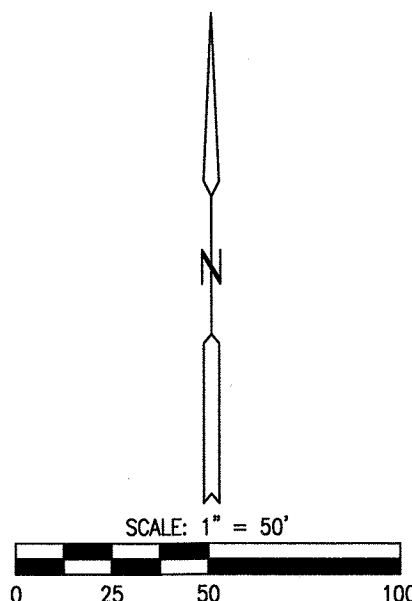
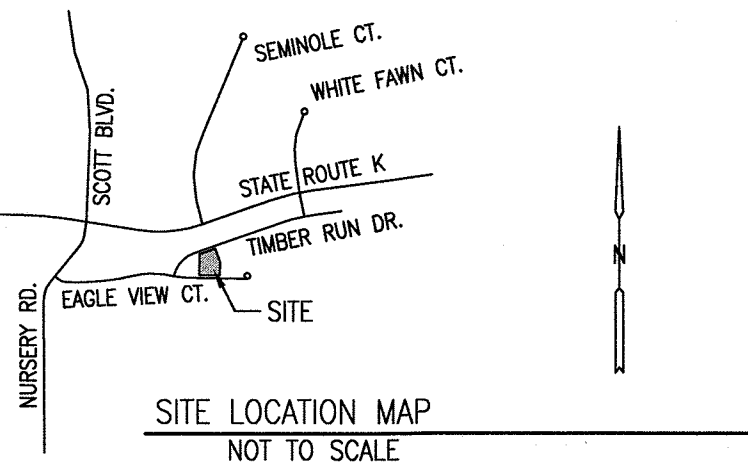


BOONE'S POINTE PLAT 2

A REPLAT OF LOTS 44 AND 45 BOONE'S POINTE
 AUGUST 15, 2016



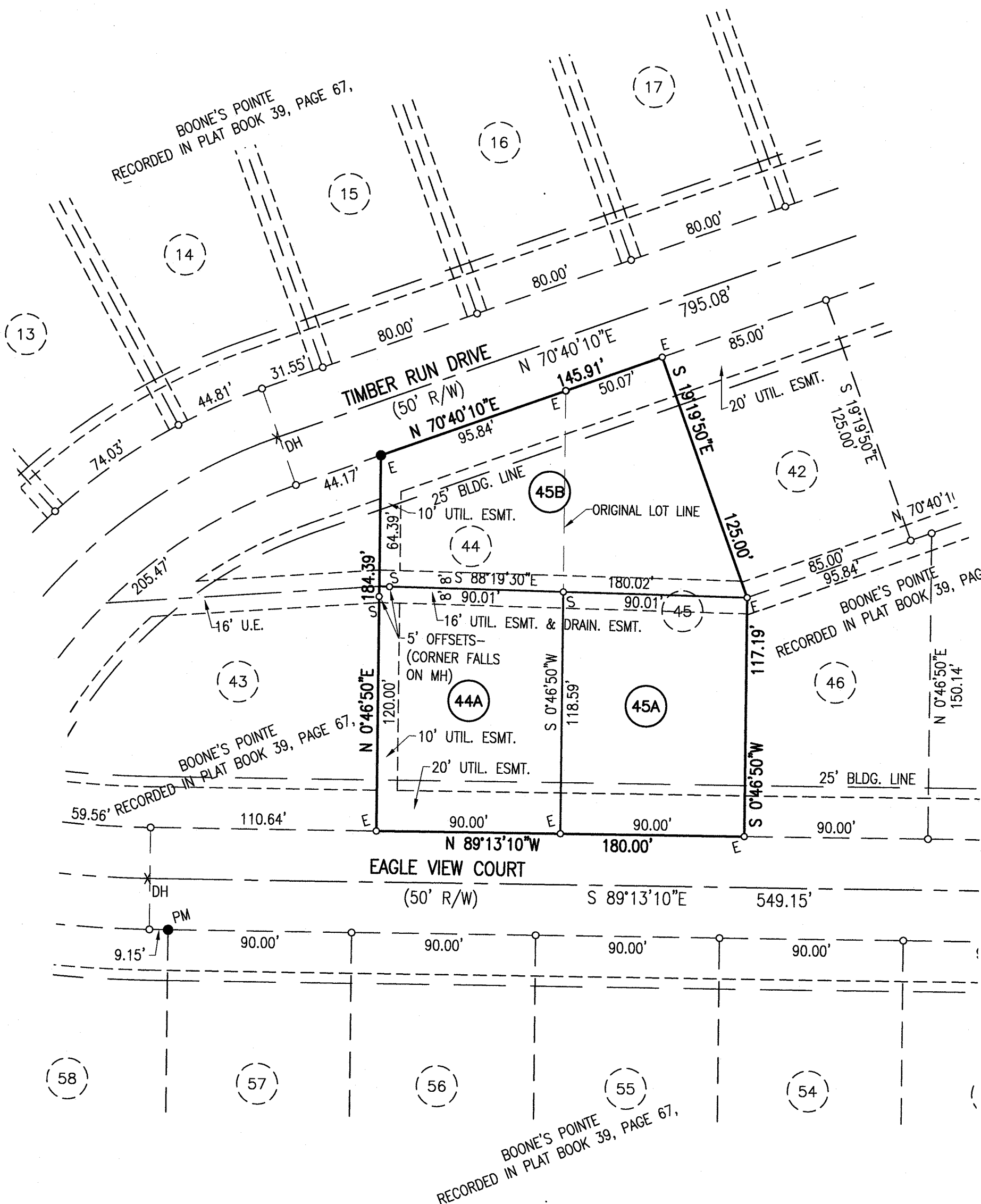
BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 44 OF BOONE'S POINTE SUBDIVISION, RECORDED IN PLAT BOOK 39, PAGE 67.

LEGEND

- O IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- X_{DH} DRILL HOLE WITH CHISELED "X"

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 4 CSR 2030-16.040(2)(A).
2. A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT.



APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2016.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

FLOOD PLAIN STATEMENT

THESE LOTS ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 29019C0355D, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THESE LOTS ARE NOT SUBJECT TO THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A-232 OF THE CITY OF COLUMBIA CODE OF ORDINANCES SINCE THEY ARE PART OF A FINAL PLAT PRIOR TO JANUARY 2, 2007.

KNOW ALL MEN BY THESE PRESENTS

SEXTON ROAD PROPERTIES, LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, DANIEAL H. MILLER HAS CAUSED THESE PRESENTS TO BE SIGNED.

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

SEXTON ROAD PROPERTIES, LLC

DANIEAL H. MILLER, MEMBER

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS ____ DAY OF _____, IN THE YEAR 2016, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DANIEAL H. MILLER, MEMBER OF SEXTON ROAD PROPERTIES, LLC, 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.

BETTY LOU COBB
 NOTARY PUBLIC
 MY COMMISSION #1560689
 EXPIRES DECEMBER 6, 2019

CERTIFICATION

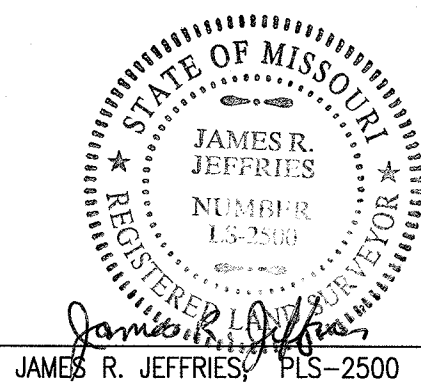
A REPLAT OF LOTS 44 AND 45 OF BOONE'S POINTE, RECORDED IN PLAT BOOK 39, PAGE 67, BEING PART OF TRACT 2 OF THE WARRANTY DEED RECORDED IN BOOK 3814, PAGE 169, BOTH OF THE BOONE COUNTY, MISSOURI RECORDS, AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 0.83 ACRES.

THE PURPOSE OF THE SUBDIVISION IS TO SUBDIVIDE LOTS 44 AND 45 INTO LOTS 44A, 45A AND 45B AS SHOWN.

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

SURVEY AND PLAT BY

ALLSTATE CONSULTANTS
 3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799
 MO CERTIFICATE OF AUTHORITY #2007000167



JAMES R. JEFFRIES, PLS-2508

SEPT. 2, 2016

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2016. DATE

BETTY LOU COBB
 NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

JOB #16090.01 FINAL PLAT - BOONE'S POINTE PLAT 2