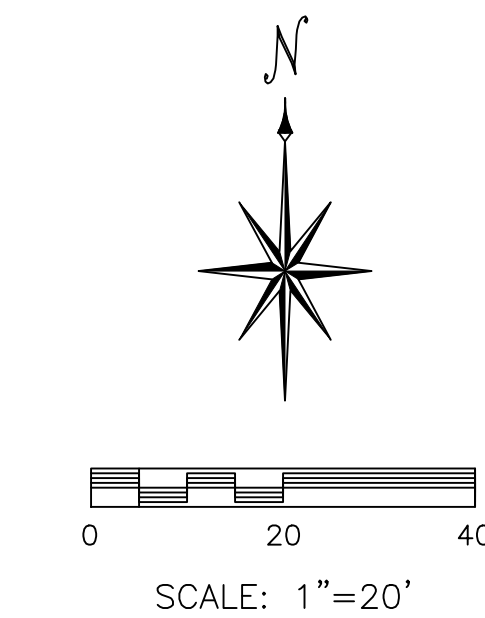
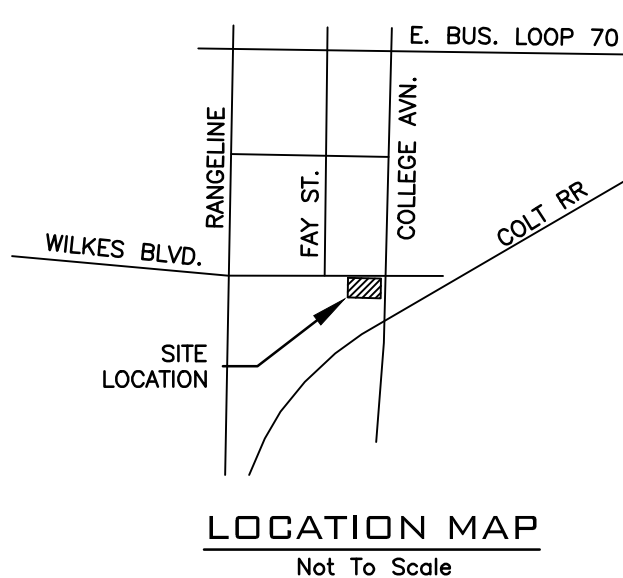


FINAL PLAT OF
TANDY'S ADDITION PLAT 2
 A REPLAT OF ALL OF LOT 3 AND LOT 4 AND A PART OF LOT 5 OF BLOCK 3,
 TANDY'S ADDITION TO THE CITY OF COLUMBIA
 LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



- 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
 - x FENCE LINE
 - (91/387) BK/PG OF RECORD PLAT/SURVEY
 - M MEASURED DISTANCE
 - R RECORD DISTANCE
 - ① LOT NUMBERS FROM TANDY'S ADDITION TO THE CITY OF COLUMBIA AND HARBISON'S 2ND ADDITION TO THE CITY OF COLUMBIA

NOTES

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY JUNE, 2019

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

THE EXISTING RIGHT OF WAYS FOR WILKES BLVD AND COLLEGE AVENUE ARE PER THE RECORDED SURVEY IN BOOK 4625, PAGE 56.

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.

STREAM BUFFER STATEMENT

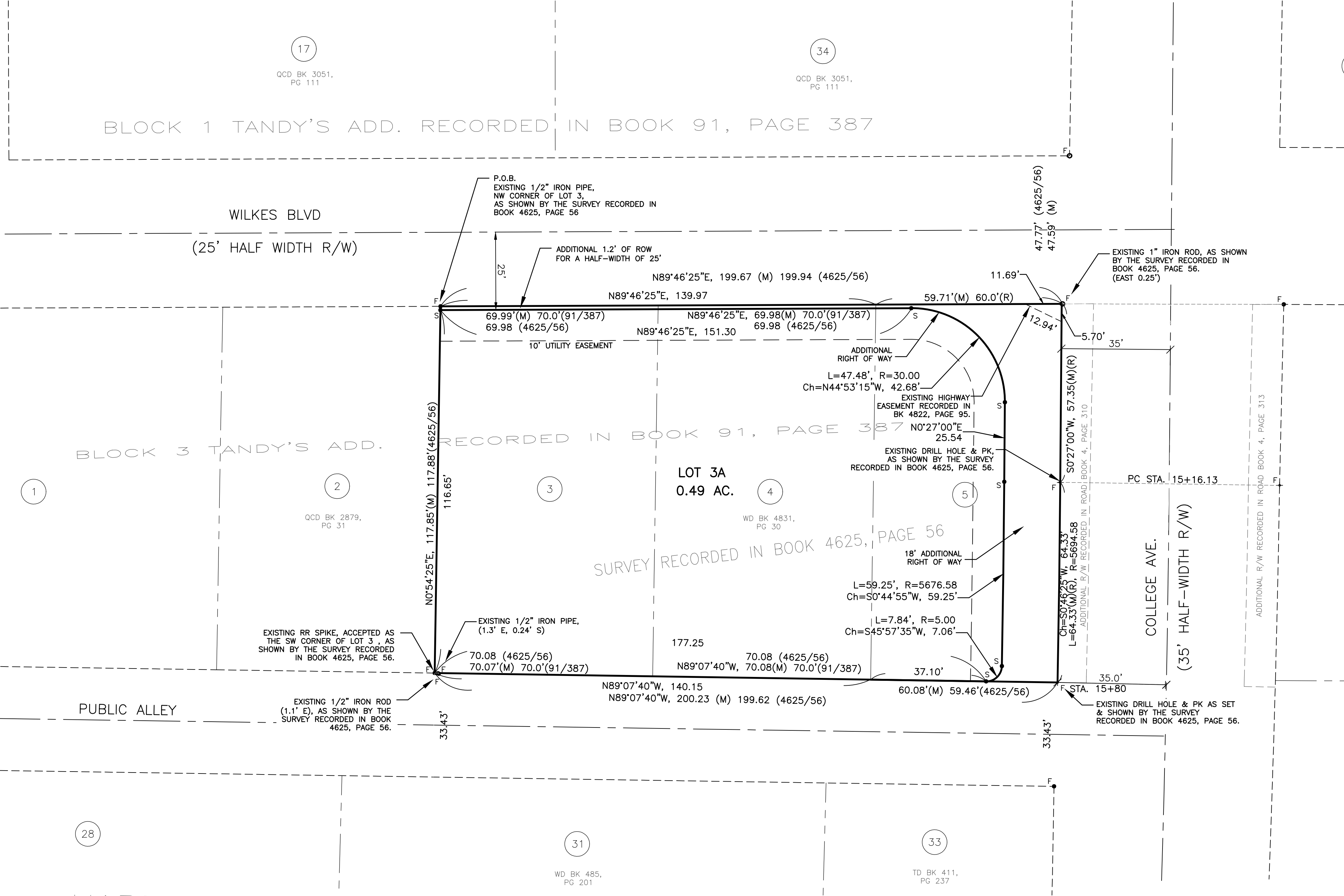
THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

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 #29019C0280E, DATED APRIL 19, 2017.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2019

BRIAN TREECE, MAYOR
 ATTEST:
 SHEELA AMIN, CITY CLERK



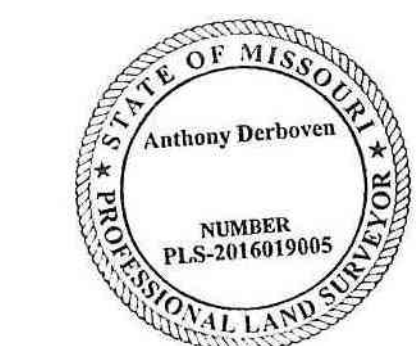
DESCRIPTION

A REPLAT OF ALL OF LOTS 3 & 4, AND PART OF LOT 5 OF BLOCK 3 OF TANDY'S ADDITION RECORDED IN BOOK 91, PAGE 387, OF THE BOONE COUNTY RECORDS AND BEING LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 AS SHOWN BY THE SURVEY RECORDED IN BOOK 4625, PAGE 56 AND WITH THE LINES THEREOF, N89°46'25"E, 199.67 FEET TO THE WEST RIGHT-OF-WAY LINE OF COLLEGE AVENUE;
 THENCE WITH THE WEST RIGHT-OF-WAY LINE THEREOF, S0°27'00"W, 57.35 FEET TO AN EXISTING DRILL HOLE AND PK NAIL;
 THENCE 64.33 FEET ALONG A 5694.58 FOOT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S0°46'25"W, 64.33 FEET TO AN EXISTING DRILL HOLE AND PK NAIL;
 THENCE N89°07'40"W, 200.23 FEET TO AN EXISTING RAIL ROAD SPIKE AT THE SOUTHWEST CORNER OF SAID LOT 3;
 THENCE N0°54'25"E, 117.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.55 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 4831, PAGE 30 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

THIS IS TO CERTIFY THAT AT THE REQUEST OF ATKINS CPS, LLC, 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 1ST DAY OF JULY, 2019 MY COMMISSION EXPIRES MAY 30, 2021.

DEREK FORBIS
 NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS

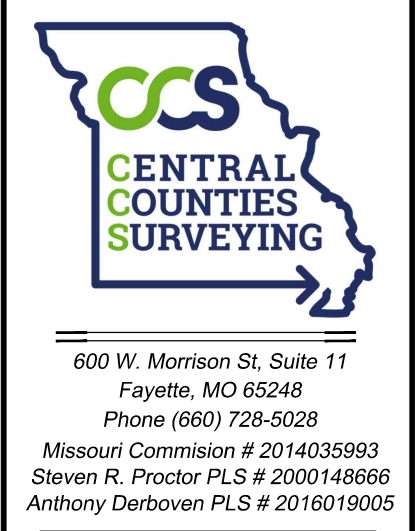
ON THIS ____ DAY OF _____, 2019, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "ATKINS CPS, INC", A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

ATKINS CPS, INC.
 _____(SIGNED)
 MEMBER
 _____(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS ____ DAY OF _____, 2019. MY COMMISSION EXPIRES _____, 20____.

 NOTARY PUBLIC



600 W. Morrison St. Suite 11
 Fayette, MO 65248
 Phone (660) 728-5028
 Missouri Commission # 2014035993
 Steven R. Proctor PLS # 2000148666
 Anthony Derboven PLS # 2016019005

ATKINS CPS, LLC
 LOTS 3 & 4, AND PART OF LOT 5,
 TANDY'S ADDITION TO THE CITY OF COLUMBIA
 Columbia, Boone County, MO

Plotted: 7/1/2019
 SHT. 1 OF 01