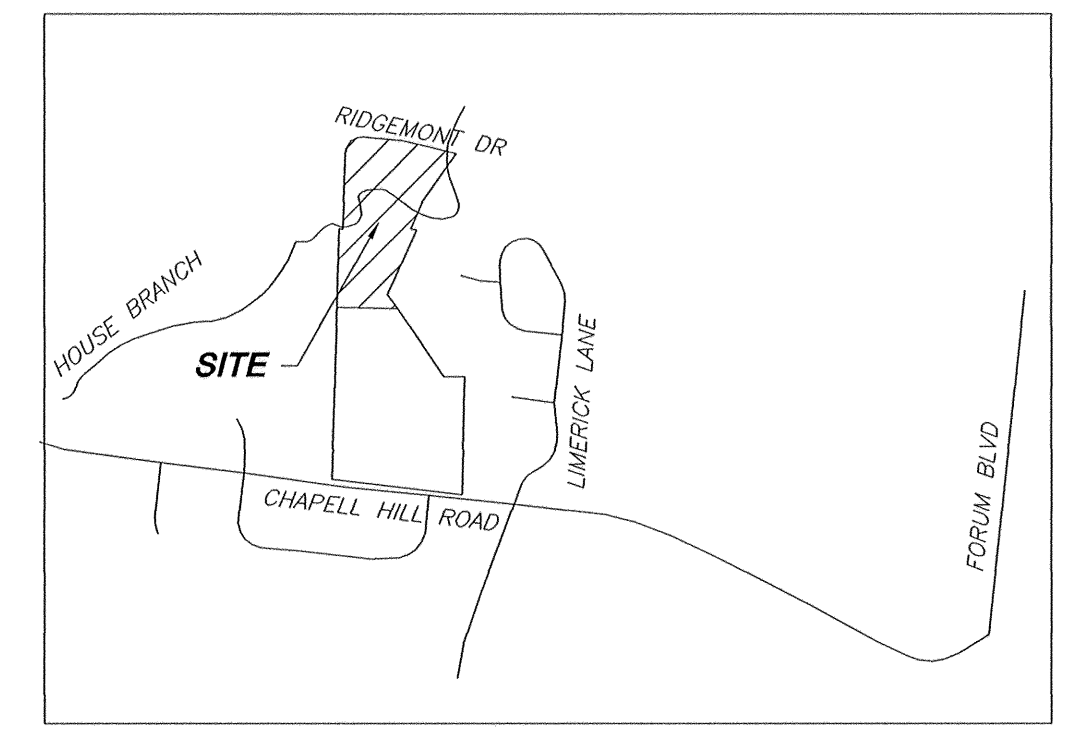


# MADISON PARK PLAT 2

MINOR SUBDIVISION  
AUGUST 4, 2005



LOCATION MAP  
NOT TO SCALE

### KNOW ALL MEN BY THESE PRESENTS

MADISON PARK INVESTMENTS, LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ROLAND S. BARTELS, GREGG T. MORGAN, AND ROBERT A. WOLVERTON HAVE CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOREVER.

*Roland S. Bartels*  
ROLAND S. BARTELS, MEMBER  
*Gregg T. Morgan*  
GREGG T. MORGAN, MEMBER  
*Robert A. Wolverton*  
ROBERT A. WOLVERTON, MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 23 DAY OF September, IN THE YEAR 2005, BEFORE ME, SUZANNE M. GEBHARDT, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROLAND S. BARTELS, GREGG T. MORGAN, AND ROBERT A. WOLVERTON, ALL MEMBERS AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF SAID LIMITED LIABILITY CORPORATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

*Suzanne M. Gebhardt*  
SUZANNE M. GEBHARDT  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JUNE 18, 2007.

### CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT IN THE SURVEY RECORDED IN BOOK 953, PAGE 409 OF THE BOONE COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 109 OF MADISON PARK PLAT NO. 1, AS RECORDED IN PLAT BOOK 39, PAGE 69; THENCE N00°27'45"E, 1040.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RIDGEMONT DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT SIX (6) CALLS; THENCE N61°32'45"E, 95.79 FEET; THENCE ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, 43.47 FEET, SAID CURVE HAVING A CHORD N78°09'00"E, 42.86 FEET; THENCE S85°14'45"E, 271.20 FEET; THENCE S79°00'30"E, 162.27 FEET; THENCE S76°59'55"E, 171.67 FEET; THENCE S74°06'00"E, 18.12 FEET TO THE WEST LINE OF LOT 1 OF CHAPMAN SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 64; THENCE ALONG SAID WEST LINE FOR THE FOLLOWING TWO (2) CALLS; THENCE S34°10'35"W, 379.69 FEET; THENCE S21°45'00"W, 185.80 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE S83°49'00"E, 37.33 FEET TO THE WEST LINE OF LOT 43 OF CHAPMAN SUBDIVISION PLAT 2 AS RECORDED IN PLAT BOOK 25, PAGE 5; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF LOT 42 S23°08'00"W, 457.11 FEET; THENCE S39°13'40"E, 111.59 FEET TO THE NORTHEAST CORNER OF LOT 111 OF MADISON PARK PLAT 1 AS RECORDED IN PLAT BOOK 39, PAGE 69; THENCE ALONG THE NORTH LINE OF SAID PLAT N90°00'00"W, 394.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.34 ACRES.

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

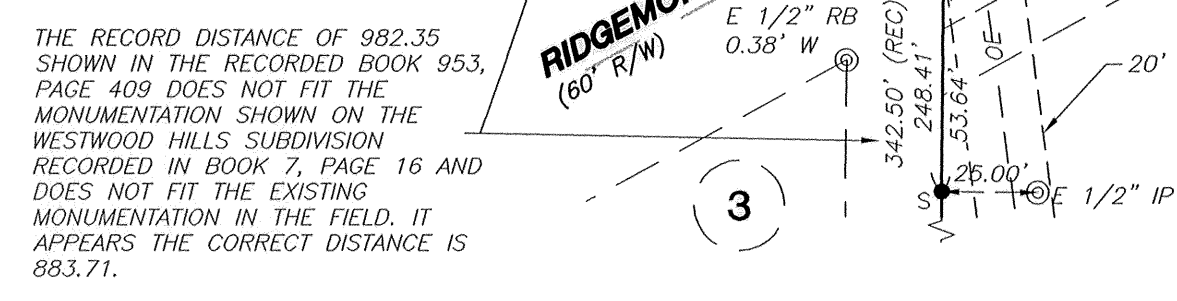
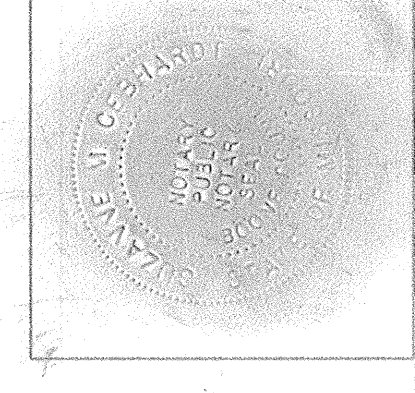
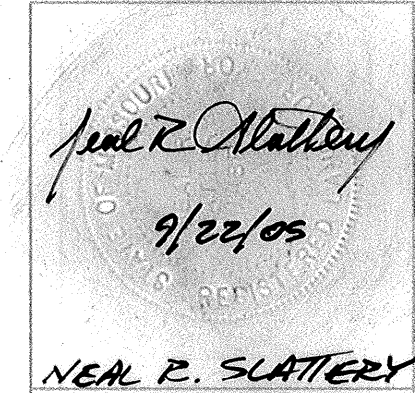
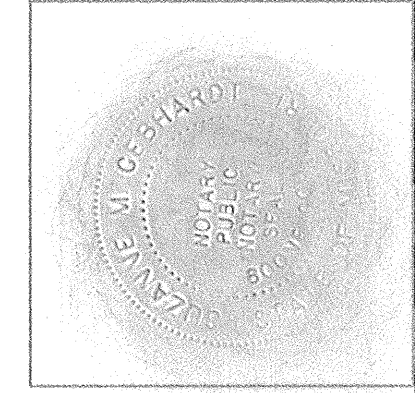
SURVEY AND PLAT BY  
A CIVIL GROUP

*Neal P. Slattery*  
NEAL SLATTERY, L.S. 2543  
9/23/05  
DATE

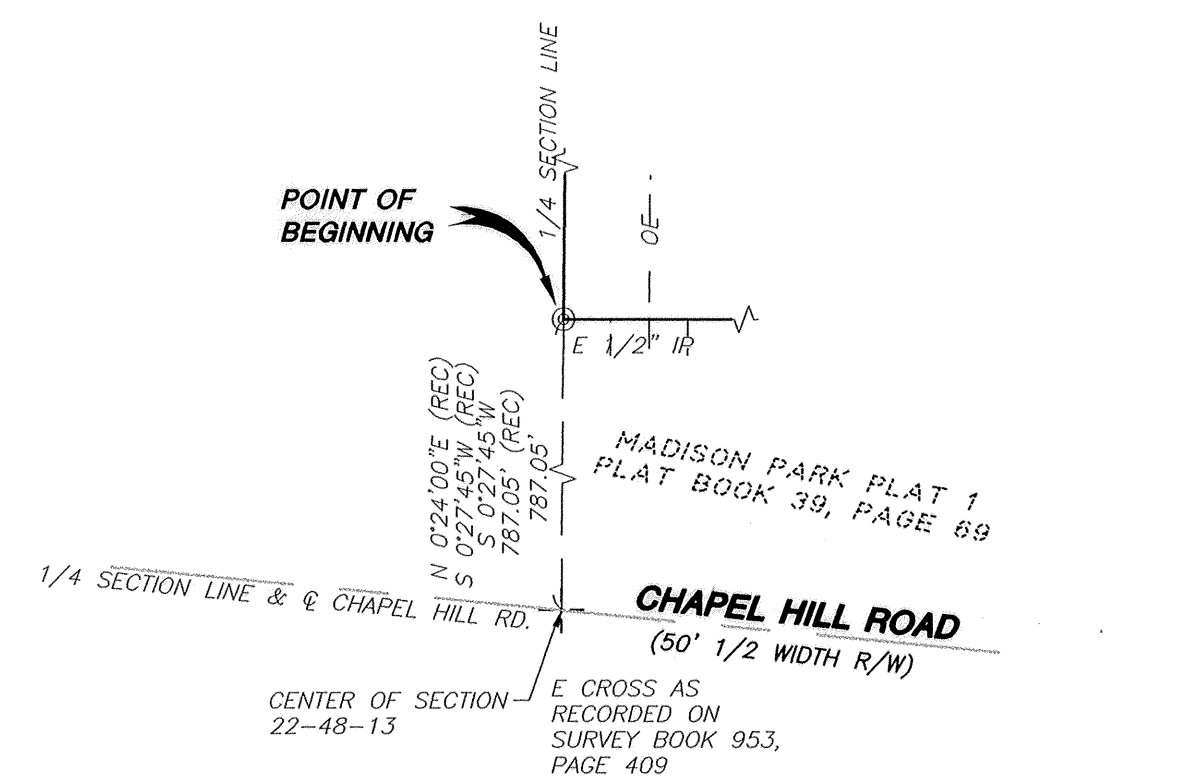
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 23 DAY OF September, 2005.

*Suzanne M. Gebhardt*  
SUZANNE M. GEBHARDT  
NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 18, 2007.



DETAIL 1



DETAIL 2

### NOTES

1. THIS IS AN URBAN CLASS SURVEY.
2. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
4. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, EASEMENT SEARCH NUMBER 0511899, DATED: APRIL 05, 2005.
5. TRACT MAY BE SUBJECT TO AN UNDOCUMENTED EASEMENT FOR THE OVERHEAD ELECTRIC LINES NEAR THE WEST BOUNDARY OF SUBDIVISION AND AS SHOWN BY THE SURVEY RECORDED IN BOOK 953, PAGE 409.
6. COLLEGE PARK DRIVE AS DEDICATED IN BOOK 316, PAGE 218. A REQUEST FOR VACATION OF A PORTION OF THIS RIGHT-OF-WAY HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
7. A GREENSPACE TRAIL EASEMENT FOR THE COUNTY HOUSE BRANCH TRAIL IS TO BE RECORDED BY SEPARATE DOCUMENT.

### LEGEND

- IRON PIPE CAP #2001006115
- ⊙ EXISTING
- ⊙ SET
- PM, PERMANENT MONUMENT
- (R) RADIAL LINE
- REC. RECORD
- ⊗ DH, DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- 10,000 SQUARE FEET
- 1.50 AC ACRES
- STONE
- ⊙ IP, IRON PIPE
- ⊙ RB, REBAR
- CT CURVE NUMBER
- + CUT CROSS

### FLOOD PLAIN STATEMENT

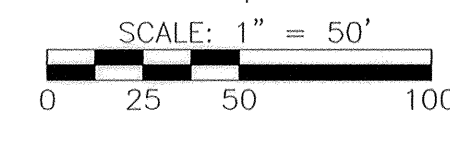
PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP NO. 2900360016C, DATED: 8/85

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 22nd DAY OF September, 2005.

*Jerry Wade*  
JERRY WADE, CHAIRMAN

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS 17th DAY OF October, 2005.

*Darwin Hingman*  
DARWIN HINGMAN, MAYOR  
*Sheela Amin*  
SHEELA AMIN, CITY CLERK



BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 14 OF CHAPEL WOODS SUBDIVISION, PLAT NO. 1 AS RECORDED IN PLAT BOOK 24, PAGE 85 BEARING = N 0°00'00"E