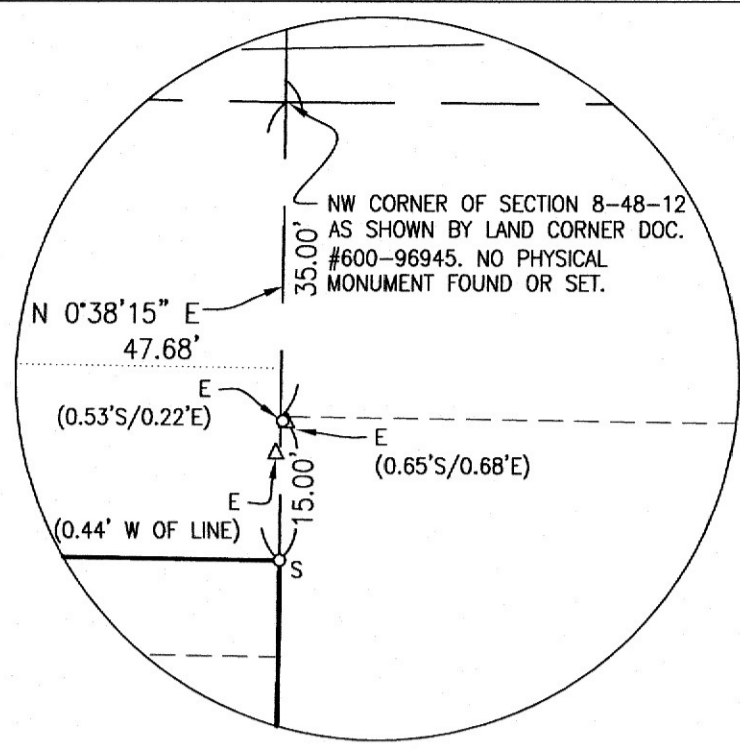


LOCATION MAP
NOT TO SCALE



DETAIL A
SCALE: 1" = 20'

FINAL PLAT WELLINGTON GORDON, PLAT No. 2

A REPLAT OF PART OF LOT 13 & 14, M.R. CONLEY AND WELLINGTON GORDON AND LOT 1 OF EASTWOOD HILLS LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 3, 2020

CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR RIBACK HOLDING AND INVESTMENT ASSOCIATION, A MISSOURI LIMITED PARTNERSHIP, OF A TWO (2) TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 13 AND LOT 14, M.R. CONLEY AND WELLINGTON GORDON PLAT RECORDED IN PLAT BOOK 1, PAGE 4 AND PART OF LOT EASTWOOD HILLS RECORDED IN PLAT BOOK 4, PAGE 28 AND SHOWN AS TRACT 1 AND TRACT 2 BY THE SURVEY RECORDED IN BOOK 5062, PAGE 152 AND BEING DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 2501, PAGE 139 AND BOOK 495, PAGE 931 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 AND WITH THE WEST LINE THEREOF, S 0°38'15"W, 47.68 FEET TO THE SOUTH RIGHT OF WAY LINE FOR BUSINESS LOOP 70, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5000, PAGE 54 AND ALSO BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE WEST LINE OF SAID SECTION 8, S 0°38'15"W, 110.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT, S 89°14'45"E, 89.78 FEET; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID TRACT, N 0°38'30"E, 125.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BUSINESS LOOP 70; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 89°12'45"E, 311.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID LOT 1, S 0°47'55"W, 63.19 FEET; THENCE S 13°40'00"E, 237.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE FOR EASTLAND CIRCLE; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°14'05"W, 136.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WITH THE WEST LINE OF SAID EASTWOOD HILLS PLAT, S 0°45'35"W, 570.99 FEET; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4545, PAGE 96, N 23°23'45"W, 25.89 FEET; THENCE N 64°19'45"W, 343.68 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID LINE BEING THE EAST LINE OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 253, PAGE 269 AND ALSO BEING THE WEST LINE OF SAID SECTION 8; THENCE LEAVING SAID NORTH LINE AND WITH SAID WEST LINE, N 0°38'15"E, 77.82 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT 1, N 89°01'20"W, 291.02 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID TRACT 1, N 0°43'10"E, 602.42 FEET TO THE SOUTH RIGHT OF WAY LINE FOR SAID BUSINESS LOOP 70; THENCE LEAVING SAID WEST LINE AND WITH SAID SOUTH RIGHT OF WAY LINE, S 89°11'25"E, 290.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.16 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 T. Butcher
DAVID T. BUTCHER, PLS-2002014095
DATE: 10/21/2020

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF October IN THE YEAR 2020.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT RIBACK HOLDING AND INVESTMENT ASSOCIATION, A MISSOURI LIMITED LIABILITY PARTNERSHIP, IS THE SOLE OWNER OF THE HERON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY PARTNERSHIP HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE 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 "WELLINGTON GORDON, PLAT NO. 2".

IN WITNESS WHEREOF, RIBACK HOLDING AND INVESTMENT ASSOCIATION, A MISSOURI LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS _____ DAY OF _____, 2020.

RIBACK HOLDING AND INVESTMENT ASSOCIATION, A MISSOURI LIMITED PARTNERSHIP

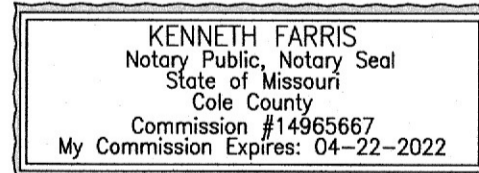
VICTORIA R. WILSON, GENERAL PARTNER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2020 BEFORE ME PERSONALLY APPEARED VICTORIA R. WILSON, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT SHE IS A GENERAL PARTNER OF SAID LIMITED PARTNERSHIP AND THAT SHE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HER FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2020.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



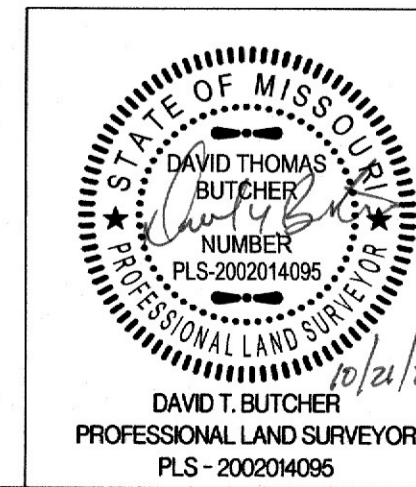
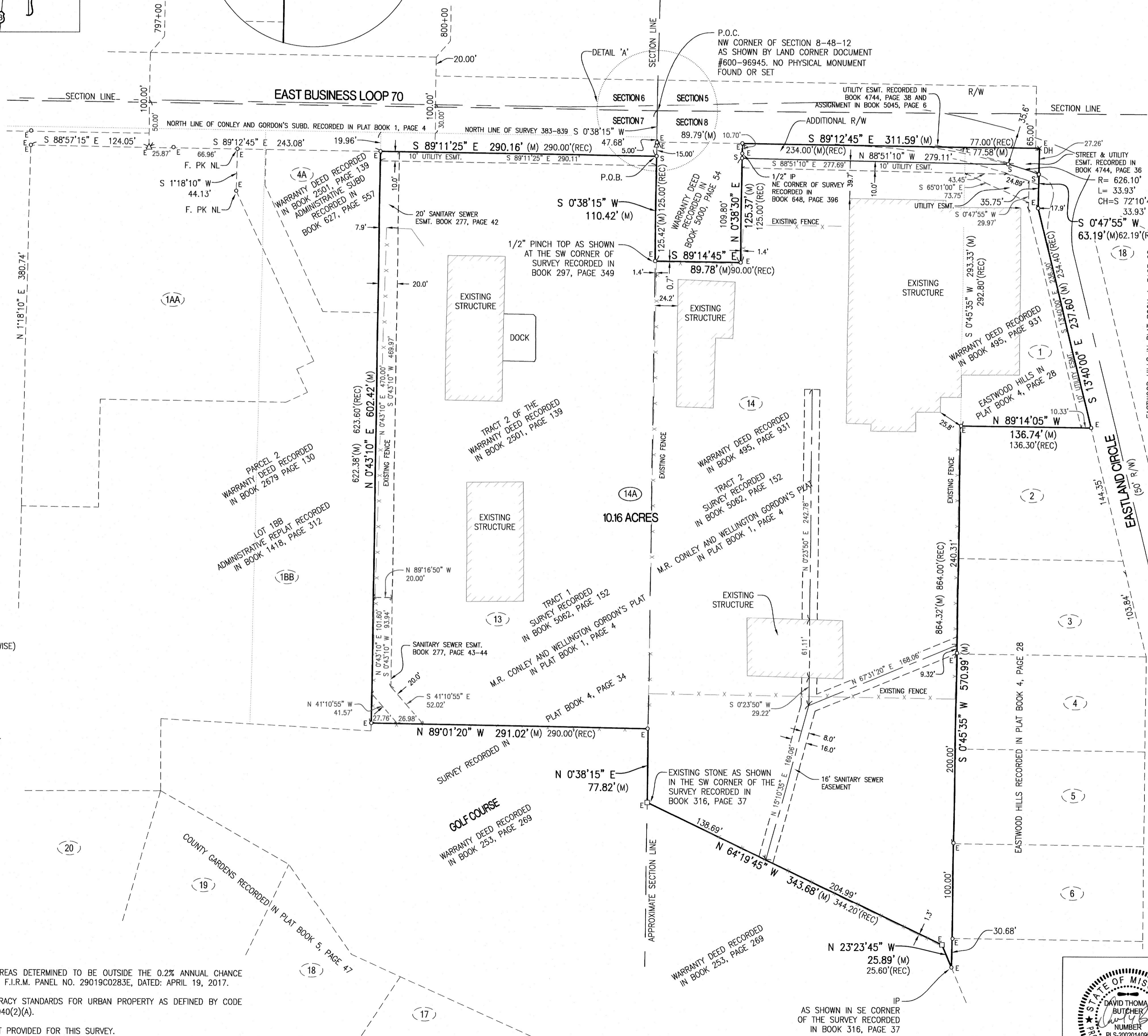
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK

- LEGEND:**
- E EXISTING
 - S SET
 - o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - STONE
 - PERMANENT MARKER
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - DH x DRILL HOLE
 - W/ CHISELED X
 - ▲ RIGHT-OF-WAY MARKER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0283E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. THESE TRACTS ARE NOT LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.



WELLINGTON GORDON, PLAT NO. 2

A REPLAT OF PART OF LOT 14, M.R. CONLEY AND WELLINGTON GORDON PLAT AND LOT 1 OF EASTWOOD HILLS PLAT, LOCATED IN THE NE QUARTER OF SECTION 7 AND THE NW QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 8/3/2020 SCALE: 1" = 60'

PROJECT: 190354 DRAWN BY: DWB

CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com