FILED FOR RECORD, BOONE COUNTY MISSOURI
BOB NOLTE, RECORDER OF DEEDS

# MEADOW LANE PLAT 1

A FINAL PLAT OF A SURVEY RECORDED IN BK 392, PG 859
SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 2, 2025
REVISED: AUGUST 4, 2025

## KNOW ALL MEN BY THESE PRESENTS

JARED MARK ZILLIG, A SINGLE PERSON, AND 105 MEADOW LANE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

PUBLIC UTILITY EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, FIBER, CABLE TELEVISION, AND STORMWATER) UNLESS SPECIFICALLY LIMITED BY DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENT OTHER THAN ASPHALT OR CONCRETE PAVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS; PROVIDED, HOWEVER, SOME PORTIONS(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

THERE IS HEREBY CREATED A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS IN, OVER, AND UPON THE LOCATION SHOWN ON THE PLAT FOR USE AS A PRIVATE DRIVE FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF TRANSPORTATION, FOR THE OWNERS, TENANTS, EMPLOYEES, AGENTS, LICENSEES, AND INVITEES OF SUCH LOTS, AS WELL AS FOR USE BY CITY EMERGENCY SERVICES, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE. THE OWNER COVENANTS AND AGREES THAT THE DRIVEWAY WITHIN THE ACCESS EASEMENT AREA WITHIN THE SUBDIVISION SHALL NOT BE REDUCED TO LESS THAN TWELVE FEET IN WIDTH FOR THE PURPOSE OF FIRE APPARATUS ACCESS, AND THAT THEY SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR AT ALL TIMES, AND THAT THEY SHALL BE MAINTAINED IN A STATE THAT SHALL ALLOW FOR SUCH ACCESS. THE ACCESS DRIVE WITHIN THE ACCESS EASEMENT SHALL BE KEPT REASONABLY FREE OF OBSTRUCTIONS, EXCEPT DURING ANY PERIODS WHEN MAINTENANCE, REPAIR, OR REPLACEMENT NECESSITATES TEMPORARY CLOSURE.

IN WITNESS WHEREOF, JARED MARK ZILLIG HAS CAUSED THESE PRESENTS TO BE SIGNED.

JARED MARK ZILLIG

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 22nd DAY OF August IN THE YEAR 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JARED MARK ZILLIG WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE OWNER, AND THAT SAID PLAT WAS SIGNED AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Kristine N. Holst NOTARY PUBLIC SIGNATURE
Kristine N. Holst NOTARY PUBLIC (PRINT)
MY COMMISSION EXPIRES: 12-21-2025

KRISTINE N. HOLST MY COMMISSION EXPIRES 12-21-2025 NOTARY SEAL #17352409 HOWARD COUNTY NOTARY PUBLIC, STATE OF MISSOURI

IN WITNESS WHEREOF, THE SAID MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED.

105 MEADOW LANE, LLC

MICHAEL J. KEEVINS, MEMBER

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 4th DAY OF August IN THE YEAR 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, MICHAEL J. KEEVINS & JEWEL A. KEEVINS, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE THE MEMBERS OF 105 MEADOW LANE, LLC, AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

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105 MEADOW LANE, LLC

JEWEL A. KEEVINS, MEMBER

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 4th DAY OF August IN THE YEAR 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, MICHAEL J. KEEVINS & JEWEL A. KEEVINS, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE THE MEMBERS OF 105 MEADOW LANE, LLC, AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

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## NOTES

1. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
3. SOURCE DEEDS FOR SUBJECT TRACT: WARRANTY DEED RECORDED IN BOOK 5051, PAGE 86 & TRUSTEE'S DEED RECORDED IN BOOK 4628, PAGE 19.

## STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT...(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

## FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0280E, APRIL 19, 2017.

## DESIGN ADJUSTMENTS:

29-5.1(c)(4)(ii) – STREETS (MEADOW LANE RIGHT-OF-WAY)
PROPOSED SUBDIVISIONS THAT INCLUDE EXISTING RIGHT-OF-WAY NARROWER THAN REQUIRED BY APPENDIX A SHALL PROVIDE FOR DEDICATION OF ADDITIONAL RIGHT-OF-WAY WIDTH ALONG ONE (1) OR BOTH SIDES OF THE STREET. PROPOSED SUBDIVISIONS ABUTTING ONLY ONE (1) SIDE OF SUCH STREETS SHALL PROVIDE FOR DEDICATION OF ADDITIONAL RIGHT-OF-WAY WIDTH TO CONSTITUTE ONE-HALF (½) OF THE RIGHT-OF-WAY REQUIRED.

29-5.1(d)(2)(ix) – SIDEWALKS
SIDEWALKS SHALL BE CONSTRUCTED TO COMPLY WITH THE STANDARDS IN THIS SECTION 29-5.3(d)(2) AND WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS ESTABLISHED BY THE DIRECTOR OF PUBLIC WORKS OR ADOPTED BY THE COUNCIL.

## BOUNDARY DESCRIPTION

TWO TRACTS OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 14 OF GARTH'S ADDITION RECORDED IN BOOK 94, PAGE 298 DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5051, PAGE 86, ALSO BEING THE LOTS SHOWN BY SURVEY RECORDED IN BOOK 392, PAGE 859 WITH THE NORTHERN TRACT BEING DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4628, PAGE 19, ALL BEING OF THE RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

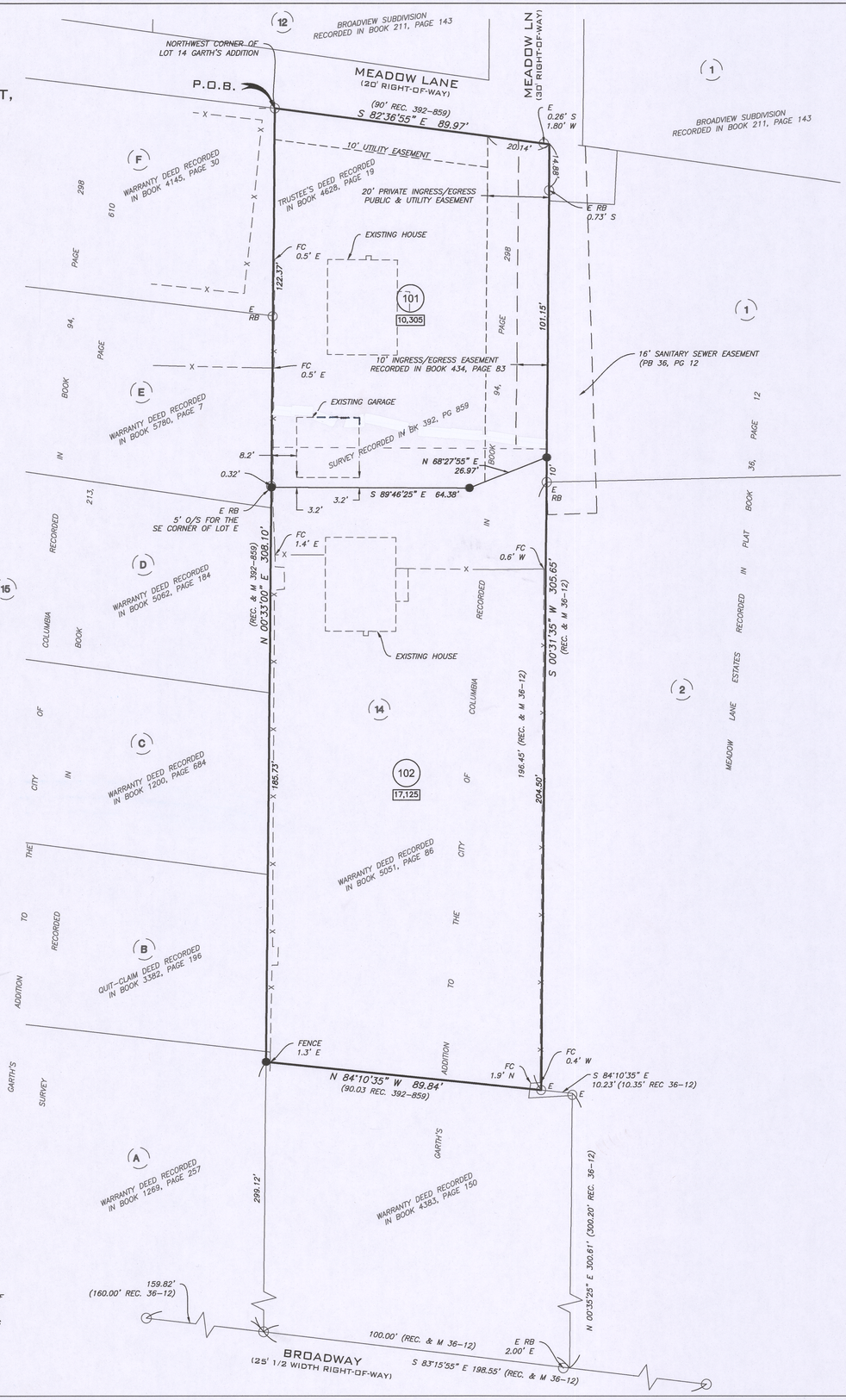
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14 OF GARTH'S, AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MEADOW LANE, THENCE ALONG SAID SOUTH LINE, S 82°36'55"E, 89.97 FEET; THENCE LEAVING SAID SOUTH LINE, AND ALONG THE WEST LINES OF LOT 1 AND LOT 2 OF MEADOW LANE ESTATES RECORDED IN PLAT BOOK 36 AT PAGE 12, S 00°31'35"W, 305.65 FEET; THENCE LEAVING SAID EAST LINE, AND ALONG THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 392 AT PAGE 859, N 84°10'35"W, 89.84 FEET; THENCE LEAVING SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID LOT 14 OF GARTH'S ADDITION, N 00°33'00"E, 308.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 27,430 SQUARE FEET.

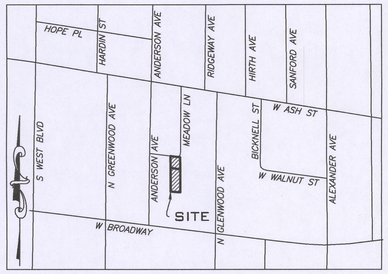
## LEGEND

- ● 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS OTHERWISE NOTED)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD PER (BK-PG) OR (PB-PG)
- ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- RB REBAR
- FC FENCE CORNER
- X,XXX SQUARE FOOTAGE
- P.O.B. POINT OF BEGINNING
- EXISTING LOT LINE
- OLD LOT LINE
- X EXISTING FENCE

SCALE: 1" = 20'
0 10 20 40

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK




LOCATION MAP
NOT TO SCALE

## CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH, 2025 I COMPLETED A SURVEY FOR 105 MEADOW LANE, LLC AND JARED MARK ZILLIG FOR THE DESCRIBED PROPERTIES AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

PROJECT#: KEEV24.01

DATE: 8/4/2025

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

STATE OF MISSOURI JAY ALAN GEBHARDT NUMBER PLS-2001001909 PROFESSIONAL LAND SURVEYOR

FINAL PLAT

MEADOW LANE PLAT 1

SE 1/4 S 11, T 48 N, R 13 W.
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 4th DAY OF August 2025.

Kristine N. Holst NOTARY PUBLIC SIGNATURE
Kristine N. Holst PRINTED NAME
12-21-2025 MY COMMISSION EXPIRES

KRISTINE N. HOLST MY COMMISSION EXPIRES 12-21-2025 NOTARY SEAL #17352409 HOWARD COUNTY NOTARY PUBLIC, STATE OF MISSOURI

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO

ORDINANCE # _____

ON THE _____ DAY OF _____, 2025.

_____
BARBARA BUFFALOE, MAYOR

ATTEST:

_____
SHEELA AMIN, CITY CLERK

X:\Projects\KEEV - 3rd Construction LLC - Mike Keevins\KEEV24.01 - Replat Lot 105 Meadow Ln with vacation for access Easement\Drawings\KEEV24.01 REPLAT.dwg