

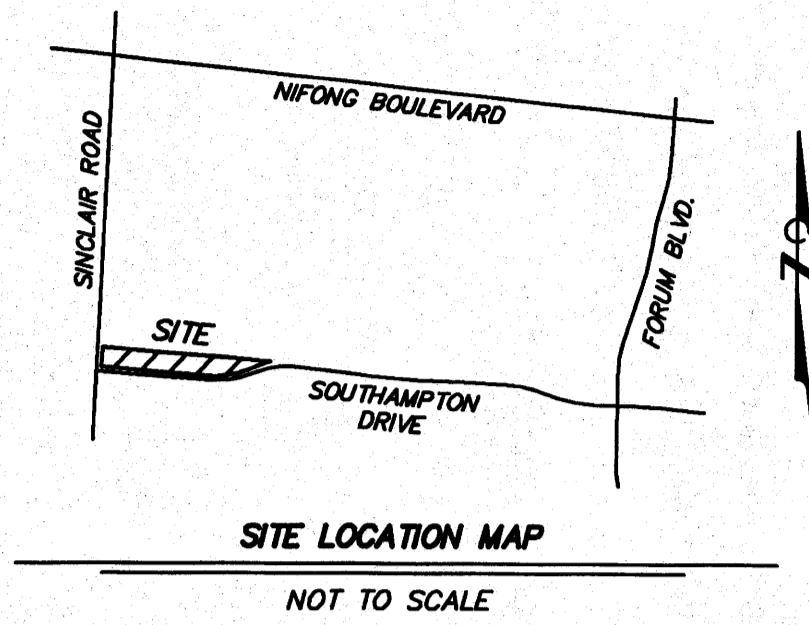
SINCLAIR ESTATES

FINAL PLAT
 MARCH 9, 2017

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 1 OF A SURVEY RECORDED IN BOOK 4354 PAGE 40, ALSO BEING THE TRACT DESCRIBED BY WARRANTY DEED RECORDED BOOK 4556 PAGE 90, CONTAINING 5.87 ACRES.

THIS TRACT IS SUBJECT TO A DRAINAGE EASEMENT RECORDED IN BOOK 4354 PAGE 38, AND UTILITY EASEMENTS RECORDED IN BOOK 1455 PAGE 453 AND BOOK 4676 PAGE 129, LOCATED AS SHOWN ON THE PLAT.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

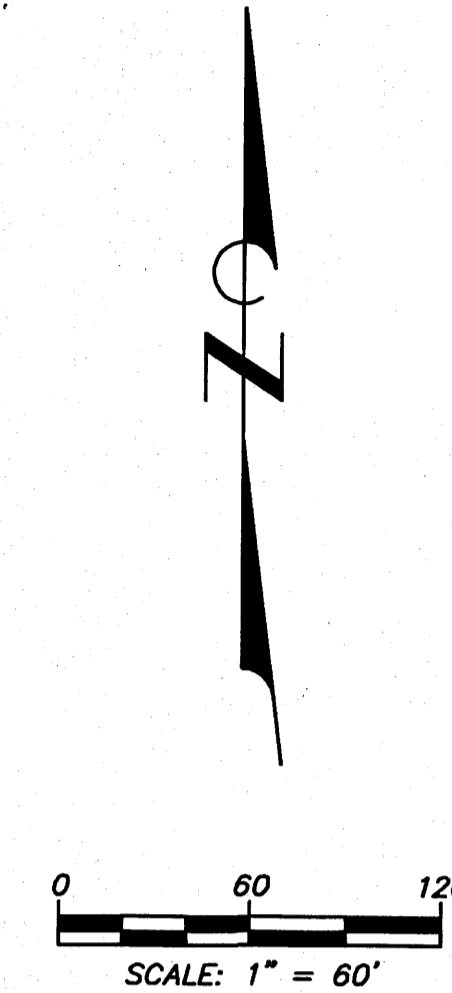


- NOTES:
1. THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C0290D, DATED MARCH 17, 2011.
 2. THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

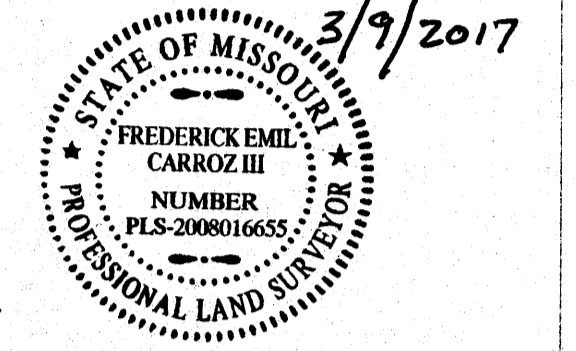
MONUMENT LEGEND

- ⊕ IRON
- PK PK NAIL
- S SET
- F FOUND

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 4354 PAGE 40



BY:
 ENGINEERING SURVEYS AND SERVICES
 MISSOURI L.S. CORP. #2004004672
 1113 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (573) 449-2646
 EMAIL: FCARROZ@ESS-INC.COM



FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655

SINCLAIR ESTATES - SE 1/4 SEC 34-48-13

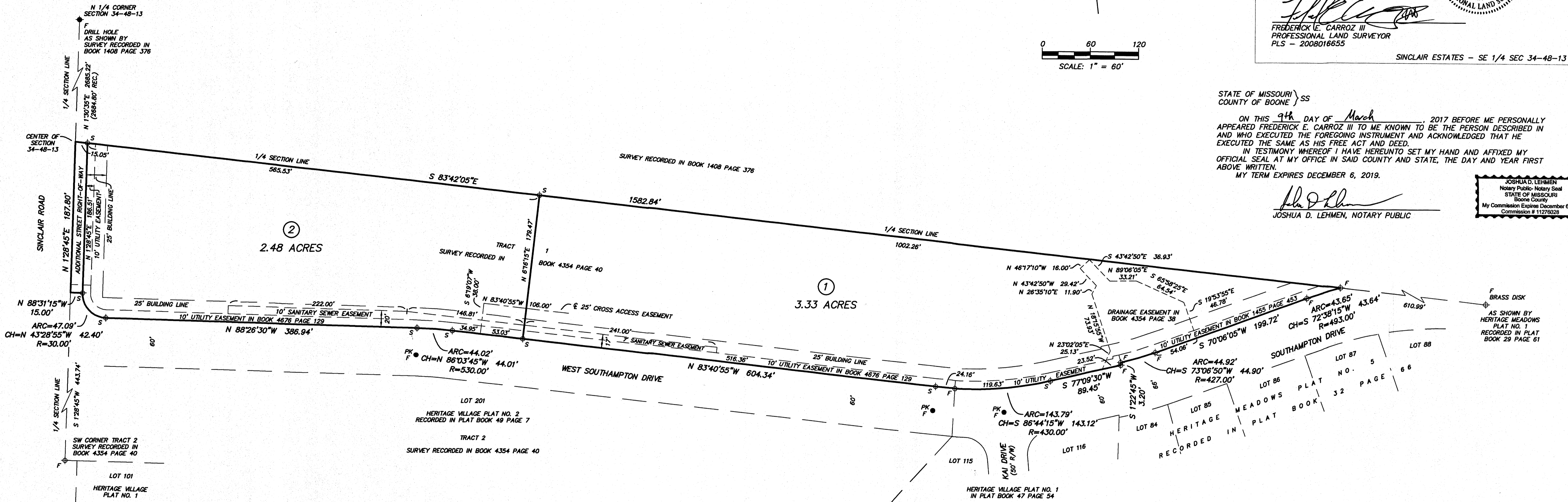
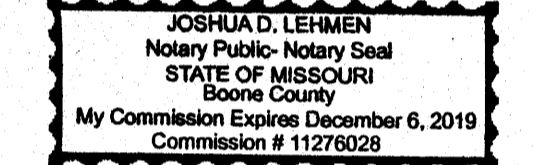
STATE OF MISSOURI)
 COUNTY OF BOONE) SS

ON THIS 9th DAY OF March, 2017 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

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

MY TERM EXPIRES DECEMBER 6, 2019.

Joshua D. Lehmen
 JOSHUA D. LEHMEN, NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS:
 THAT, JEFFREY E. SMITH INVESTMENT CO., L.C., BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT. THE ADDITIONAL STREET RIGHT-OF-WAY, UTILITY EASEMENTS, SANITARY SEWER EASEMENT, AND CROSS ACCESS EASEMENT, TYPES AND LOCATIONS AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

STATE OF MISSOURI)
 COUNTY OF BOONE) SS
 ON THIS 9th DAY OF March, 2017 BEFORE ME APPEARED WILL MARKEL TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS VICE PRESIDENT OF JEFFREY E. SMITH INVESTMENT CO., L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND SAID PARTNERSHIP THE SAID WILL MARKEL ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY AND SAID PARTNERSHIP.
 IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY TERM EXPIRES 3/15/20

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017

BRIAN TREECE, MAYOR

JEFFREY E. SMITH INVESTMENT CO., L.C.

Will Markel
 WILL MARKEL, VICE PRESIDENT

ATTEST: SHEELA AMIN, CITY CLERK

Jill M. Lafferty
 JILL M. LAFFERTY, NOTARY PUBLIC

JILL M. LAFFERTY
 Notary Public-Notary Seal
 STATE OF MISSOURI
 Commissioned for Boone County
 My Commission Expires: March 15, 2020
 Commission # 12474021