FINAL MINOR PLAT OF FILED FOR RECORD, BOONE COUNTY, MISSOURI NORA DIETZL, RECORDER MISSOURI ALPHA OF PHI KAPPA PSI SUBDIVISION A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST OF N.T.S. THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI **NOVEMBER 17, 2018** STADIUM BLVD N80'59'25"W -FOUND IRON PIPE OWNERS CERTIFICATE (RECORD 400') UNIVERSITY OF MISSOURI THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED AS SHOWN ON THIS LOCATION MAP 1.37' SOUTH PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "MISSOURI ALPHA OF PHI S80°59'25"E 372.94' KAPPA PSI SUBDIVISION". FOUND RIGHT OF INGRESS/EGRESS EASEMENT MISSOURI ALPHA OF PHI KAPPA WAY MARKER PSI FRATERNAL CORPORATION EASEMENTS OF THE TYPES AND AT LOCATIONS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, MISSOURI FOR PUBLIC USE FOREVER FOUND IRON ROL 1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING INSTRUMENT THIS ___ DAY 2. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED N85'54'38"W 163.24' S04'05'22"W 16' WIDE UTILITY EASEMENT 3. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF BOONE COUNTY, MISSOURI 1.14' EAST 16.00' MISSOURI ALPHA OF PHI KAPPA PSI FRATERNAL CORPORATION S85'54'38"E 179.45' R=537.96' AND INCORPORATED AREAS, MAP NUMBER 29019C0280E, WITH AN EFFECTIVE DATE L=19.18' OF APRIL 19, 2017. THIS PROPERTY DOES NOT LIE WITHIN ANY FEMA DEFINED CHORD L=51.76 S28'33'38"E 19.18' DRAINAGE CONTROL L=13.48' S26'49'30"E 4. STREAM BUFFER STATEMENT: THIS TRACT DOES NOT INCLUDE ANY REGULATED EASEMENT TO THE -STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS STATE HIGHWAY COMMISSION NAME: WYNN H. WIEGAND DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, 13.48' L=6.00' **51.74'** COND. SUIT.#42943 MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF TITLE: PRESIDENT, MISSOURI ALPHA OF PHI KAPPA PSI FRATERNAL CORPORATION S25'47'04"E 6.00' S65'55'55"W STATE OF MISSOURI GUY WIRE EASEMENT TO THE CITY OF COLUMBIA N25'47'04"W_ COUNTY OF_____ - PROPERTY N/F CITY OF COLUMBIA 4694/47 10'x26.67' S64'12'56"W _, 2018, BEFORE ME, PERSONALLY APPEARED - UTILITY EASEMENT WYNN H. WIEGAND, WHO BY ME DULY SWORN DID SAY THAT HE OR SHE IS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS OR HER FREE ACT AND DEED AND R=532.96'AS THE FREE ACT AND DEED OF THE MISSOURI ALPHA OF PHI KAPPA PSI FRATERNAL L=9.30' CORPORATION AS OWNER OF THE PROPERTY DESCRIBED IN THE "MISSOURI ALPHA OF PHI KAPPA PSI SUBDIVISION". CHORD 5.00' S23'34'10"E IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND N73'57'21"E 9.30' YEAR FIRST ABOVE WRITTEN. N16'02'39"W_ MISSOURI ALPHA OF PHI KAPPA 6.00' NOTARY PUBLIC PSI FRATERNAL CORPORATION GUY WIRE EASEMENT TO PROPERTY N/F 274/36 THE CITY OF COLUMBIA PHI DELTA THETA MY COMMISSION EXPIRES: 479/336 SCALE : 1" = 30"274/258 S73'57'21"W_ LOT 1 CHORD __S13**'**38'48"E LAND DESCRIPTION AREA=3.72 ACRES S17'04'35"W 39.01 A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTH HALF OF SECTION - SET 10.60 13, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF - IRON PIPE COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS O =FOUND IRON ROD COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF BURNAM ROAD AND THE WEST RIGHT OF WAY LINE OF PROVIDENCE ROAD AS ESTABLISHED BY EX. BUILDING SET IRON PIPE CONDEMNATION SUIT NUMBER 42943; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF BURNAM ROAD, NORTH 89 DEGREES 23 MINUTES 40 SECONDS WEST 61.94 FEET 10 THE EX. BUILDING ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF BURNAM ROAD, NORTH 89 DEGREES 23 MINUTES 40 SECONDS WEST 427.02 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 274, PAGE 36 OF THE BOONE COUNTY RECORDS: THENCE ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 274, PAGE 36, NORTH 08 DEGREES 03 MINUTES 20 SECONDS EAST 401.61 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 80 DEGREES 59 MINUTES 25 SECONDS EAST 372.94 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PROVIDENCE ROAD AS ESTABLISHED BY CONDEMNATION SUIT NUMBER 42943; THENCE ALONG THE WEST RIGHT OF WAY LINE OF PROVIDENCE ROAD AS ESTABLISHED BY CONDEMNATION SUIT NUMBER 42943, ALONG A NON TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 60 DEGREES 25 MINUTES 05 SECONDS WEST 537.96 FEET AND WHOSE CHORD IRON PIPE BEARS SOUTH 26 DEGREES 49 MINUTES 30 SECONDS EAST 51.74 FEET, AN ARC LENGTH RADIAL BEARING S8813'50"W DISTANCE OF 51.76 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PROVIDENCE ROAD AS DESCRIBED IN BOOK 4694, PAGE 47 OF SAID RECORDS; THENCE ALONG THE WEST RIGHT OF WAY LINE OF PROVIDENCE ROAD AS DESCRIBED IN BOOK 4694, PAGE 47 CHORD THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 55 MINUTES 55 SECONDS S00°25'20"E-WEST 5.00 FEET TO A POINT; ALONG A NON TANGENT CURVE TO THE RIGHT WHOSE L=24.70' 24.70' SET | RADIUS POINT BEARS SOUTH 65 DEGREES 55 MINUTES 55 SECONDS WEST 532.96 FEET SURVEYOR'S CERTIFICATE AND WHOSE CHORD BEARS SOUTH 23 DEGREES 34 MINUTES 10 SECONDS EAST 9.30 FEET, AN ARC LENGTH DISTANCE OF 9.30 FEET TO A POINT; AND NORTH 66 DEGREES THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2012 BY THE 55 MINUTES 55 SECONDS EAST 5.00 FEET TO A POINT ON THE WEST RIGHT OF WAY ORDER OF MISSOURI ALPHA OF PHI KAPPA PSI EXECUTED A PROPERTY BOUNDARY LINE OF PROVIDENCE ROAD AS ESTABLISHED BY CONDEMNATION SUIT NUMBER 42943; THENCE ALONG THE WEST RIGHT OF WAY LINE OF PROVIDENCE ROAD AS ESTABLISHED SURVEY AND DURING NOVEMBER 2018 PREPARED A SUBDIVISION PLAT ON A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 13, TOWNSHIP BY CONDEMNATION SUIT NUMBER 42943, ALONG A NON TANGENT CURVE TO THE RIGHT 48 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, WHOSE RADIUS POINT BEARS SOUTH 66 DEGREES 55 MINUTES 55 SECONDS WEST 537.96 FEET AND WHOSE CHORD BEARS SOUTH 17 DEGREES 19 MINUTES 05 SECONDS EAST BOONE COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN 107.80 FEET, AN ARC LENGTH DISTANCE OF 107.98 FEET TO A POINT ON THE WEST PROPERTY N/F RIGHT OF WAY LINE OF PROVIDENCE ROAD AS DESCRIBED IN BOOK 4694, PAGE 47 OF CITY OF COLUMBIA SAID RECORDS; THENCE ALONG THE WEST RIGHT OF WAY LINE OF PROVIDENCE ROAD AS DESCRIBED IN BOOK 4694, PAGE 47 THE FOLLOWING COURSES AND DISTANCES: SOUTH 17 DEGREES 04 MINUTES 35 SECONDS WEST 10.60 FEET TO A POINT; SOUTH 00 DEGREES 33 MINUTES 25 SECONDS EAST 81.55 FEET TO A POINT; ALONG A NON 23.17 TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 88 DEGREES 13 MINUTES 50 SECONDS WEST 524.96 FEET AND WHOSE CHORD BEARS SOUTH 00 DEGREES IRON ROD 25 MINUTES 20 SECONDS EAST 24.70 FEET, AN ARC LENGTH DISTANCE OF 24.70 FEET 15' UTILITY EASEMENT IRON ROD -_W/ALUM.CAP DENNIS C. FRAZIER FRAZIER LAND SURVEYING SERVICES, INC. MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 TO A POINT; SOUTH 35 DEGREES 18 MINUTES 10 SECONDS WEST 65.71 FEET TO A W/ALUM.CAP N89°23'40"W 61.94' POINT; AND SOUTH 46 DEGREES 07 MINUTES 30 SECONDS WEST 23.17 FEET TO THE N89°23'40"W 427.02' POINT OF BEGINNING AND CONTAINING 3.72 ACRES. CORP.# 2008003911 IRON ROD 0.19' SOUTH **BURNAM ROAD** IRON ROD IRON ROD HRON PIPE 0.06' SOUTH IRON PIPE 0.06' SOUTH S89'23'40"E 110.58' S89'23'40"E 106.69' S89'23'40"E 116.82' DATE: 10/18/18 PREPARED FOR: APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE #_____ON SUBDIVISION PLAT SCALE: 1"=30' MISSOURI ALPHA PHI KAPPA PSI THE_____DAY OF______, 2018. 809 S. PROVIDENCE RD. PROJECT NO: 18-5429 COLUMBIA, MO. 65203 DENNIS C. FILE NAME: 18-5429.DWG FRAZIER BRIAN TREECE, MAYOR APPROVED BY THE PLANNING & ZONING COMMISSION, CITY COLUMBIA, ON THE____DAY NUMBER REV-1: 11/15/18 CITY COMMENTS FRAZIER LAND SURVEYING SERVICES, INC. DENNIS C. FRAZIER 95 PLS-2002000247 116 E. PEARCE BLVD., P.O. BOX 65 MISSOURI PROFESSIONAL LAND | REV-2: 12/05/18 CITY COMMENTS SURVEYOR #2002000247 WENTZVILLE, MO. 63385 FRAZIER LAND SURVEYING PHONE: 636-332-0610 SHEELA AMIN, CITY CLERK SARA LOE, CHAIRPERSON SERVICES, INC. FAX: 636-332-0710 CORP.# 2008003911