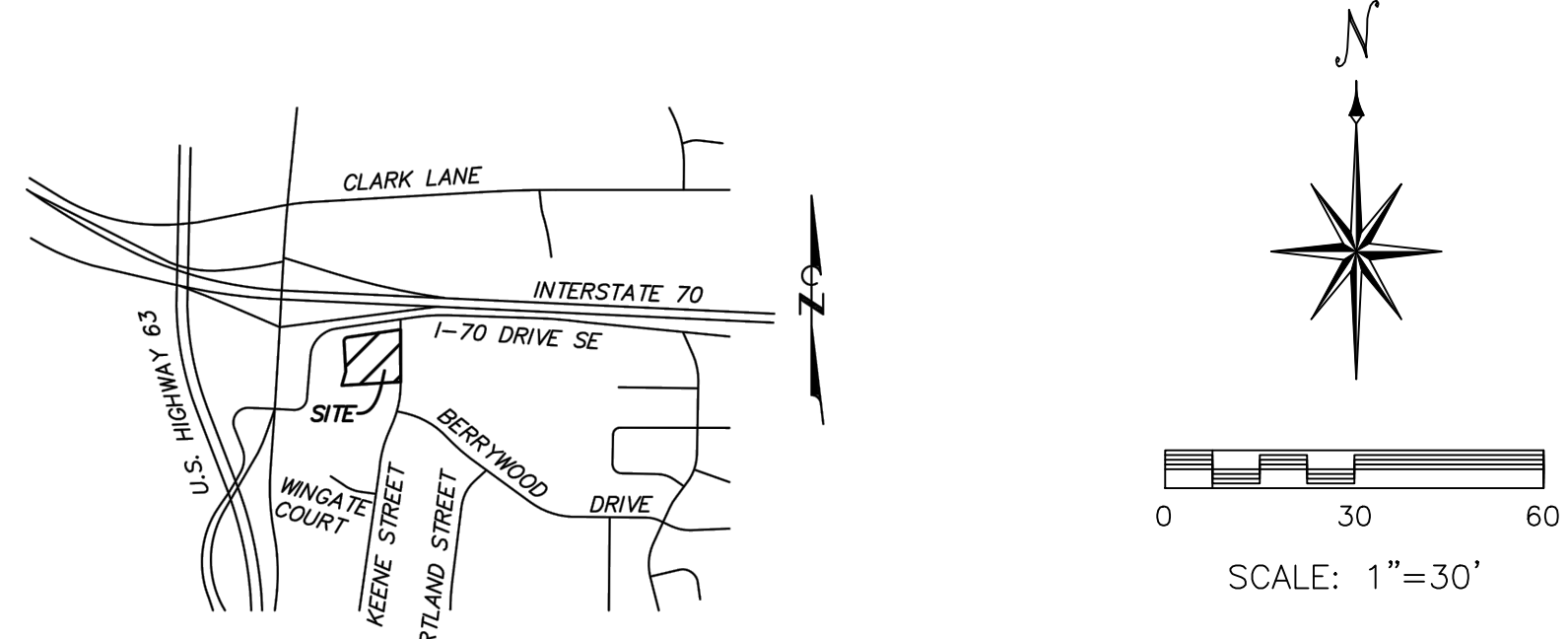


DRURY SUBDIVISION PLAT 1

A MINOR SUBDIVISION
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE
 NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
 SUBMITTED MAY 2, 2016



LOCATION MAP

ADDRESS:
 3100 I-70 DRIVE SE
 COLUMBIA, MO 65202

DESCRIPTION: TRACT 1 (PRIOR TO DEDICATION)

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI, BEING DESCRIBED BY WARRANTY DEED IN BOOK 3613, PAGE 197 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT SHOWN BY SURVEY RECORDED IN BOOK 360, PAGE 39 AS BEING 1243.3' FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE S86°25'50"W ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 20.06 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY QUIT-CLAIM DEED IN BOOK 413, PAGE 616 AND THE POINT OF BEGINNING;

THENCE S86°25'50"W ALONG THE SOUTHERLY LINE OF OF THE TRACT SHOWN BY SURVEY IN BOOK 360, PAGE 39, A DISTANCE OF 423.34 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY WARRANTY DEED IN BOOK 2616, PAGE 104;

THENCE N15°05'50"E ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 115.28 FEET TO A DRILL HOLE FOUND AT THE SOUTHEAST CORNER OF BOGAN SUBDIVISION;

THENCE N03°31'20"W ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 232.00 FEET TO A DRILL HOLE FOUND AT THE NORTHEAST CORNER OF BOGAN SUBDIVISION AND THE NORTHERLY LINE OF THE TRACT IN BOOK 360, PAGE 39; THENCE N47°43'00"E ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 26.65 FEET TO A 1/2" IRON ROD FOUND;

THENCE N81°28'00"E, A DISTANCE OF 397.79 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY QUIT-CLAIM DEED IN BOOK 413, PAGE 616;

THENCE S00°55'30"W ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 393.51 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 151,925 SQUARE FEET OR 3.49 ACRES. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

DESCRIPTION: LOT 1 (AFTER DEDICATION)

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI, BEING DESCRIBED BY WARRANTY DEED IN BOOK 3613, PAGE 197 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT SHOWN BY SURVEY RECORDED IN BOOK 360, PAGE 39 AS BEING 1243.3' FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE S86°25'50"W ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 33.10 FEET (A 1/2" IRON ROD FOUND 0.4' NORTH);

THENCE S86°25'50"W ALONG THE SOUTHERLY LINE OF OF THE TRACT SHOWN BY SURVEY IN BOOK 360, PAGE 39, A DISTANCE OF 410.30 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY WARRANTY DEED IN BOOK 2616, PAGE 104;

THENCE N15°05'50"E ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 115.28 FEET TO A DRILL HOLE FOUND AT THE SOUTHEAST CORNER OF BOGAN SUBDIVISION;

THENCE N03°31'20"W ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 232.00 FEET TO A DRILL HOLE FOUND AT THE NORTHEAST CORNER OF BOGAN SUBDIVISION AND THE NORTHERLY LINE OF THE TRACT IN BOOK 360, PAGE 39; THENCE N47°43'00"E ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 26.65 FEET TO A 1/2" IRON ROD FOUND;

THENCE N81°28'00"E, A DISTANCE OF 349.20 FEET TO A 1/2" IRON ROD SET AT THE NEW WEST RIGHT OF WAY LINE OF KEENE STREET;

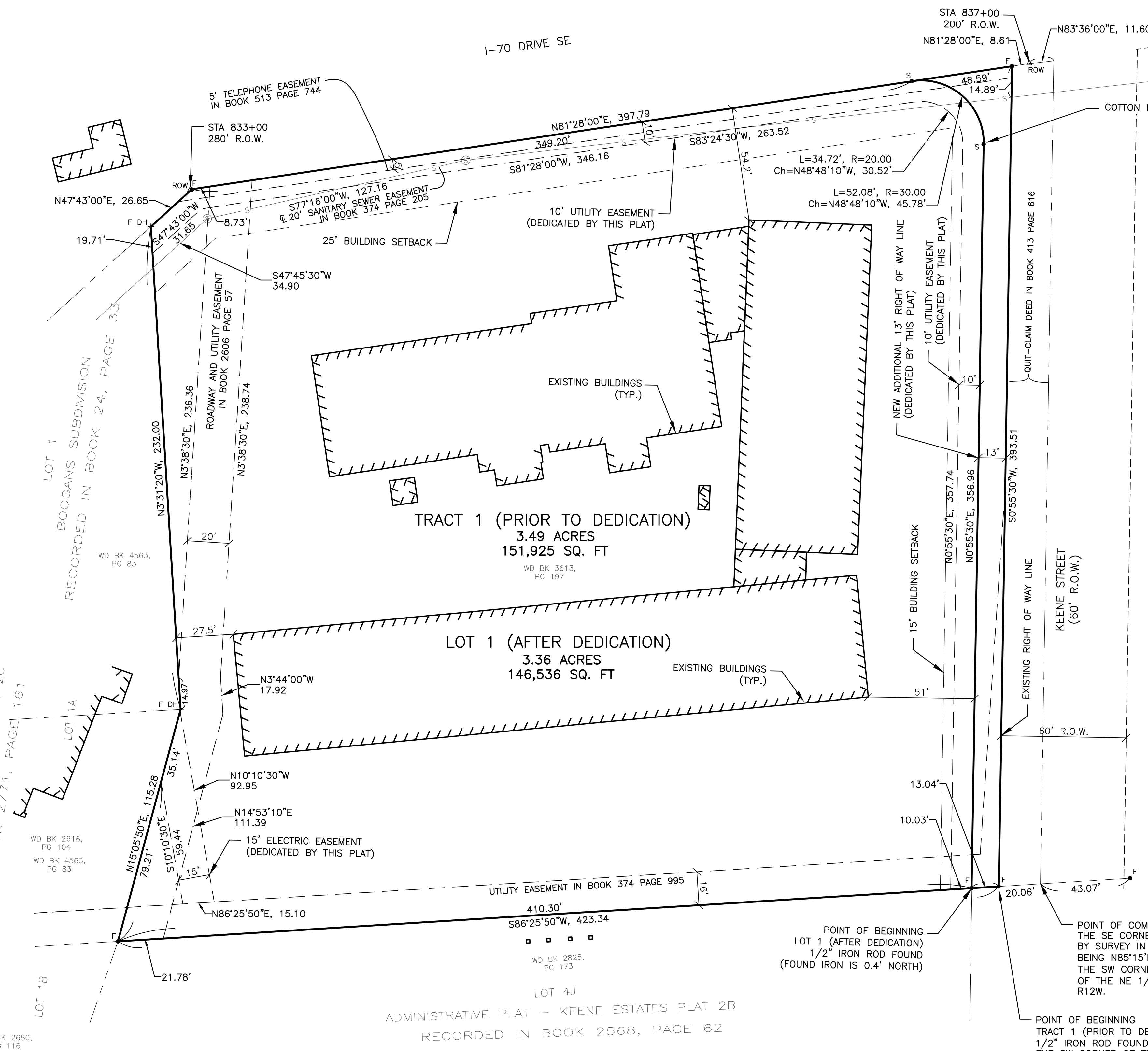
THENCE S2.08' ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD OF S48°48'10"E, A DISTANCE OF 45.78 FEET) TO A COTTON PICKER SPINDLE SET;

THENCE S00°55'30"W ALONG SAID NEW WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 356.96 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 146,536 SQUARE FEET OR 3.36 ACRES. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL
- △ RIGHT OF WAY MARKER
- SEWER LINE



KNOW ALL MEN BY THESE PRESENTS
 ON THIS _____ DAY OF _____, 2016, BEFORE ME THE
 UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
 _____, TO ME PERSONALLY KNOWN
 WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "DEV,
 INC", A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS
 SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD
 OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO
 BE THE FREE ACT AND DEED OF SAID CORPORATION.

THE 10' UTILITY EASEMENTS AND 15' ELECTRIC EASEMENT AT THE
 LOCATIONS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY
 OF COLUMBIA FOR PUBLIC USE, FOREVER.

THE 13' ADDITIONAL RIGHT OF WAY AT THE LOCATION SHOWN HEREON
 IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE,
 FOREVER

DEV, INC.
 _____(SIGNED)
 PRESIDENT
 _____(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS ____ DAY OF
 _____, 2016 MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR
 FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS;
 COMMUNITY-PANEL# 29019C0285D. DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM
 BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR
 COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE
 X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF
 ORDINANCES. HOWEVER, THERE ARE NO REGULATED STREAMS
 PRESENT ON THIS TRACT.

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

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING & ZONING COMMISSION,
 COLUMBIA, MO THIS ____ DAY OF _____, 2016

STEPHEN REICHLIN, CHAIRMAN

NOTES

1. THE BASIS OF BEARINGS IS THE EAST LINE OF LOT 1A OF THE ADMINISTRATIVE PLAT OF KEENE ESTATES PLAT 2C RECORDED IN BOOK 2771, PAGE 161 OF THE BOONE COUNTY RECORDS.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY JUNE, 2016

THIS IS TO CERTIFY THAT AT THE REQUEST OF DEV, INC. A SURVEY OF
 A THE LAND DESCRIBED IN DEED BOOK 3613, PAGE 197 WAS
 EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE
 THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS
 EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS
 FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED
 ON THIS PLAT OF SURVEY.

SUBSCRIBED AND SWORN BEFORE ME ON THIS 9TH DAY OF JUNE,
 2016 MY COMMISSION EXPIRES MAY 31, 2017.

STEVEN R. PROCTOR, P.L.S. 2000148666
 Date: JUNE 9, 2016

DEREK FORBIS
 NOTARY PUBLIC