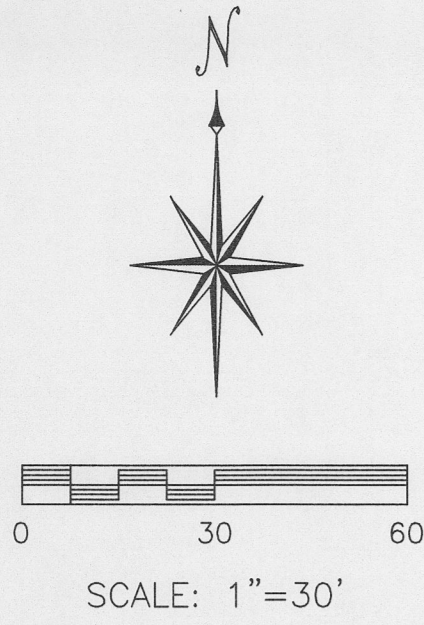


LOCATION MAP
 Not To Scale



- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - PM PERMANENT MONUMENT
 - 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
 - + DRILL HOLE OR CHISEL +
 - △ RIGHT OF WAY MARKER
 - STONE MONUMENT
 - × CORNER POST
 - FENCE LINE
 - (91/387) BK/PG OF RECORD PLAT/SURVEY
 - M MEASURED DISTANCE
 - R RECORD DISTANCE
 - ① LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS
 - OHE OVERHEAD ELECTRIC
 - UTILITY POLE

OPR SUBDIVISION
 A FINAL PLAT
 A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2,
 TOWNSHIP 47 NORTH, RANGE 13 WEST
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED 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.

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #29019C0290E, DATED APRIL 19, 2017.

KNOW ALL MEN BY THESE PRESENTS

ON THIS 14 DAY OF July, 2021, JEREMY A. SPILLMAN & BROOKS CHANDLER, SOLE OWNERS OF THE HEREON DESCRIBED TRACT, HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND/OR PLATTED AS SHOWN HEREON.

THE UTILITY EASEMENTS AND ADDITIONAL RIGHT OF WAY AT THE LOCATIONS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, JEREMY A. SPILLMAN & BROOKS CHANDLER DID SAY THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

_____(SIGNED)

JEREMY A. SPILLMAN

Jeremy A. Spillman (PRINTED)

_____(SIGNED)

BROOKS CHANDLER

Brooks Chandler (PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS 14th DAY OF July, 2021. MY COMMISSION EXPIRES July 29, 2023

STACIL BOWLEN
 Notary Public - Notary Seal
 State of Missouri
 Commissioned for Boone County
 My Commission Expires: July 29, 2023
 Commission Number: 15636956

Stacil Bowlen
 NOTARY PUBLIC

NOTES

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY PER MISSOURI CODE OF REGULATIONS 2 CSR 90-60.040(2).

THERE ARE NO REGULATED STREAMS ON THIS TRACT AS DEFINED IN CHAPTER 12A OF THE COLUMBIA CODE OF ORDINANCES.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.

APPROVED BY THE PLANNING & ZONING COMMISSION,

COLUMBIA, MO THIS 22nd DAY OF July, 2021

Sarah Loe

SABAH LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE # _____ ON THE

_____ DAY OF _____, 2021

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

THIS IS TO CERTIFY THAT AT THE REQUEST OF JEREMY SPILLMAN, A SURVEY 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 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

SUBSCRIBED AND SWORN BEFORE ME ON THIS 23RD DAY OF JULY, 2021. MY COMMISSION EXPIRES MAY 30, 2025.

ANTHONY DERBOVEN
 ANTHONY DERBOVEN, P.L.S. 2016019005
 Date: JULY 23, 2021.

DEREK FORBIS
 Notary Public, Notary Seal
 State of Missouri
 Howard County
 Commission # 13803612
 My Commission Expires 08-30-2025

Derek Forbis
 DEREK FORBIS
 NOTARY PUBLIC

DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF WALNUT BROOK SUBDIVISION PLAT NO. 3 RECORDED IN BOOK 11, PAGE 234;

THENCE S79°16'45"W ALONG THE NORTH LINE OF THE SURVEY IN PLAT BOOK 38, PAGE 68, A DISTANCE OF 261.00 FEET;

THENCE LEAVING SAID NORTH LINE, N0°14'00"E, A DISTANCE OF 411.97 FEET TO THE CENTERLINE OF OLD PLANK ROAD;

THENCE ALONG SAID CENTERLINE N80°15'40"E, A DISTANCE OF 262.60 FEET TO THE INTERSECTION WITH THE WEST LINE OF WALNUT BROOK SUBDIVISION PLAT NO. 3;

THENCE S0°34'10"W, A DISTANCE OF 407.86 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.42 ACRES AND IS THE SAME LAND DESCRIBED BY DEEDS RECORDED IN BOOK 4996, PAGE 100 AND BOOK 5274, PAGE 74 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

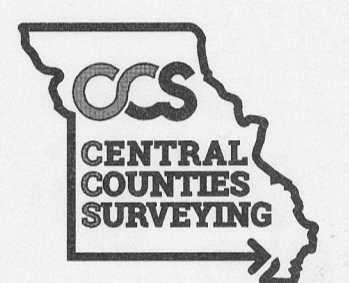
SURVEY RECORDED IN BOOK 5018, PAGE 24

WD BK 845, PG 681

LOT 1
 2.22 AC.
 QCD BK 4996, PG 100
 WD BK 5274, PG 74

WALNUT BROOK PLAT 3
 SURVEY RECORDED IN PLAT BOOK 11, PAGE 234

BOOK 279, PAGE 22
 WD BK 3068, PG 15



401 S. Cleveland St
 Fayette, MO 65249
 Phone (660) 728-5228
 Missouri Commission # 2014035993
 Steven R. Proctor PLS # 2000148686
 Anthony Derboven PLS # 2016019005
 Derek Forbis PLS # 2021015380

200 Old Plank Road
 Columbia, Boone County, MO