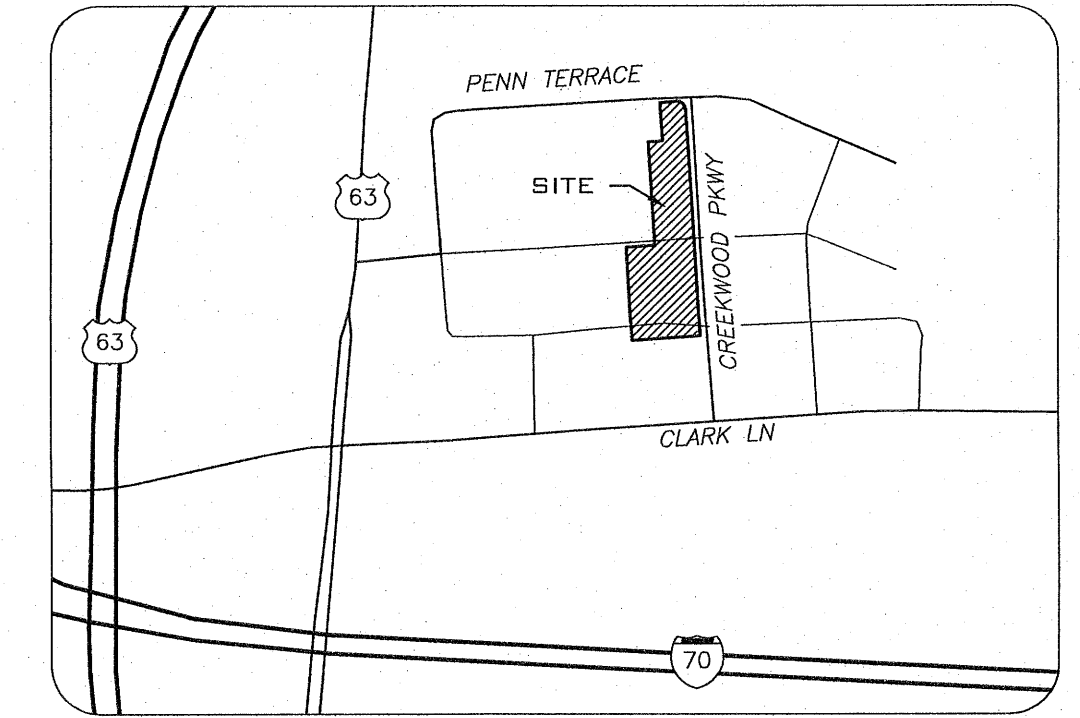


LIBERTY SQUARE - PLAT 5

FINAL PLAT
A REPLAT OF LOT 6 OF LIBERTY SQUARE BLOCK 3
DECEMBER 3, 2019



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

BMK PROPERTIES, LLC BEING SOLE OWNER 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 STREETS AT THE LOCATIONS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

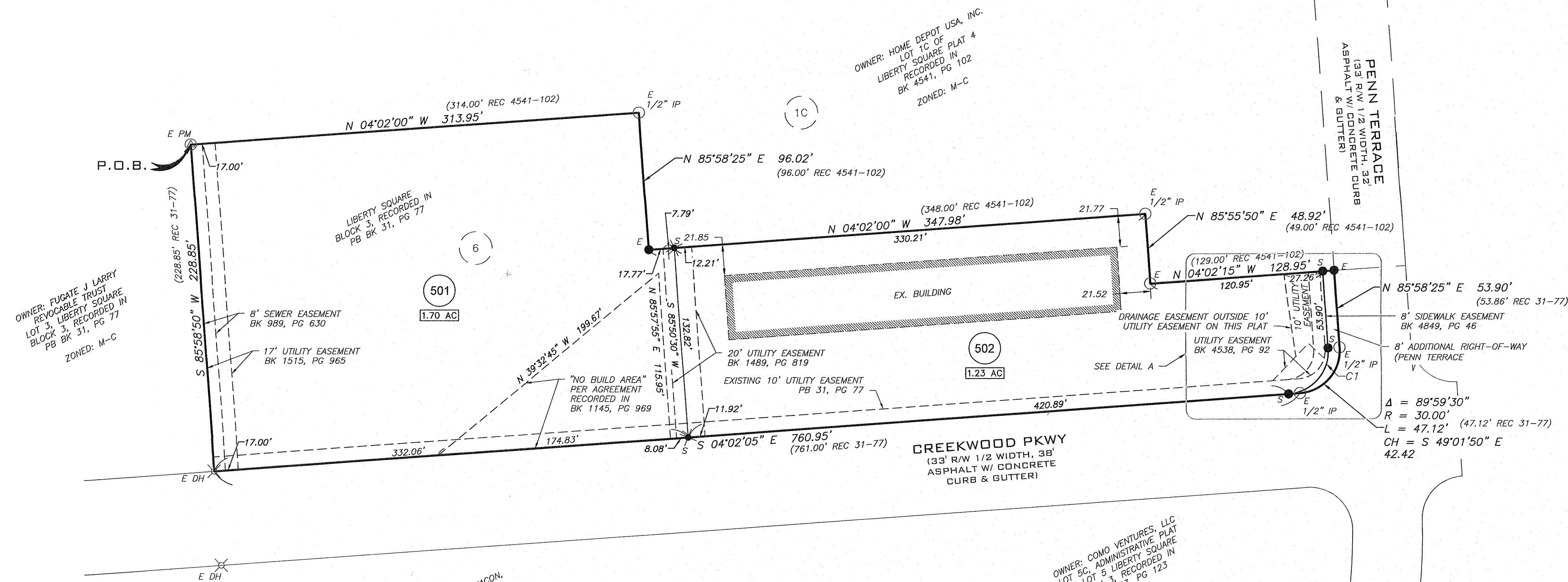
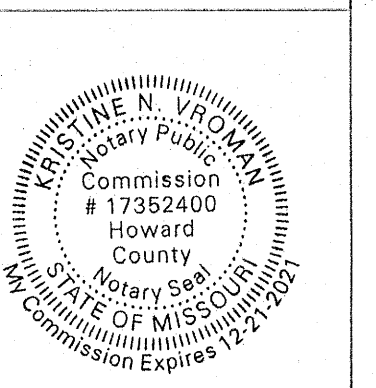
IN WITNESS WHEREOF, BMK PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

BY: *Brian Michael Kelly*
BRIAN MICHAEL KELLY, MEMBER OF BMK PROPERTIES, LLC

STATE OF MISSOURI }
COUNTY OF BOONE }
ON THIS 11th DAY OF December, IN THE YEAR 2019, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN MICHAEL KELLY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

STATE OF MISSOURI }
COUNTY OF BOONE }
ON THIS 11th DAY OF December, IN THE YEAR 2019, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN MICHAEL KELLY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Kristine N. Vroman
KRISTINE N. VROMAN, NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 21, 2021.



OWNER: FUGATE J LARRY
REVOCABLE TRUST
LOT 3, LIBERTY SQUARE
BLOCK 3, RECORDED IN
PB BK 31, PG 77
ZONED: M-C

OWNER: HOME DEPOT USA, INC.
LOT 1C OF
LIBERTY SQUARE PLAT 4
RECORDED IN
BK 4541, PG 102
ZONED: M-C

501
1.70 AC

502
1.23 AC

OWNER: COMO VENTURES, LLC
ADMINISTRATIVE PLAT
OF LOT 5, LIBERTY SQUARE
BLOCK 3, RECORDED IN
BK 2423, PG 123
ZONED: M-C

OWNER: EHRHARDT'S MACON,
LLC
LOT 5B, ADMINISTRATIVE PLAT
OF LOT 5, LIBERTY SQUARE
BLOCK 3, RECORDED IN
BK 2423, PG 123
ZONED: M-C

CERTIFICATION

I HEREBY CERTIFY THAT IN OCTOBER 2019, I COMPLETED A SURVEY FOR BMK PROPERTIES, LLC OF THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE SURVEY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 6 OF LIBERTY SQUARE BLOCK 3, A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 IN TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4987, PAGE 16, ALL BEING OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE ALONG THE WESTERLY LINE OF SAID LOT, N 4°02'00" W, 313.95 FEET; THENCE N 85°58'25" E, 96.02 FEET; THENCE N 4°02'00" W, 347.98 FEET; THENCE N 85°55'50" E, 48.92 FEET; THENCE N 4°02'15" W, 128.95 FEET; THENCE N 85°58'25" E, 53.90 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 47.12 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 49°01'50" E, 42.42 FEET; THENCE S 4°02'05" E, 760.95 FEET; THENCE S 85°58'50" W, 228.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.95 ACRES.

LEGEND

- 1/2" IRON PIPE WITH CAP #2001006115
- E EXISTING
- S SET
- (REC) RECORD
- DH DRILL HOLE
- DH SET DRILL HOLE
- IP IRON PIPE 1/2" UNLESS OTHERWISE NOTED
- RB REBAR
- ⊙ MONUMENT
- ⊠ STONE
- △ RIGHT-OF-WAY MARKER
- PM PERMANENT MONUMENT
- BCS BOONE COUNTY SURVEY
- (R) RADIAL LINE
- ⊕ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- 0.000 SQUARE FEET
- 00.00 AC ACRES
- FORMER LOT/TRACT LINE
- O/S OFFSET
- (M&R) MEASURED AND RECORD
- DISTANCE RECORD FROM SURVEY IN
- PB/BK PG

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY ORDINANCE 28-2.3 (d)(4), PER THE BOONE COUNTY FIRM PANEL #2901900283E, DATED APRIL 19, 2017.

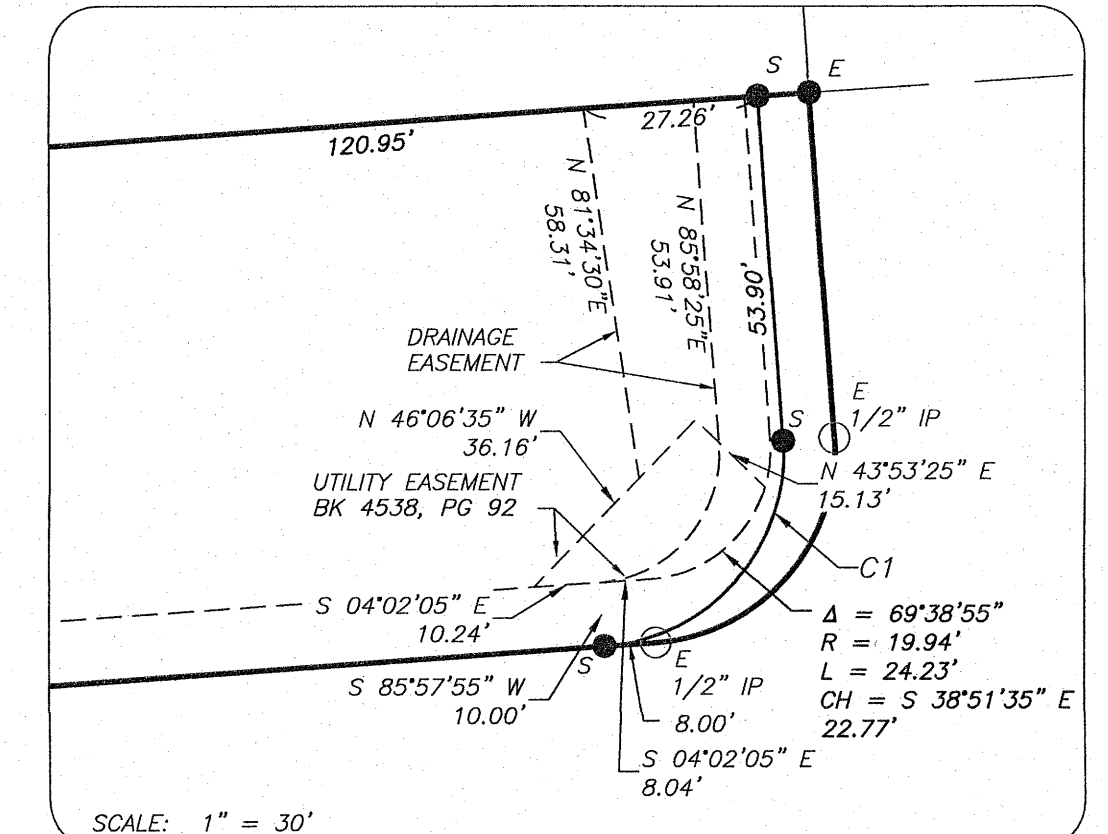
STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

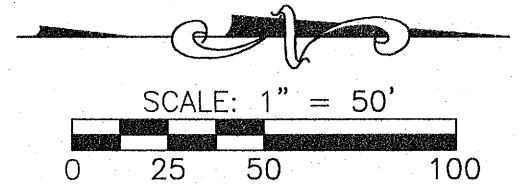
NOTES

1. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040 (2) (A).
3. THIS TRACT MAY BE SUBJECT TO AN AGREEMENT RECORDED IN BOOK 1145, PG 969, BOONE COUNTY, MISSOURI RECORDS. SPECIFIC LOCATION COULD NOT BE DETERMINED.
4. THIS TRACT IS SUBJECT TO A STORMWATER MANAGEMENT/BMP FACILITIES COVENANT IN BOOK 5119, PAGE 136, BOONE COUNTY, MISSOURI RECORDS.

CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	89°59'30"	30.00	47.12	S 49°01'50" E, 42.42'



DETAIL A



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. MDDOT CORRS VRS NETWORK, NAD83 (2011).

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2020.

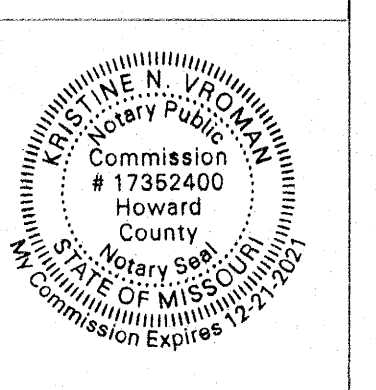
BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

STATE OF MISSOURI }
COUNTY OF BOONE }

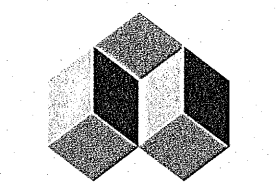
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 3rd DAY OF December, 2019.

Kristine N. Vroman
KRISTINE N. VROMAN, NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 21, 2021.

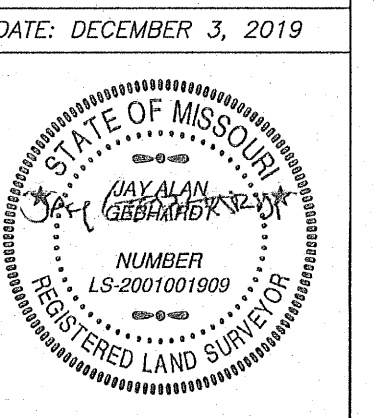


FINAL PLAT
LIBERTY SQUARE PLAT 5
CITY OF COLUMBIA, MISSOURI

JAY GEBHARDT L.S. 2001001909
MO 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



DATE: DECEMBER 3, 2019