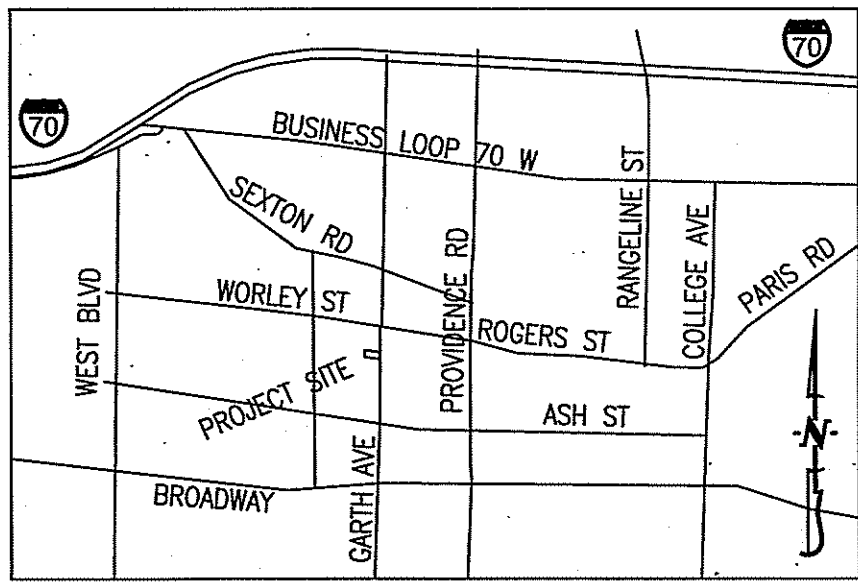


FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

FINAL PLAT WATERBROOK PLACE, PLAT No. 2

A REPLAT OF LOT 33 AND PART OF LOT 36, QUINN AND CONLEY'S SUBDIVISION OF LOTS 44, 45 AND 46 OF GARTH'S ADDITION AND LOTS 24, 25 AND 28 OF GARTH'S SUBDIVISION OF GARTH'S ADDITION TO THE CITY OF COLUMBIA, MISSOURI LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 21, 2019



LOCATION MAP
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY THAT IN MAY OF 2018, I COMPLETED A SURVEY AND PLAT FOR GINGER C, L.L.C. OF TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, 13 WEST, COLUMBIA, MISSOURI AND BEING ALL OF LOT 33 AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4230, PAGE 210 AND A PERSONAL REPRESENTATIVE'S DEED RECORDED IN BOOK 4230, PAGE 212 AND BEING A PART OF LOT 36 AS DESCRIBED IN A REPRESENTATIVE'S DEED RECORDED IN BOOK 4230, PAGE 212 AS FOUND IN QUINN AND CONLEY'S SUBDIVISION OF LOTS 44, 45 AND 46 OF GARTH'S ADDITION AND LOTS 24, 25 AND 28 OF GARTH'S SUBDIVISION OF GARTH'S ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI RECORDED IN PLAT BOOK 1, PAGE 3 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 33, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE FOR GARTH AVENUE, LEAVING SAID WEST RIGHT OF WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 33; N 81°44'40"W, 220.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID LOT 33, N 01°12'05"W, 105.74 FEET; THENCE LEAVING SAID WEST LINE, S 82°10'40"E, 223.09 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE WITH SAID WEST RIGHT OF WAY LINE, S 1°09'55"W, 107.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 ACRES.

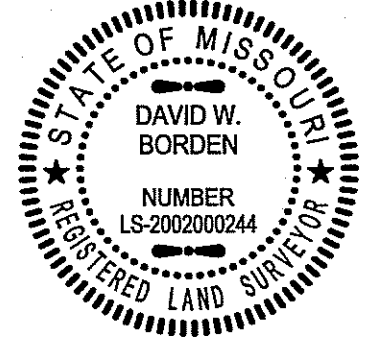
I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

David W. Borden
DAVID W. BORDEN, PLS-2002000244
1-22-19
DATE



STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2019.

KENNETH FARRIS } NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT GINGER C, L.L.C. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WATERBROOK PLACE, PLAT NO. 2"

IN WITNESS WHEREOF, GINGER C, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, THIS _____ DAY OF _____, 2019.

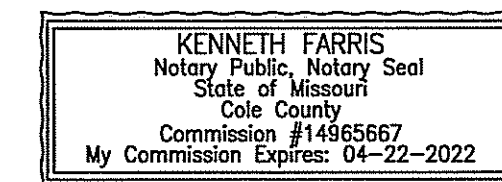
ATTEST _____ GINGER C, L.L.C.

NAKHLE ASMAR, SOLE MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2019 BEFORE ME PERSONALLY APPEARED NAKHLE ASMAR, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY HE IS THE SOLE MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

KENNETH FARRIS } NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR

ATTEST:

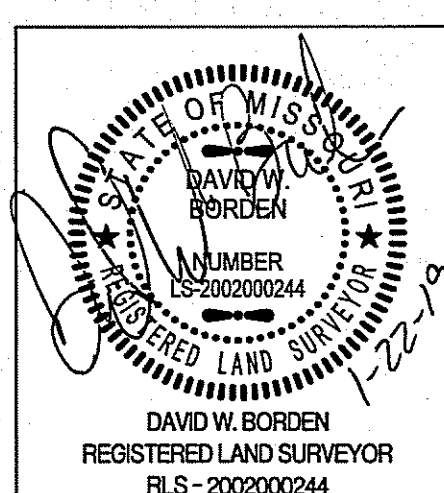
SHEELA AMIN, CITY CLERK

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

- LEGEND:**
- E EXISTING
 - S SET
 - o 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - P.O.B. POINT OF BEGINNING

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS, PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THERE ARE NO REGULATED STREAMS ON THIS SITE, AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



WATERBROOK PLACE, PLAT No. 2

A REPLAT OF LOT 33 AND PART OF LOT 36, QUINN AND CONLEY'S SUBDIVISION OF LOTS 44, 45 AND 46 OF GARTH'S ADDITION AND LOTS 24, 25 AND 28 OF GARTH'S SUBDIVISION OF GARTH'S ADD. SECTION 12, TOWNSHIP 48 N, RANGE 13 W, COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 1/21/2019

PROJECT: 170443

SCALE: 1" = 50'

DRAWN BY: DWB

