

BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 6 OF HANOVER PLAZA PLAT 6 RECORDED IN BOOK 39, PAGE 3.

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - S SET 5/8" REBAR (UNLESS OTHERWISE NOTED)
 - PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - (REC.) RECORD MEASUREMENT
 - X_{DH} DRILL HOLE WITH CHISELED "+"
 - Δ= CENTRAL ANGLE OF CURVE
 - R= RADIUS OF CURVE
 - L= ARC LENGTH OF CURVE
 - CH= CHORD BEARING AND DISTANCE
 - ℄ CENTERLINE
 - APPROXIMATE FLOWLINE

NOTES

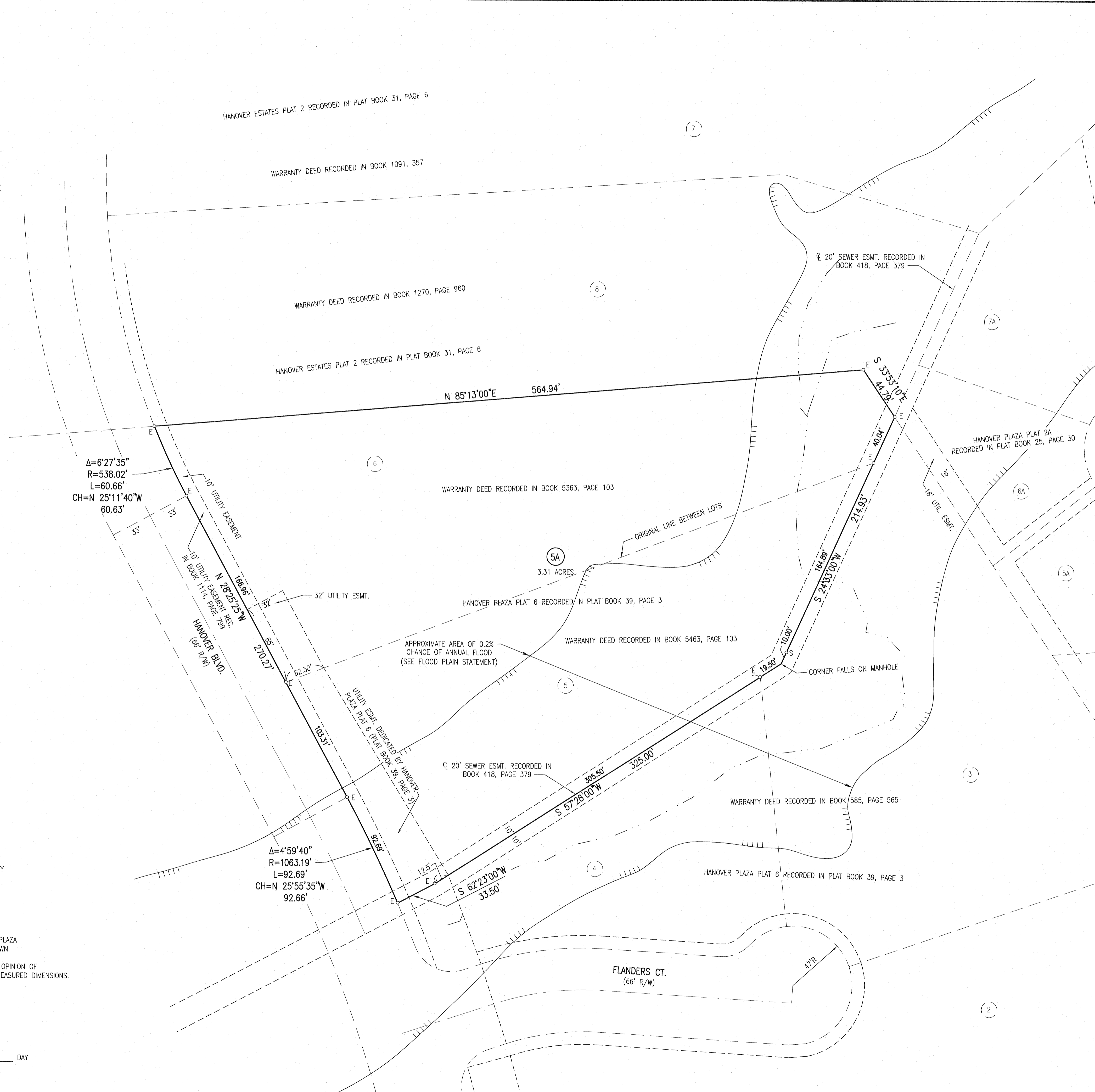
1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
3. A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS SURVEY.
4. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 5 AND 6, HANOVER PLAZA PLAT 6, RECORDED IN PLAT BOOK 39, PAGE 3 INTO ONE (1) LOT AS SHOWN.
5. THE DIMENSIONS SHOWN ON THIS PLAT MATCH THE RECORD PLAT. IN THE OPINION OF THE SURVEYOR THERE IS NO MATERIAL DIFFERENCE IN THE RECORD AND MEASURED DIMENSIONS.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ THIS ____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



STREAM BUFFER STATEMENT

THESE LOTS ARE NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS PER CHAPTER 12A, ARTICLE X, SEC. 12A-232(a)(2), SINCE THEY ARE INCLUDED IN A FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

THIS LOT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA OR 1% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29019C0284E, DATED APRIL 19, 2017. THIS LOT IS HOWEVER IN AN AREA OF 0.2% CHANCE OF ANNUAL FLOOD AS SHOWN ON SAID MAP.

KNOW ALL MEN BY THESE PRESENTS

THAT 100 ACRES LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SURVEYED AND REPLATED AS SHOWN ON THIS PLAT. THE EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, 100 ACRES LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THE 16th DAY OF July, 2021.

100 ACRES LLC

Samuel Schnieders
 SAMUEL SCHNIEDERS, MEMBER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 16th DAY OF July, IN THE YEAR 2021, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SAMUEL SCHNIEDERS, MEMBER OF 100 ACRES LLC, KNOWN TO ME TO BE THE PERSON WHO APPROVED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Betty Lou Cobb
 BETTY LOU COBB, NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2023

BETTY LOU COBB
 Notary Public - Notary Seal
 State of Missouri
 County of Moniteau
 My Commission Expires: Dec. 6, 2023
 Commission #15690689

CERTIFICATION

I HEREBY CERTIFY THAT IN JANUARY 2021, I COMPLETED A REPLAT OF LOTS 5 AND 6, HANOVER PLAZA PLAT 6, RECORDED IN PLAT BOOK 39, PAGE 3, FOR 100 ACRES, LLC, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5463, PAGE 103 OF THE BOONE COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 5 AND 6, HANOVER PLAZA PLAT 6, RECORDED IN PLAT BOOK 39, PAGE 3, CONTAINING 3.31 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

BETTY LOU COBB
 Notary Public - Notary Seal
 State of Missouri
 County of Moniteau
 My Commission Expires: Dec. 6, 2023
 Commission #15690689

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 14th DAY OF July, 2021.
Betty Lou Cobb
 BETTY LOU COBB, NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2023

James R. Jeffries
 JAMES R. JEFFRIES, PLS 2500
 DATE July 14, 2021

FINAL PLAT HANOVER PLAZA PLAT 6-A A REPLAT OF LOTS 5 & 6 HANOVER PLAZA PLAT 6 LOCATED IN SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI		
DATE APRIL 12, 2021	JOB NUMBER 20256.01	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500
ALLSTATE CONSULTANTS 3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799 ALLSTATE CONSULTANTS LLC MO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167		RESERVED FOR RECORDER'S STAMP