FILED FOR RECORD, BOONE COUNTY, MISSOURI NORA DIETZEL, RECORDER OF DEEDS MOON VALLEY SUBDIVISION - BLOCK III A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 T48N R12W. AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING FINAL PLAT PART OF TRACT 2 OF THE BENEFICIARY DEED RECORDED IN BOOK 2967 PAGE 154. FURTHER DESCRIBED AS FOLLOWS: AUGUST 10, 2020 BEGINNING AT THE EAST QUARTER CORNER OF SECTION SECTION 18-48-12, THENCE ALONG THE QUARTER SECTION LINE, S 86'35'00"E 305.00 FEET; THENCE LEAVING SAID LINE, S 1°13'40"W 317.85 FEET; THENCE S 43'11'50"W 175.07 FEET; THENCE N 88°53'00"W 130.00 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 355 PAGE 81; THENCE ALONG THE LINES OF SAID TRACT 1, LEGEND N 8°00'00"W 131.60 FEET; THENCE N 88°53'00"W 238.31 FEET; THENCE N 35°50'50"W 53.27 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SURVEY RECORDED IN BOOK BROADWAY 356 PAGE 550; THENCE ALONG THE LINES OF SAID SURVEY, N 89°01'40"E 234.00 FEET POINT OF BEGINNING TO THE EAST LINE OF SAID SECTION 18; THENCE ALONG THE SECTION LINE, N 1'13'40"E JACOBS PLACE 279.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.10 ACRES. IRON SET THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET ENGINEERING SURVEYS & SERVICES MISSOURI L.S. CORP. #2004004672 1113 FAY STREET FREDERICK EMIL COLUMBIA, MO 65201 CARROZ III PHONE: (573) 449-2646 NUMBER EMAIL: FCARROZ@ESS-INC.COM - PLS-2008016655 1. IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE I STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA VICINITY MAP FREDERICK E. CARROZ III QUADRANGLE MAP DATED OCTOBER 24, 1980 AND PHOTOREVISED BEARINGS ARE REFERENCED TO MISSOURI PROFESSIONAL LAND SURVEYOR SEPTEMBER 13, 2017, AND IS LOCATED AS SHOWN ON THE PLAT. STATE PLANE COORDINATE SYSTEM (NAD 1983) NOT TO SCALE PLS - 2008016655 MOON VALLEY SUBDIVISION BLOCK III CENTRAL ZONE. NW 1/4 OF THE SW 1/4 OF SECTION 17 T48N R12W 2. PORTIONS OF THIS PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREAS, AS SHOWN BY FIRM MAP NUMBER 29019C0283E, NE 1/4 OF THE SE 1/4 OF SECTION 18 T48N R12W DATED APRIL 19, 2017. BLOCK A COLUMBIA, BOONE COUNTY, MISSOURI BROADWAY VILLAGE SUBDIVISION PLAT 2 RECORDED IN PLAT BOOK 19 PAGE 52 3. ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT BROADWAY VILLAGE SUBDIVISION PLAT 3 RECORDED IN PLAT BOOK 20 PAGE 58 SHALL BE THE RESPONSIBILITY OF THE OWNERS. EAST 1/4 CORNER 4. IN MY PROFESSIONAL JUDGMENT THERE ARE NOT MATERIAL SECTION 18-48-12 VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS. PER BOONE COUNTY STATE OF MISSOURI SS SURVEY #7658 S 89°01'40"W 333.30' S 86'35'00"E 305.00' 1/4 SECTION LINE S 86°35'00"E 1014.71" ON THIS 23RD DAY OF SEPTEMBER, 2020 BEFORE ME PERSONALLY APPEARED MANHOLE 1/4 SECTION LINE SANITARY SEWER LINE FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO SANITARY SEWER LINE EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SEWER EASEMENT RECURDED IN BOOK S 86'35'00"E SAME AS HIS FREE ACT AND DEED. 2663 PAGE 52 45.87' 50' GREEN SPACE TRAIL EASEMENT IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST PRIVATE IRREVOCABLE SHARED EASEMENT ABOVE WRITTEN. RECORDED IN BOOK 5263 PAGE 44 MY TERM EXPIRES DECEMBER 15, 2023 JONATHAN CORY BERGTHOLD Notary Public - Notary Seal State of Missouri UTILITY EASEMENT RECOREDED Commissioned for Boone County
Commission Expires: December 15, 2023 IN BOOK JONATHAN CORY BERGHAOLD, NOTARY PUBLIC KNOW ALL PERSONS BY THESE PRESENTS: THAT RANDY ROGERS ROMINES AND MATTHEW COLLINS ROGERS, BEING THE SOLE LOT 1 OWNERS OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SURVEYED 3.10 ACRES AND SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. THE UTILITY EASEMENT, GREEN SPACE TRAIL EASEMENT, AND THE 16 FOOT SEWER EASEMENT, AS SHOWN ON THE PLAT, N 90'00'00"E ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. 60.00 S 81 03'18"W S 88'30'12"W THE PRIVATE IRREVOCABLE SHARED ACCESS EASEMENT IS HEREBY DEDICATED TO 60.54 ROGER K. AND DONNA M. HILLS, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF TRACTS 1 AND 2 AS SHOWN BY THE SURVEY RECORDED IN BOOK 355 PAGE 81. — N 89°01'40"E 234.00' + UTILITY EASEMENT MATTHEW COLLINS ROGERS STATE OF MISSOURI \ COUNTY OF BOONE SS N 88'53'00"W 238.31' N 88'53'16"W 170.00' STREAM STEWARDSHIP TRUST FUND CONSERVATION EASEMENT RECORDED IN BOOK 3644 PAGE 40 PRIVATE IRREVOCABLE SHARED ACCESS EASEMENT-ON THIS 23RD DAY OF SEPTEMBER, 2020 BEFORE ME PERSONALLY APPEARED RANDY ROGERS ROMINES AND MATTHEW COLLINS ROGERS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND STREAM STEWARDSHIP TRUST FUND . ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. CONSERVATION EASEMENT RECORDED IN BOOK 3644 PAGE 40 IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN. MY TERM EXPIRES DECEMBER 15, 2023 JONATHAN CORY BERGTHOLD Notary Public - Notary Seal State of Missouri Commissioned for Boone County Commission Expires: December 15, 2023 NOTARY PUBLIC N 89°01'40"E 234.00' N 88°53'00"W 130.00' 41.19 APPROVED BY THE PLANNING AND ZONING COMMISSION, STREAM SARA LOE, CHAIRPERSON UTILITY EASEMENT -Brian Toohey APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # FLOOD ZONE X ON THE ____ DAY OF _____ , 2020. N 88°53'00"W 238.31' BRIAN TREECE, MAYOR STREAM STEWARDSHIP TRUST FUND . CONSERVATION EASEMENT RECORDED IN BOOK 3644 PAGE 40 ATTEST: SHEELA AMIN, CITY CLERK DETAIL SCALE: 1" = 20'14255