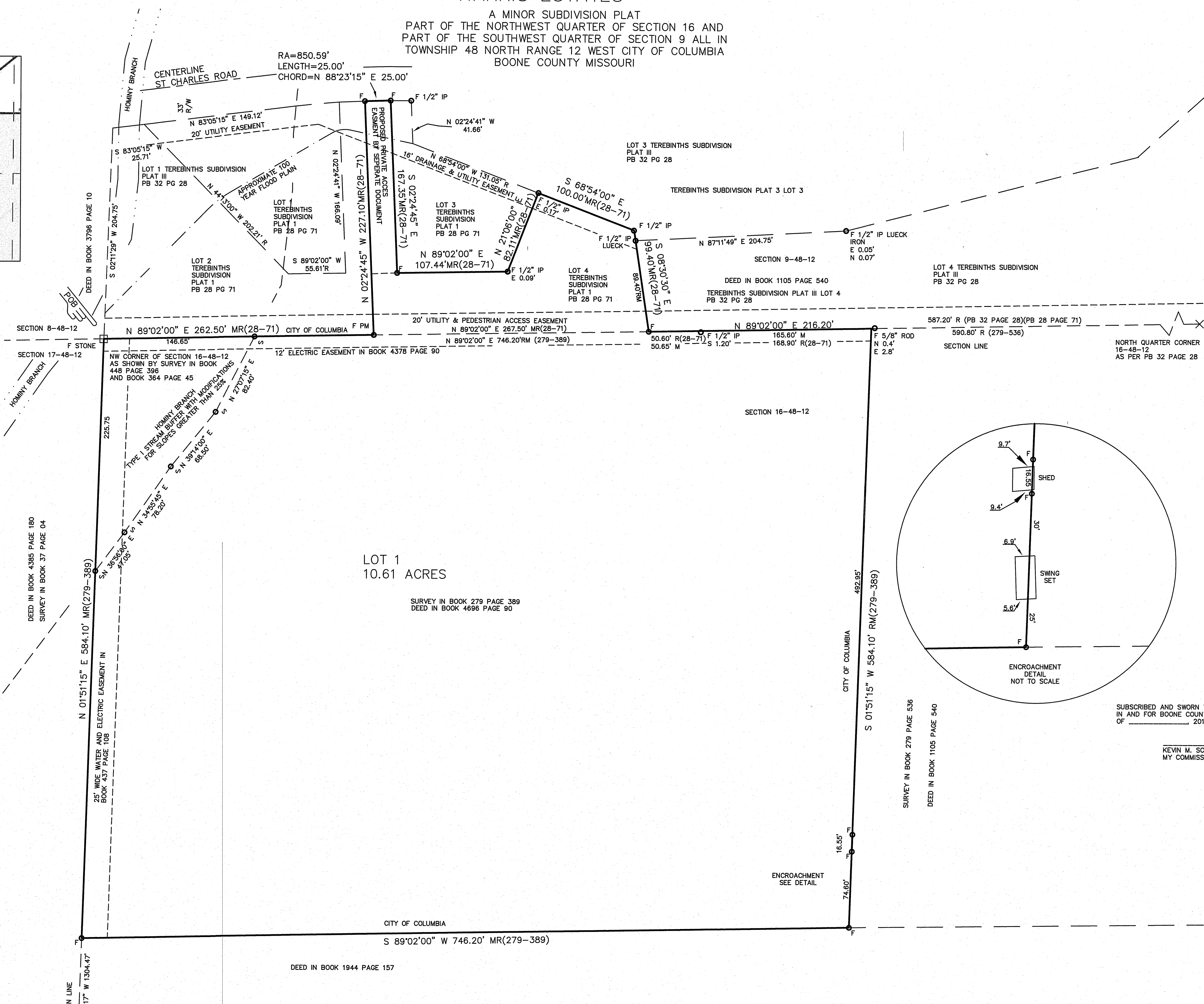
RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2018

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN CITY CLERK



- LEGEND**
- F FOUND 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
 - S SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321
 - PM PERMANENT MONUMENT
 - R/W RIGHT-OF-WAY
 - R RECORD
 - M MEASURED
 - C CENTER LINE
 - X FOUND RIGHT-OF-WAY MARKER
 - ON ORIGINAL NOTES
 - BCS BOONE COUNTY SURVEY
 - POS POINT OF BEGINNING
 - F STONE
 - PB PLAT BOOK
 - (279-389) BOOK AND PAGE RECORDED DOCUMENT

DATE: MARCH 9, 2018
 SURVEY FOR: JIM HARRIS
 PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 20 CSR 2030-16.040
 REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MODOT VRS STATION.
 NOTES:
 1) PART OF THIS TRACT IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS PER THE FEMA FLOOD MAP #29018C0283E DATED: APRIL 19, 2017.
 2) AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA QUADRANGLE, THERE IS A TYPE I STREAM BUFFER WITH MODIFICATIONS FOR SLOPES GREATER THAN 25% AS DEFINED BY CITY OF COLUMBIA CODE OF ORDINANCES 12A-23 LOCATED ON THIS SITE AS SHOWN.
 3) CURRENT TITLE INSURANCE POLICY WAS NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC
 506 NICHOLS STREET SUITE A
 COLUMBIA, MO. 65201
 573-442-3110
 LC 321

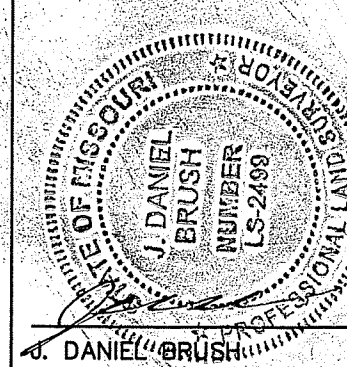
J. DANIEL BRUSH LS 2499

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS _____ DAY OF _____, 2018.

KEVIN M. SCHWEIKERT NOTARY PUBLIC
 MY COMMISSION EXPIRES 01-02-22

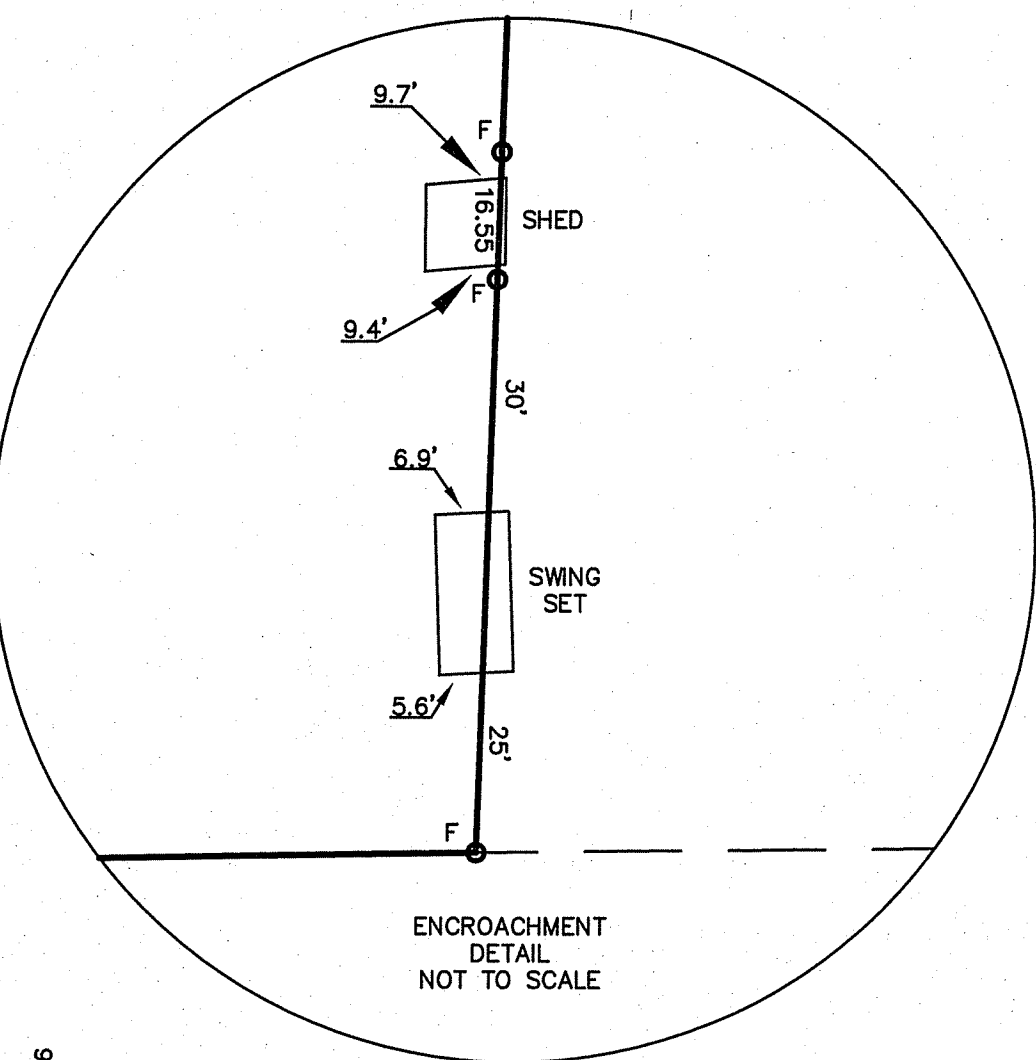
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 IN TOWNSHIP 48 NORTH RANGE 12 WEST CITY OF
 COLUMBIA BOONE COUNTY MISSOURI

BRUSH AND ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 506 NICHOLS STREET, SUITE A
 COLUMBIA, MISSOURI 65201
 PHONE: (573) 442-3110
 FAX: (573) 442-4851
 WWW.BRUSHENGINEERING.COM
 PLSC 321 ENC 001450



J. DANIEL BRUSH
 PLS 2499
 DATE: 3-9-18

NW CORNER OF THE SW QUARTER OF THE NW QUARTER OF SECTION 16-48-12
 CORNER FORM DOCUMENT # 600-68360



ENCROACHMENT SEE DETAIL