

COMPASS CHURCH SUBDIVISION

FINAL MINOR PLA
PART OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4
OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M.,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

NOTES:

1. Bearings referenced to Grid North of the Missouri Coordinate System 1983; Control Zone per GPS observations utilizing the National Geospatial Surveying User Service (NGSVS).
2. Source of Deed: Book 1730 Pages 433 and 434, Book 491 Page 293
3. This survey was executed without a title commitment and is subject to any and all easements, restrictions, conditions, etc. of record.
4. Utilized OPUS, NAD83(2011) (EPOCH 2010), NAVD83(GG03 1A), convergence angle of 1.07086687", combined scale factor of 0.99990330, horizontal coordinates are in U.S. survey feet.
5. (R) - denotes recorded deed or plot information.
6. (S) - denotes measured survey information gathered by 2" Design Group.
7. This property is zoned R-1 One Family Dwelling by the City of Columbia.
8. This property lies within ZONE X (shaded)- Areas of 0.2% annual chance flood; area of 1% annual flood with average depths of less than 1 foot or with average areas less than 1 square mile; and areas protected by levees from 1% annual chance flood and ZONE X (unshaded)- Areas determined to be outside the 0.2% annual chance flood; per Flood Insurance Rate Map for Boone County, Missouri and Incorporated Areas, Panel 260 of 470, Map No. 20010202002, Effective Date March 17, 2011.
9. Setbacks for R-1 Zoning:
Front 25'
Side 1'
Rear 25'
10. The topographic fieldwork was performed in July 2014.
11. This property is regulated by the City of Columbia Stream Buffer Ordinance as determined by the Huntclade USGS Quads Map.

SURVEYOR'S CERTIFICATE:

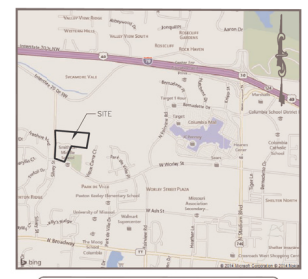
This is to certify that at the request of Central Design Group, we have during the month of April 2016, executed a Property Boundary Survey and Subdivision on the tract of land shown and described hereon; that this plan and the survey data which was used were made under my direct supervision in a manner consistent with the degree of care and skill ordinarily exercised by prudent members of the same profession; that I am duly licensed in Missouri under the Missouri Standards and Degree of Care; and in accordance with the current Missouri Minimum Standards for Property Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Architects. The result of the survey, to the best of my knowledge and belief, correctly represented upon this plat. This survey meets the occupancy requirements for "limited" property as defined by the Missouri Minimum Standards for Property Boundary Surveys.



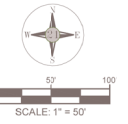
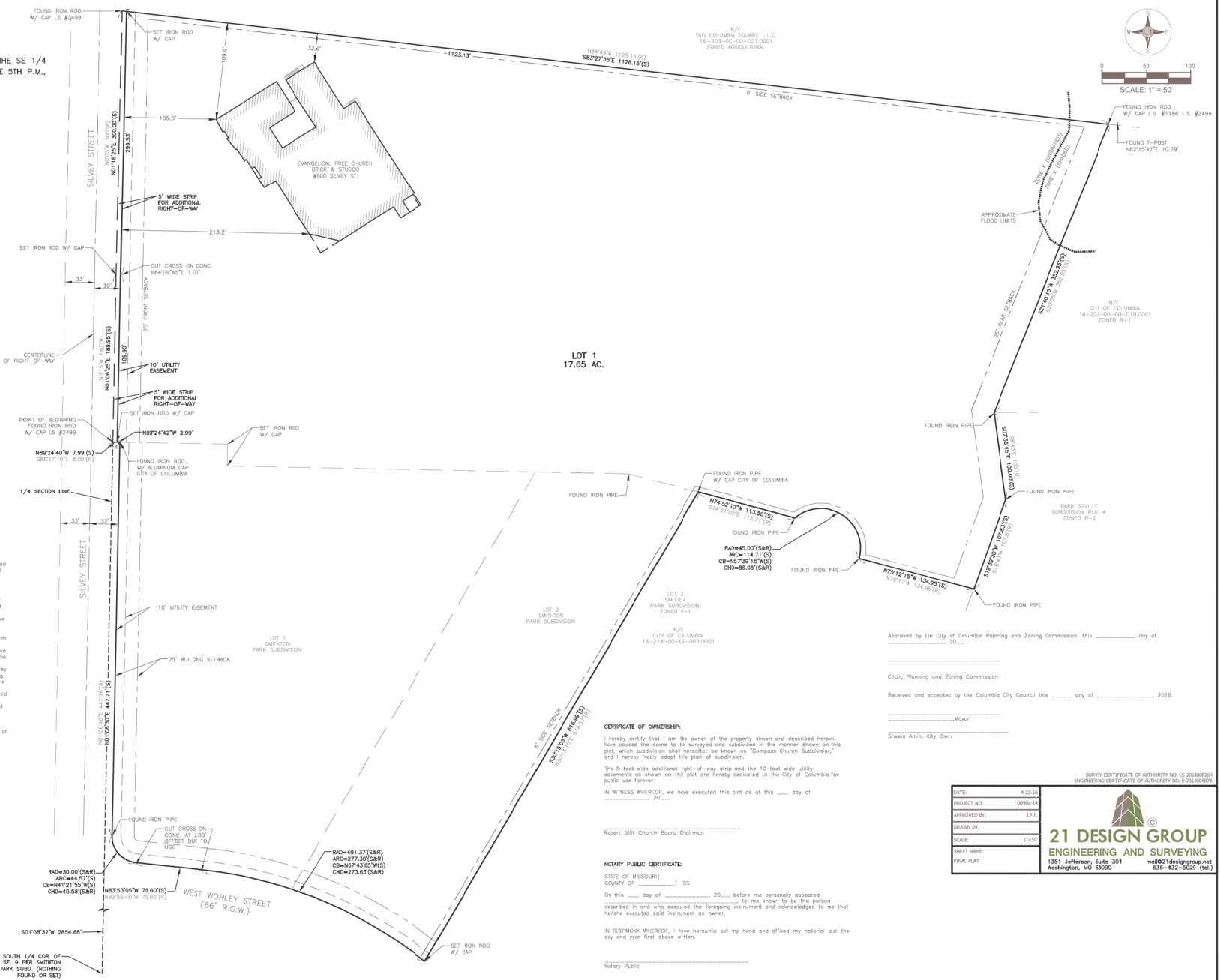
Jason P. Pellin, L.S. #2000146665
State of Missouri
Professional Land Surveyor
for 21 Design Group, Inc.
L.S.C. #9313008984

DESCRIPTION:

A tract of land being Lots 1 and 2 of Smithton Park Subdivision as recorded in Plat Book 34 Page 97, also being part of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southwest Quarter of Section 9, Township 48 North, Range 13 West of the 5th P.M., City of Columbia, Boone County, Missouri and being more particularly described as follows:
Beginning at a found iron rod at the northeast corner of Smithton Park Subdivision as recorded in Plat Book 34 Page 97, said point also being on the east right-of-way line of Silvey Street; thence along said east right-of-way line N01°06'25" E 189.95 feet to a set iron rod; thence continuing N01°18'25" E 200.00 feet to a found iron rod; thence along said east right-of-way line S88°57'10" E 1128.15 feet to a found iron rod; thence S21°40'15" E 352.95 feet to a found iron pipe; thence S07°36'45" E 100.00 feet to a found iron pipe; thence S19°39'00" E 107.83 feet to a found iron pipe; thence N75°12'15" E 134.95 feet to a found iron pipe; thence along a curve deflecting to the left having a radius of 45.00 feet, an arc length of 114.71 feet, a chord course of N07°38'15" E 86.08 feet to a found iron pipe; thence N74°52'17" E 113.50 feet to a found iron pipe at the northeast corner of Lot 2 of Smithton Park Subdivision; thence along the east line of said Lot 2 S30°15'00" E 818.99 feet to a set iron rod at the southeast corner of said Lot 2; said point also being on the north right-of-way line of West Worley Street (66 feet wide); thence along said north right-of-way line along a curve deflecting to the left having a radius of 49.33 feet, an arc length of 277.30 feet, a chord course of N67°43'15" E 274.83 feet; thence N87°53'03" E 75.60 feet to the intersection of said north right-of-way line with the east right-of-way line of Silvey Street; thence along said east right-of-way line of Silvey Street along a curve deflecting to the right having a radius of 20.00 feet, an arc length of 44.57 feet, a chord course of N84°21'07" E 40.53 feet to a found iron pipe; thence continuing along said east right-of-way line N01°08'30" E 447.71 feet to a found iron rod at the northeast corner of Lot 1 of Smithton Park Subdivision; thence N89°24'40" E 7.99 feet to the point of beginning, containing 17.71 acres. Subject to any and all easements, restrictions, conditions, etc. of record.



VICINITY MAP - NOT TO SCALE



LOT 1
17.65 AC.

CERTIFICATE OF OWNERSHIP:

I hereby certify that I am the owner of the property shown and described hereon, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Compass Church Subdivision", and I hereby freely adopt this plan of subdivision.

This 5 foot wide additional right-of-way strip and the 10 foot wide utility easements as shown on this plat are hereby dedicated to the City of Columbia for public use forever.

IN WITNESS WHEREOF, we have executed this plat as of this ____ day of _____, 20____.

Robert Still, Church Board Chairman

NOTARY PUBLIC CERTIFICATE:

STATE OF MISSOURI
COUNTY OF _____ SS
On this ____ day of _____, 20____, before me personally appeared _____ described in and who executed the foregoing instrument and acknowledged to me that he/she executed said instrument as owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public

Approved by the City of Columbia Planning and Zoning Commission, this ____ day of _____, 20____.

Chair, Planning and Zoning Commission

Received and accepted by the Columbia City Council this ____ day of _____, 2016.

Mayor

Sheera Amin, City Clerk

ENGINEERING CERTIFICATE OF AUTHORITY NO. LS-2013008204
ENGINEERING CERTIFICATE OF AUTHORITY NO. E-2012006920

DATE: 4-22-16
PROJECT NO: 0690-14
APPROVED BY: J.P.P.
DRAWN BY:
SCALE: 1\"/>

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