

# BEVER ESTATE

## A MINOR PLAT

APRIL 1, 2024

A SUBDIVISION OF A TRACT OF LAND DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 5727 AT PAGE 48, A PORTION OF A SURVEY RECORDED IN BOOK 297 AT PAGE 646 EXCEPT THAT PART SHOWN BY A SURVEY RECORDED IN BOOK 396 AT PAGE 391 AND A PORTION OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 388 AT PAGE 926, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

STARTING AT THE EAST QUARTER CORNER OF 4-48-13; THENCE N83°-25'-15"W, 1321.55 FEET TO THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 297 AT PAGE 646, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH THE EAST LINE OF SAID SURVEY, S1°-52'-30"W, 739.5 FEET TO THE EAST CORNER OF THE SURVEY RECORDED IN BOOK 396 AT PAGE 391; THENCE WITH THE LINES OF SAID SURVEY ON THE FOLLOWING COURSES: N59°-28'-15"W, 137.9 FEET; S74°-25'-45"W, 76.65 FEET; S28°-30'-30"W, 93.25 FEET; S58°-33'-30"E, 195.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BARBERRY AVENUE AND THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 297 AT PAGE 646; THENCE WITH SAID RIGHT-OF-WAY LINE ON THE FOLLOWING COURSES: S33°-52'W, 114.55 FEET; S41°-03'W, 81.15 FEET; S73°-37'-15"W, 101.4 FEET TO THE SOUTHEAST CORNER OF TRACT 7 OF THE SURVEY RECORDED IN Bk. 289 AT PAGE 435; THENCE WITH THE EAST LINE OF SAID TRACT 7, N11°-11'-15"W, 176.0 FEET TO THE CORNER OF NOLKE SUBDIVISION; THENCE WITH THE LINES OF NOLKE SUBDIVISION ON THE FOLLOWING COURSES: N2°-06'E, 26.0 FEET; N25°-22'W, 148.5 FEET; N13°-49'-45"E, 38.75 FEET; N49°-38'-30"E, 71.15 FEET; N1°-59'E, 276.1 FEET; N32°-50'-30"E, 91.15 FEET; N9°-08'-30"W, 163.05 FEET; N29°-25'-45"E, 86.8 FEET; N8°-52'W, 86.2 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 297 AT PAGE 646; THENCE WITH SAID LINE, S83°-25'-15"E, 281.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.36 ACRES.

THIS TRACT IS LOCATED WITHIN ZONE X, UNSHADED, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD ZONE AS SHOWN ON THE FEMA FIRM PANEL 29019C260D DATED MARCH 17, 2011.

A STREAM BUFFER, AS REQUIRED BY THE COLUMBIA CITY CODE, CHAPTER 12A, ARTICLE X, IS SHOWN ON THE PLAT. IT IS A TYPE II STREAM IN THE HUNSTSDALE QUADRANGLE.

THIS SURVEY MEETS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE URBAN ACCURACY STANDARDS THEREOF.

MONUMENTS ARE LOCATED AS SHOWN.

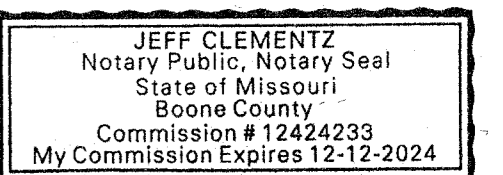
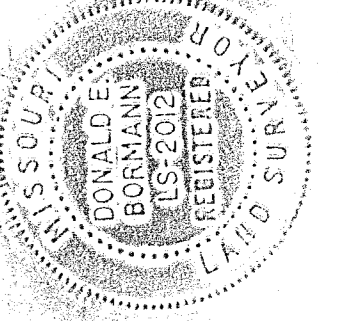
BORNHANN SURVEYING

*Donald E. Bormann*  
DONALD E. BORMANN  
REGISTERED LAND SURVEYOR  
LS-2012

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, THIS 17<sup>th</sup> DAY OF JUNE, 2024.

MY COMMISSION EXPIRES MARCH 18, 2026.

*Jeff Clementz*  
JEFF CLEMENTZ  
NOTARY PUBLIC - 12424233



KNOW ALL MEN BY THESE PRESENTS THAT I, GARRETT BEVER, A SINGLE PERSON, BEING THE SOLE OWNER OF THE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN. RIGHT-OF-WAY FOR BARBERRY AVENUE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. EASEMENTS, OF THE TYPES AND AT THE LOCATIONS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

*Garrett Bever*  
GARRETT BEVER

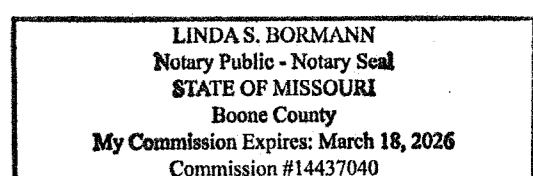
STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 18<sup>th</sup> DAY OF JUNE, 2024 BEFORE ME PERSONALLY APPEARED GARRETT BEVER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

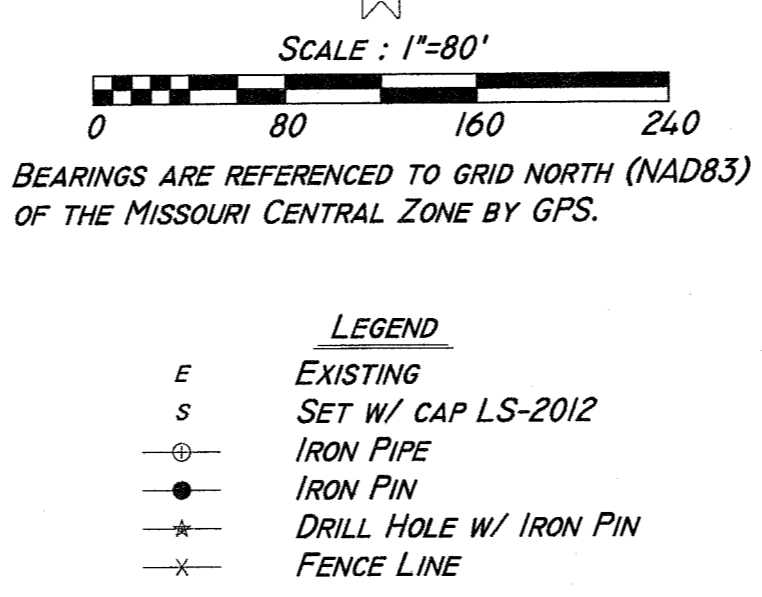
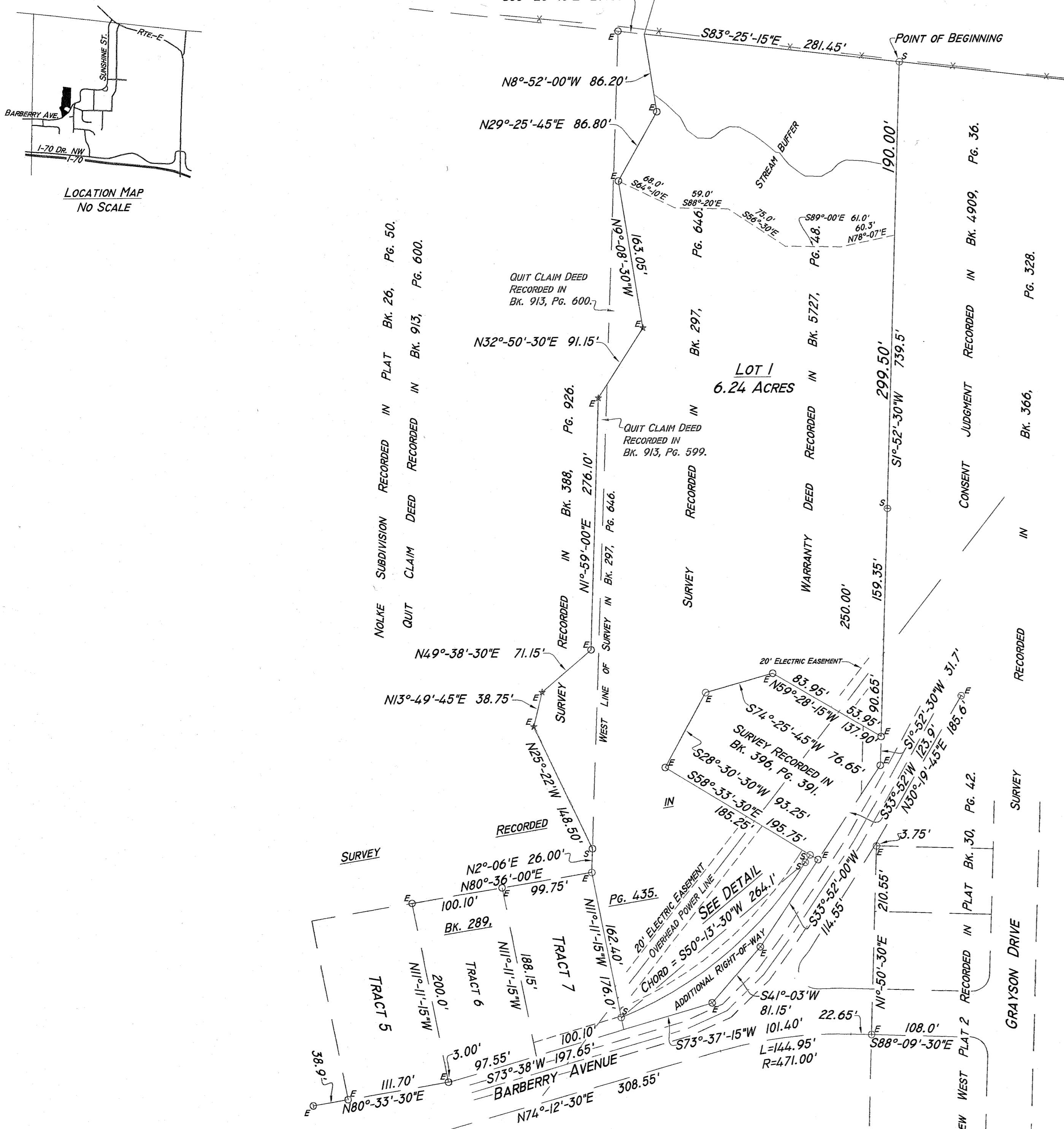
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES MARCH 18, 2026.

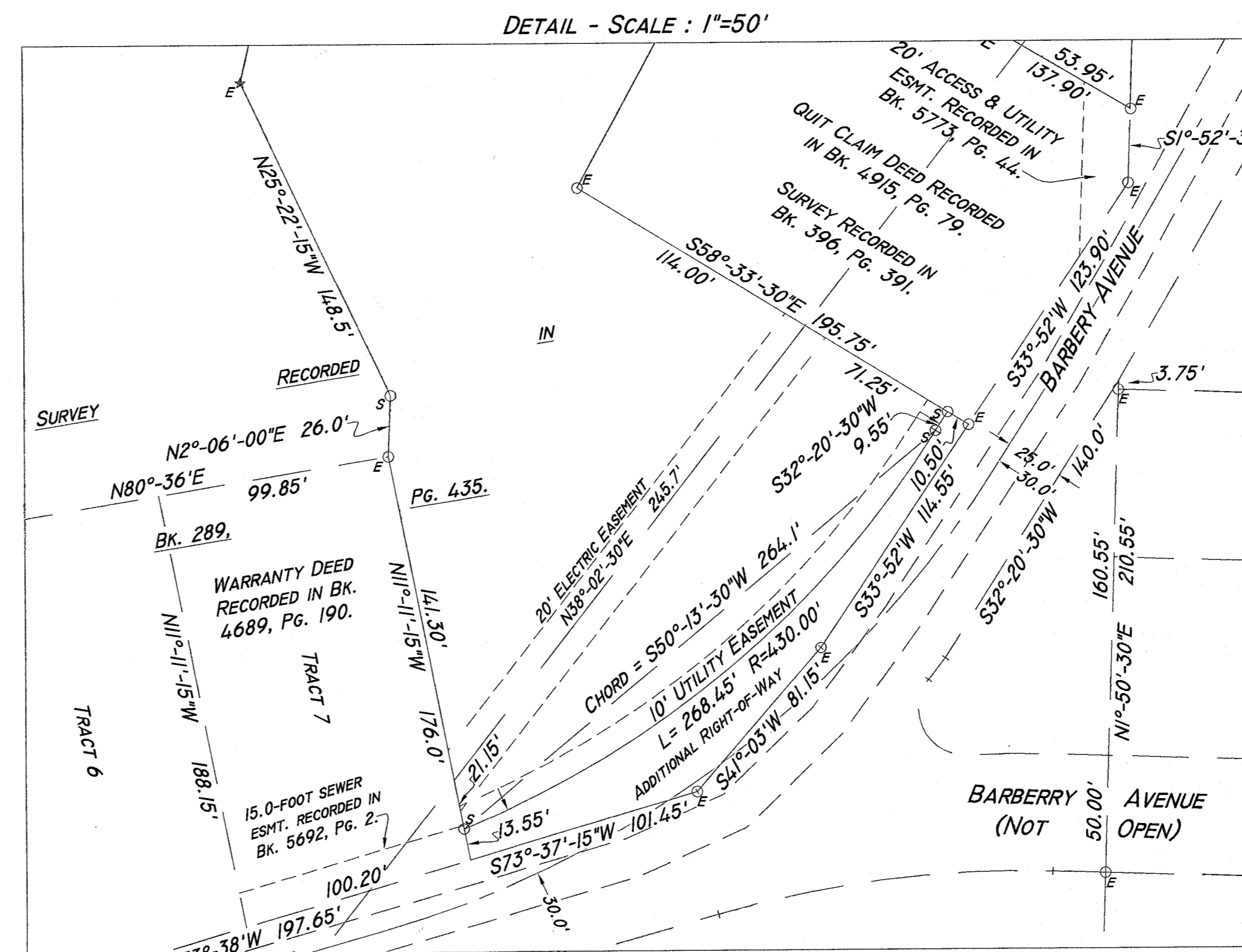
*Linda S. Bormann*  
LINDA S. BORMANN  
NOTARY PUBLIC - 14437040



NOTES, CONTINUED:  
12. THIS PLAT IS FOR GARRETT BEVER.  
13. IN THE OPINION OF THIS SURVEYOR, THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS.



- NOTES:
- THERE ARE FENCE REMNANTS ALONG THE NORTH AND EAST LINES OF THE SURVEY RECORDED IN BOOK 297 AT PAGE 646.
  - A 20-FOOT ACCESS AND UTILITY EASEMENT, RECORDED IN BOOK 5773 AT PAGE 44, OVER THE EAST 20 FEET OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 396 AT PAGE 391, IS FOR ACCESS FOR LOT 1 OF BEVER ESTATE.
  - THE QUIT CLAIM DEEDS RECORDED IN BOOK 913 AT PAGES 599 AND 600 ALTERED THE PROPERTY LINE BETWEEN THE TRACTS SHOWN BY THE SURVEYS RECORDED IN BOOK 297 AT PAGE 646 AND IN BOOK 388 AT PAGE 926.
  - NOLKE SUBDIVISION, RECORDED IN PLAT BOOK 26 AT PAGE 50, ESTABLISHED THE LINE DESCRIBED BY THE QUIT CLAIM DEEDS. THAT SURVEY SET 1/2 INCH REBAR 5 TO 6 INCHES INTO SOLID ROCK FOR SOME POINTS ON THE EAST PROPERTY LINE. THESE MONUMENTS ARE INTACT BUT MOST OF THE CAPS ARE GONE.
  - WHILE THE BEARING SYSTEM FOR THIS PLAT DIFFERS FROM THE SURVEY FOR NOLKE SUBDIVISION, THE DISTANCES AND ANGLES ARE IN CLOSE AGREEMENT.
  - THE EAST QUARTER CORNER WAS RESET BASED UPON MONUMENTS IN VALLEY VIEW GARDENS PLAT II AND THEIR RELATIONSHIP TO THE MONUMENTS FROM NOLKE SUBDIVISION. A DRILL HOLE WITH A CUT CROSS WAS SET IN A DRIVEWAY.
  - NO MONUMENTS WERE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF BARBERRY AVENUE FROM VALLEY VIEW RIDGE PLAT I. THE RIGHT-OF-WAY LINE WAS RECONSTRUCTED FROM THE WEST LINE OF VALLEY VIEW WEST PLAT 2 AND A MONUMENT ON THE WEST RIGHT-OF-WAY OF HIBISCUS DRIVE. CONSIDERING THAT MONUMENT WAS BADLY BENT, IT IS A REASONABLE FIT.
  - A 30-FOOT HALF RIGHT-OF-WAY IS DEDICATED BASED UPON THE CENTERLINE OF BARBERRY AVENUE AS SHOWN BY VALLEY VIEW RIDGE PLAT I. THE PLAT SHOWS PART OF THE RIGHT-OF-WAY AS 33 FEET SOUTH OF THE CENTERLINE AND PART IS 25 FEET SOUTHEAST OF THE CENTERLINE.
  - A SEWER EASEMENT RECORDED IN BOOK 1136 AT PAGE 722 IS WITHIN EITHER THE ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT OR THE 10-FOOT UTILITY EASEMENT NEXT TO THE RIGHT-OF-WAY.
  - NO EASEMENT WAS FOUND FOR THE OVERHEAD POWER LINE SHOWN ON LOT 1, BUT THE POWER LINE HAS OBVIOUSLY BEEN IN PLACE FOR MANY YEARS.
  - THERE APPEAR TO BE SLOPES GREATER THAN 25% ALONG THE STREAM ON THE NORTH SIDE OF THE PROPERTY. BEARINGS AND DISTANCES ARE ROUNDED TO EVEN NUMBERS BUT THE STREAM BUFFER AS SHOWN IS SUFFICIENT TO PROVIDE A MINIMUM OF 75 FEET. A 75-FOOT BUFFER ON THE NORTH SIDE OF THE STREAM WOULD ENCOMPASS MOST OF THE PROPERTY NORTH OF THE STREAM; THEREFORE, THE STREAM BUFFER WAS EXTENDED TO THE NORTH PROPERTY LINE.



APPROVED BY THE COLUMBIA CITY COUNCIL PURSUANT TO ORDINANCE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BARBARA BUFFALO, MAYOR

SHEILA AMIN, CITY CLERK

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION

THIS \_\_\_\_\_ DAY OF MAY, 2024.

SHARON GEUEA JONES, CHAIRPERSON

6/17/2024

*Donald E. Bormann*  
DONALD E. BORMANN  
LAND SURVEYOR  
LS-2012

BORNHANN SURVEYING  
SOLE PROPRIETOR  
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573-682-5860

BEVER ESTATE  
BOONE COUNTY  
COLUMBIA, MISSOURI  
APRIL 1, 2024