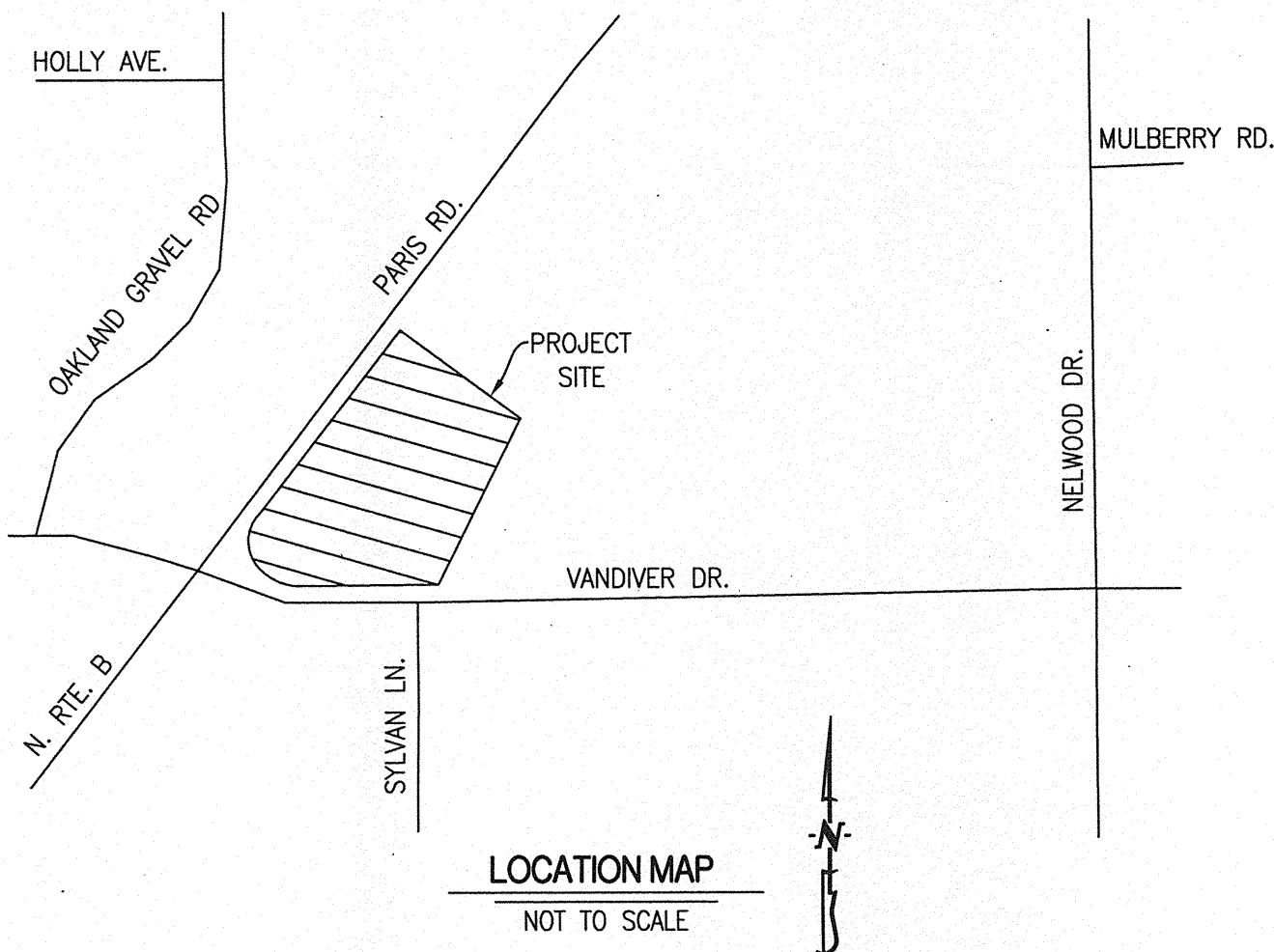


# MINOR PLAT BREAKTIME VANDIVER ROUTE B

REPLAT OF TRACT 1 OF MID-MISSOURI INDUSTRIAL PARK & A TRACT OF LAND  
LOCATED IN THE NW 1/4 OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JULY 3, 2017



### CERTIFICATION:

I HEREBY CERTIFY THAT IN JUNE OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR MFA OIL COMPANY OF A TRACT 1 OF MID-MISSOURI INDUSTRIAL PARK RECORDED IN BOOK 7, PAGE 14 AND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN BOOK 1055, PAGE 490 AND A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 459, PAGE 533 AND A TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 282, PAGE 152 AS SHOWN BY A SURVEY RECORDED IN BOOK 279, PAGE 382 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 2 OF SAID MID-MISSOURI INDUSTRIAL PARK PLAT AND WITH THE WEST LINE THEREOF, S 25°38'10" W, 262.10 FEET TO THE POINT OF BEGINNING;

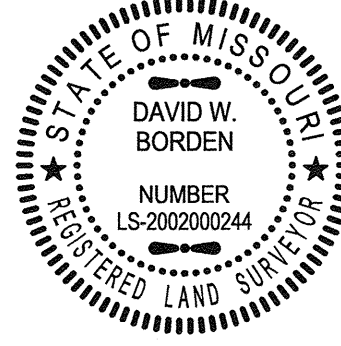
THENCE LEAVING THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 279, PAGE 382 AND WITH SAID WEST LINE, S 25°38'10" W, 253.00 FEET; THENCE WITH SAID WEST LINE, S 31°25'15" W, 56.41 FEET TO THE NORTH RIGHT OF WAY LINE FOR VANDIVER DRIVE; THENCE LEAVING SAID WEST LINE AND WITH THE FOLLOWING SAID NORTH RIGHT OF WAY LINES, S 89°36'10" W, 200.69 FEET; THENCE 79.65 FEET ALONG A 120.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 71°22'50" W, 78.20 FEET; THENCE N 52°21'50" W, 40.89 FEET TO THE EAST RIGHT OF WAY LINE FOR PARIS RD, ALSO KNOWN AS ROUTE B HIGHWAY; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE FOLLOWING SAID EAST RIGHT OF WAY LINES, N 8°00'05" W, 21.20 FEET; THENCE N 38°26'35" E, 104.85 FEET; THENCE N 39°48'55" E, 27.47 FEET; THENCE N 38°00'10" E, 132.00 FEET; THENCE N 35°52'10" E, 171.91 FEET TO THE NORTHWEST CORNER OF SAID SURVEY; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND WITH THE NORTH LINE OF SAID SURVEY, S 52°48'05" E, 231.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.45 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

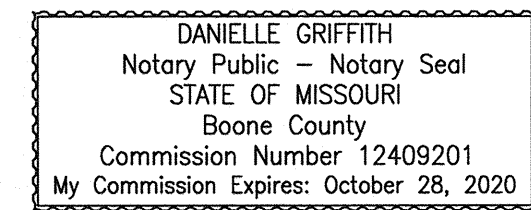


*David W. Borden*  
DAVID W. BORDEN, PLS-2002000244  
8-21-17  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 21 DAY OF August, 2017.

*Danielle Griffith*  
DANIELLE GRIFFITH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2020  
COMMISSION NUMBER 12409201



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

Brian Treece, MAYOR

Sheela Amin, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

Rusty Strodtman, CHAIRPERSON

### NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0281E, DATED: MAY 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.

### LEGEND:

- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

SCALE: 1"=30'  
0 15 30 60

### KNOW ALL MEN BY THESE PRESENTS:

THAT MFA PETROLEUM COMPANY IS THE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT THEY HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BREAKTIME VANDIVER ROUTE B"

IN WITNESS WHEREOF, Curtis Chaney HAS CAUSED THESE PRESENTS TO BE SIGNED.

MFA PETROLEUM COMPANY

*Curtis Chaney*  
CURTIS CHANEY, OWNER

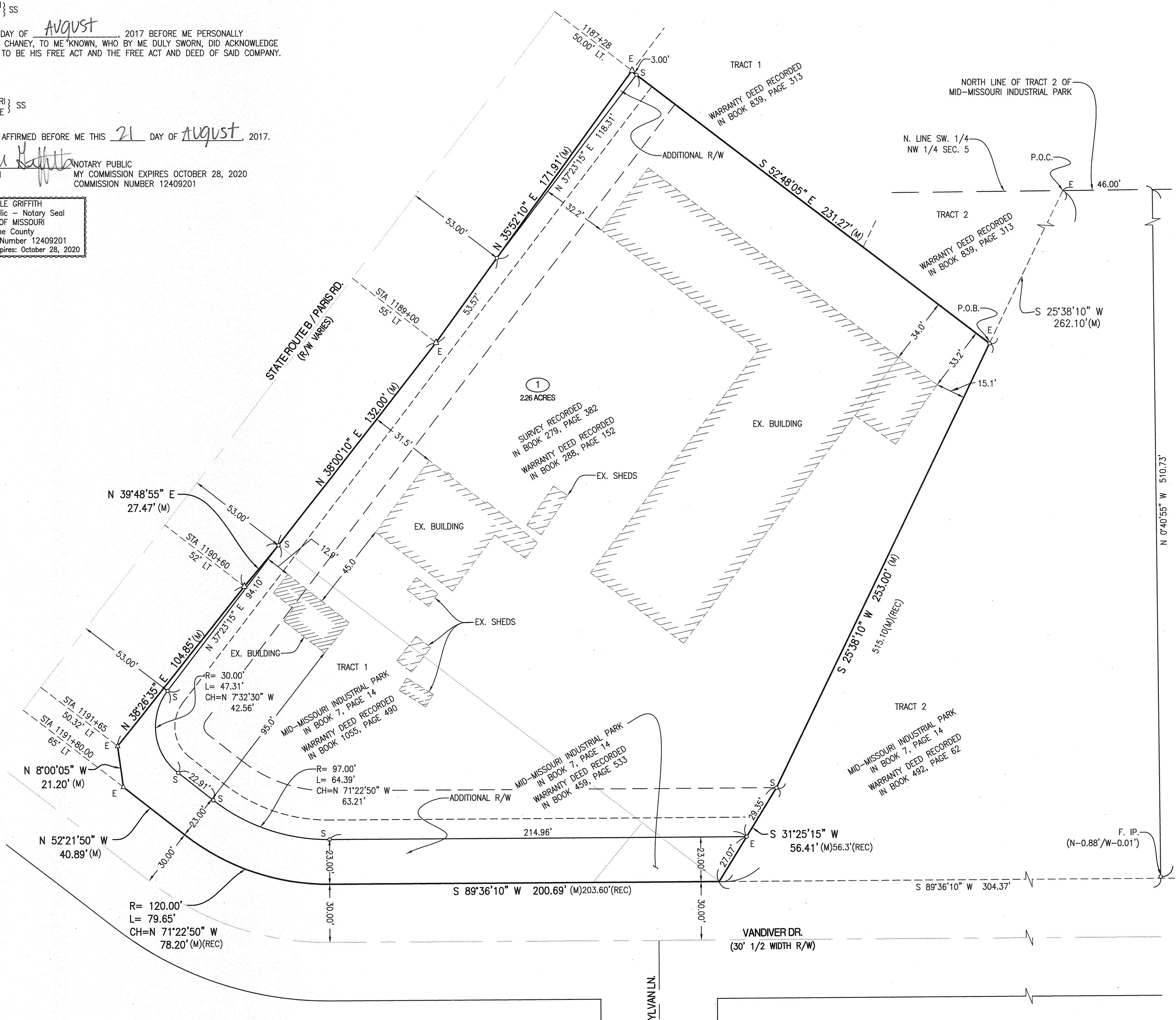
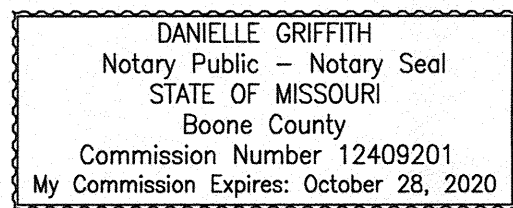
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 21 DAY OF August, 2017 BEFORE ME PERSONALLY APPEARED CURTIS CHANEY, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID COMPANY.

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 21 DAY OF August, 2017.

*Danielle Griffith*  
DANIELLE GRIFFITH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2020  
COMMISSION NUMBER 12409201



		<b>BREAKTIME VANDIVER ROUTE B</b>	
		REPLAT OF TRACT 1 OF MID-MISSOURI INDUSTRIAL PARK & A TRACT OF LAND LOCATED IN THE NW 1/4 OF SEC 5, TOWNSHIP 48 N, RANGE 12 W COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304		<b>CROCKETT ENGINEERING CONSULTANTS</b> 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	
DATE: 07/03/2017	SCALE: 1" = 30'	PROJECT: 170206	DRAWN BY: KGL