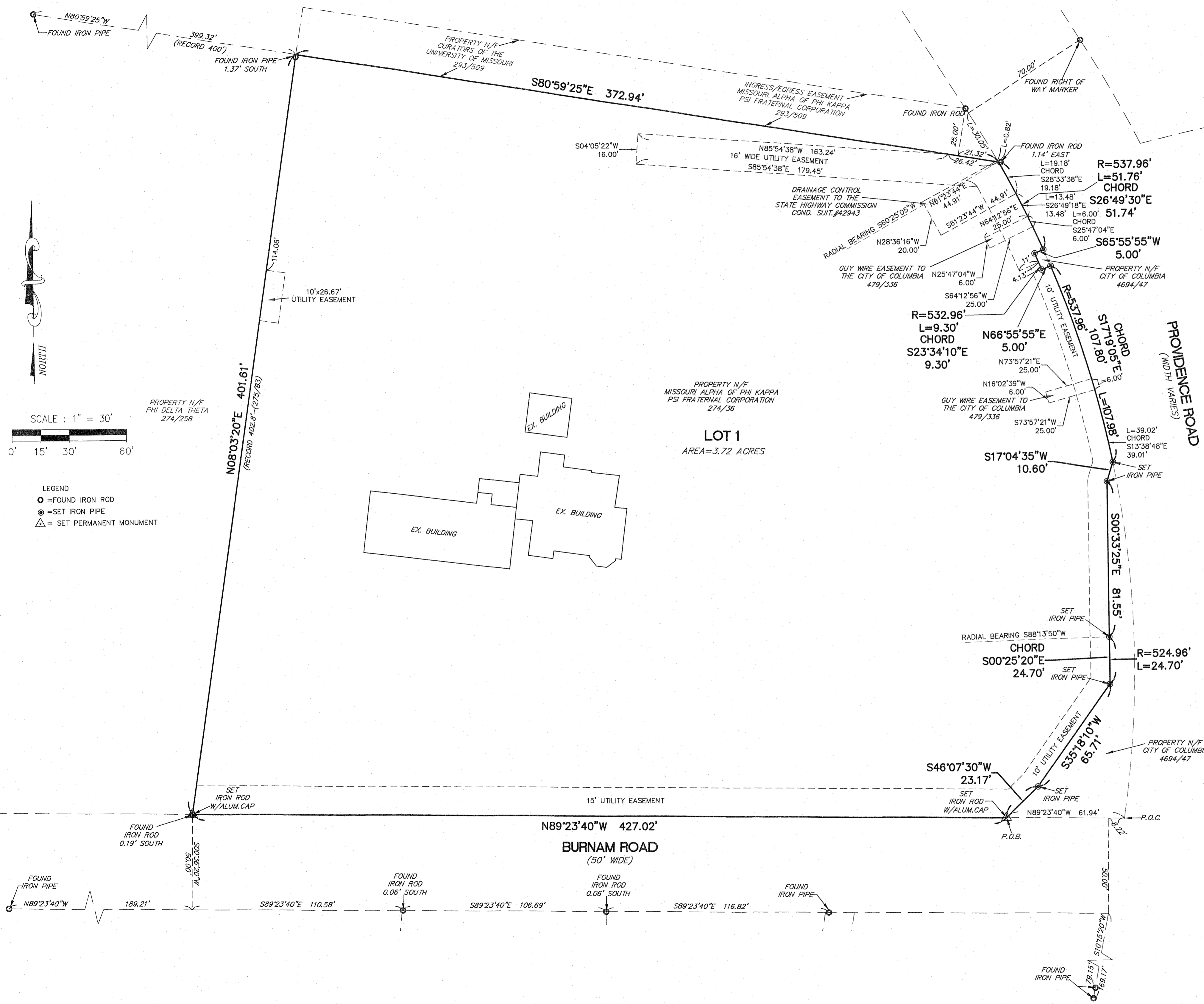
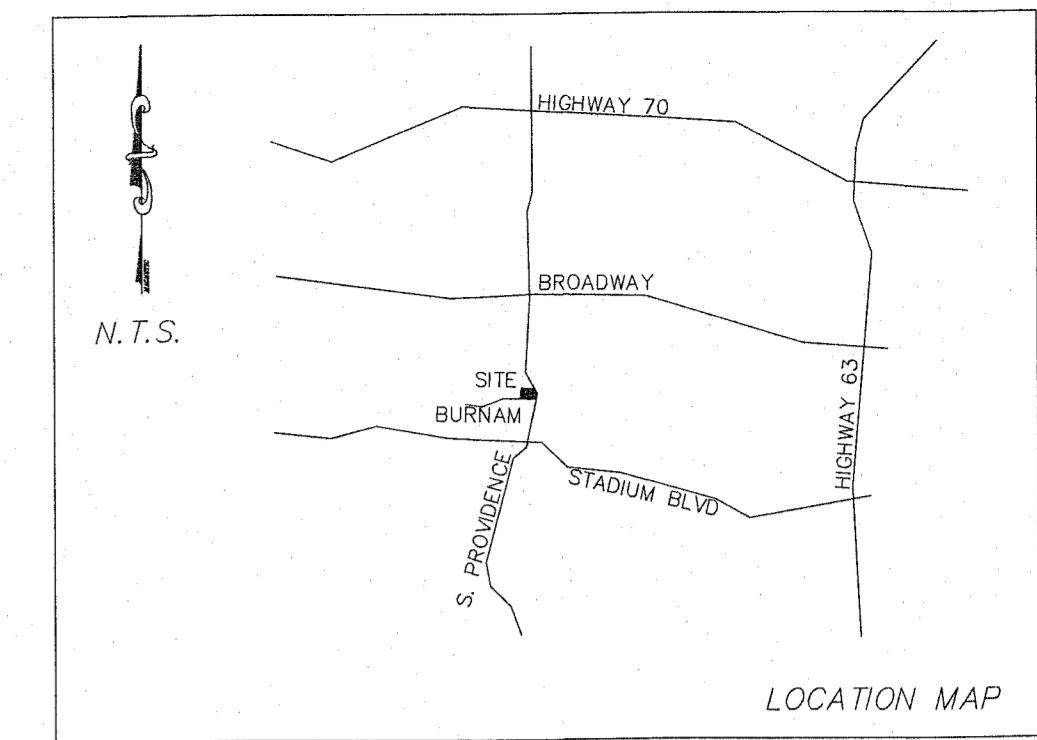


**FINAL MINOR PLAT OF
MISSOURI ALPHA OF PHI KAPPA PSI SUBDIVISION
A TRACT OF LAND BEING PART OF THE NORTH HALF OF
THE SOUTH HALF OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST OF
THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
NOVEMBER 17, 2018**



OWNERS CERTIFICATE

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 PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "MISSOURI ALPHA OF PHI KAPPA PSI SUBDIVISION".

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.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING INSTRUMENT THIS ____ DAY OF _____ 2018.

MISSOURI ALPHA OF PHI KAPPA PSI FRATERNAL CORPORATION

BY: _____
NAME: WYNN H. WEGAND
TITLE: PRESIDENT, MISSOURI ALPHA OF PHI KAPPA PSI FRATERNAL CORPORATION
STATE OF MISSOURI)
COUNTY OF _____)

ON THIS ____ DAY OF _____ 2018, BEFORE ME, PERSONALLY APPEARED WYNN H. WEGAND, 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 AS THE FREE ACT AND DEED OF THE MISSOURI ALPHA OF PHI KAPPA PSI FRATERNAL CORPORATION AS OWNER OF THE PROPERTY DESCRIBED IN THE "MISSOURI ALPHA OF PHI KAPPA PSI SUBDIVISION".

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 TO THE 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 BEARS SOUTH 26 DEGREES 49 MINUTES 30 SECONDS EAST 51.74 FEET, AN ARC LENGTH DISTANCE OF 61.76 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 THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 55 MINUTES 55 SECONDS WEST 5.00 FEET TO A POINT; ALONG A NON TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 55 MINUTES 55 SECONDS WEST 532.96 FEET 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 55 MINUTES 55 SECONDS EAST 5.00 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 66 DEGREES 55 MINUTES 55 SECONDS WEST 537.96 FEET AND WHOSE CHORD BEARS SOUTH 17 DEGREES 19 MINUTES 05 SECONDS EAST 51.74 FEET, AN ARC LENGTH DISTANCE OF 107.80 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 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 TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 88 DEGREES 13 MINUTES 50 SECONDS WEST 524.86 FEET AND WHOSE CHORD BEARS SOUTH 00 DEGREES 25 MINUTES 20 SECONDS EAST 24.70 FEET, AN ARC LENGTH DISTANCE OF 24.70 FEET TO A POINT; SOUTH 35 DEGREES 18 MINUTES 10 SECONDS WEST 23.17 FEET TO A POINT; AND SOUTH 48 DEGREES 07 MINUTES 30 SECONDS WEST 23.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.72 ACRES.

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
2. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF BOONE COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29019002B06, WITH AN EFFECTIVE DATE OF APRIL 19, 2017, THIS PROPERTY DOES NOT LIE WITHIN ANY FEMA DEFINED FLOOD HAZARD ZONES.
4. 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.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2018 BY THE ORDER OF MISSOURI ALPHA OF PHI KAPPA PSI EXECUTED A PROPERTY BOUNDARY 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 48 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

Dennis C. Frazier 12/13/18

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2008003911

	PREPARED FOR: MISSOURI ALPHA PHI KAPPA PSI 809 S. PROVIDENCE RD. COLUMBIA, MO. 65203	DATE: 10/18/18 SCALE: 1"=30' PROJECT NO: 18-5429 FILE NAME: 18-5429.DWG	SUBDIVISION PLAT
	DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 FRAZIER LAND SURVEYING SERVICES, INC. CORP.# 2008003911	REV-1: 11/15/18 CITY COMMENTS REV-2: 12/05/18 CITY COMMENTS REV-3: REV-4:	

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON
THE ____ DAY OF _____ 2018.

BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING & ZONING COMMISSION, CITY COLUMBIA, ON THE ____ DAY
OF _____ 2018.

SARA LOE, CHAIRPERSON

1 OF 1 SHEET