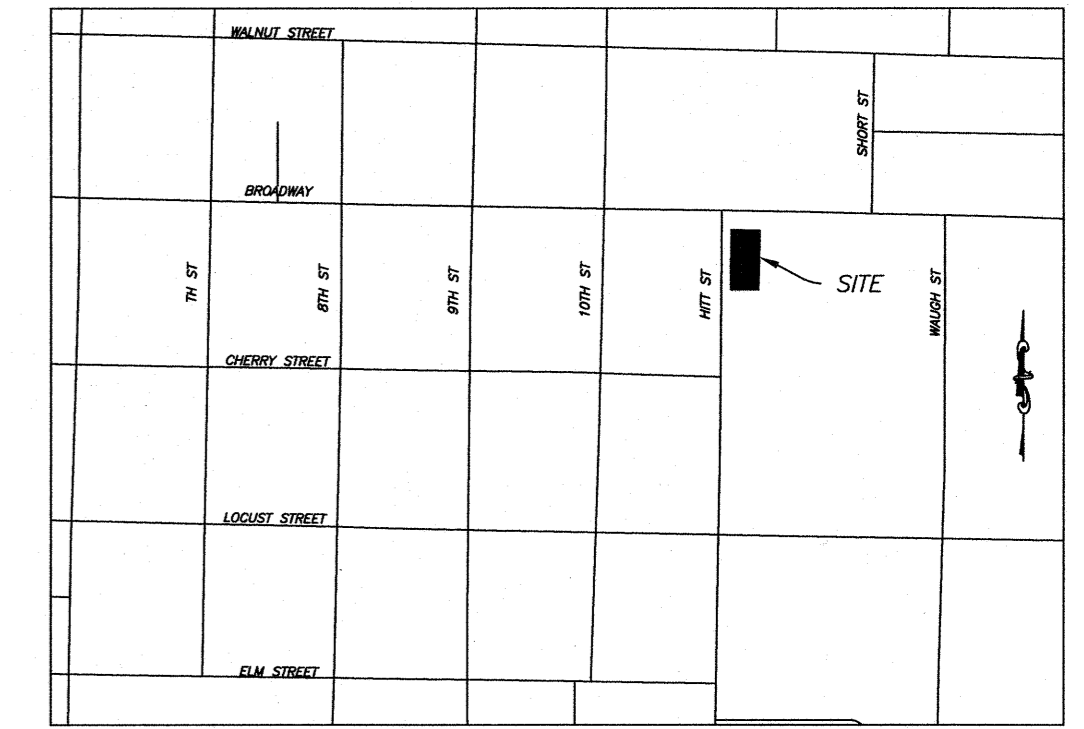


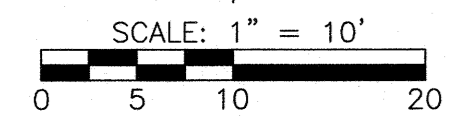
BROADWAY AND HITT STREET PLAT 1

MINOR SUBDIVISION FINAL PLAT

MAY 16, 2016



LOCATION MAP
NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM BPS OBSERVATION, MODOT CORS VRS NETWORK, NAD83 (2011)

LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- (REC) RECORD
- DH DRILL HOLE
- IP IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- RB REBAR
- ⊙ MONUMENT
- PM PERMANENT MONUMENT
- SQUARE FEET
- POB POINT OF BEGINNING

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(9).
- RECORD TITLE INFORMATION FOR TRACT 2 WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1613095, DATED FEBRUARY 26, 2016.
- RECORD TITLE INFORMATION FOR TRACT 1 WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1615367, DATED MAY 20, 2016.
- ROOF CANOPY PROJECTS UP TO 4.3 FEET ONTO BOTH EAST BROADWAY AND HITT STREET AS NOTICE THEREOF IS SET FORTH UNDER "EXHIBIT B (PERMITTED EXCEPTIONS)" TO THE WARRANTY DEED RECORDED IN BOOK 1272, PAGE 373.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019002800, DATED MARCH 17, 2011

STREAM BUFFER STATEMENT

THERE ARE NO STREAM BUFFERS ON THIS TRACT AS DETERMINED FROM ARTICLE X-STREAM BUFFER REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2016.

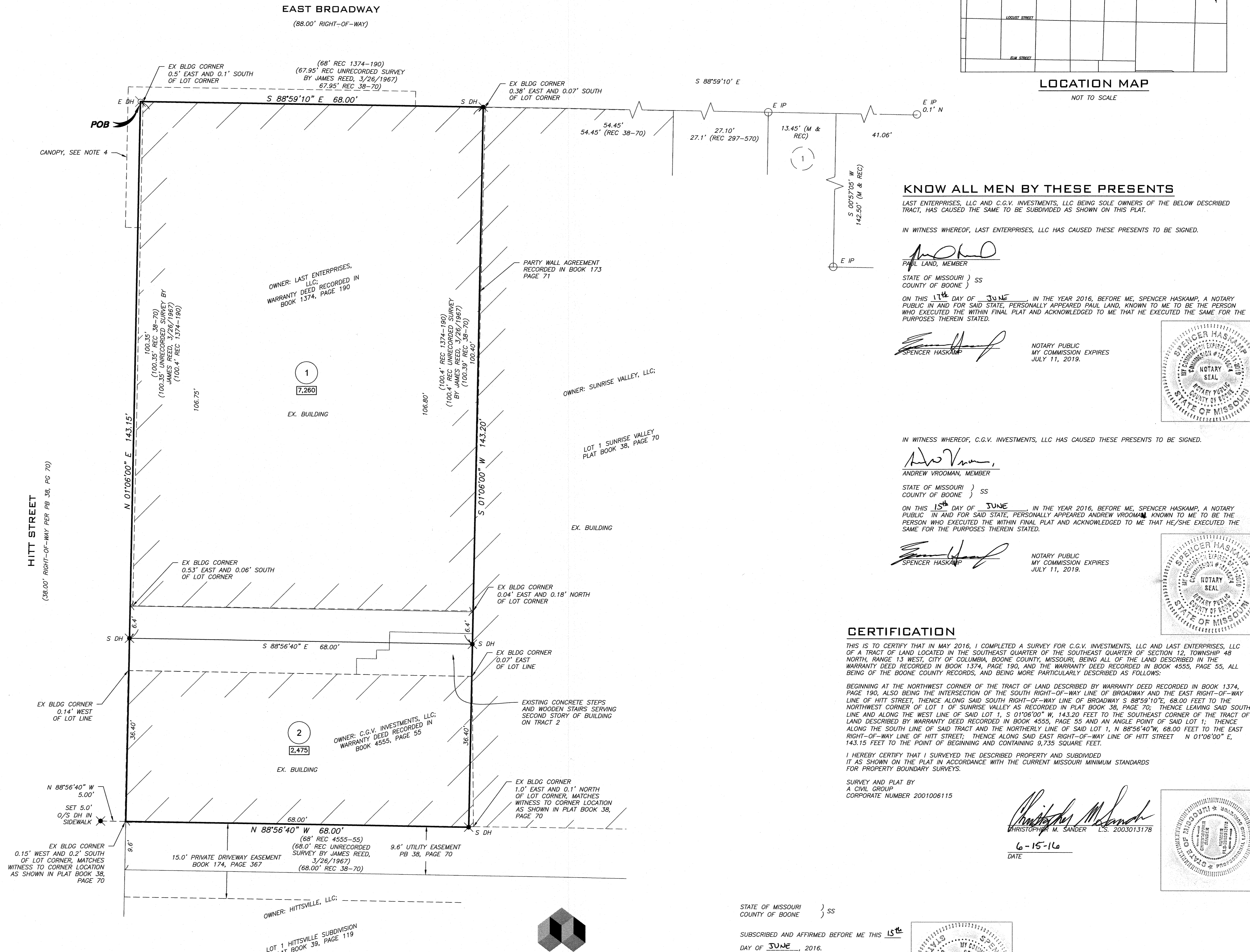
RUSTY STRODTMAN, VICE CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI

THIS _____ DAY OF _____, 2016

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



KNOW ALL MEN BY THESE PRESENTS

LAST ENTERPRISES, LLC AND C.G.V. INVESTMENTS, LLC BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, LAST ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

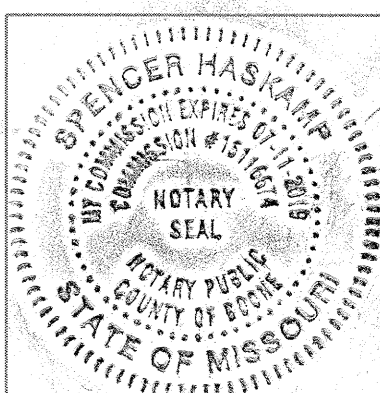
Paul Land
PAUL LAND, MEMBER

STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS 17th DAY OF JUNE, IN THE YEAR 2016, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL LAND, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Spencer Haskamp
SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.



IN WITNESS WHEREOF, C.G.V. INVESTMENTS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

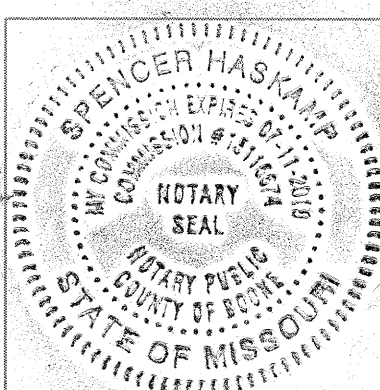
Andrew Vrooman
ANDREW VROOMAN, MEMBER

STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS 15th DAY OF JUNE, IN THE YEAR 2016, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW VROOMAN, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Spencer Haskamp
SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.



CERTIFICATION

THIS IS TO CERTIFY THAT IN MAY 2016, I COMPLETED A SURVEY FOR C.G.V. INVESTMENTS, LLC AND LAST ENTERPRISES, LLC OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1374, PAGE 190, AND THE WARRANTY DEED RECORDED IN BOOK 4555, PAGE 55, ALL BEING OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

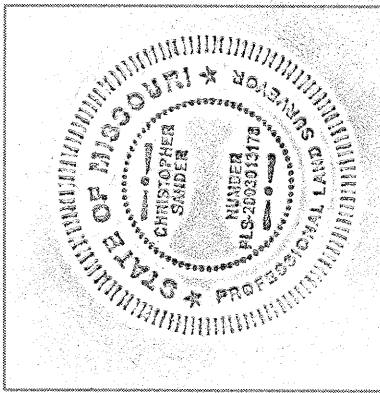
BEGINNING AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 1374, PAGE 190, ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY AND THE EAST RIGHT-OF-WAY LINE OF HITT STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BROADWAY S 88°59'10" E, 68.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SUNRISE VALLEY AS RECORDED IN PLAT BOOK 38, PAGE 70; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 1, S 01°06'00" W, 143.20 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4555, PAGE 55 AND AN ANGLE POINT OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID TRACT AND THE NORTHERLY LINE OF SAID LOT 1, N 88°56'40" W, 68.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HITT STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF HITT STREET N 01°06'00" E, 143.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,735 SQUARE FEET.

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
CORPORATE NUMBER 2001006115

Christopher M. Sander
CHRISTOPHER M. SANDER, L.S. 2003013176

6-15-16
DATE

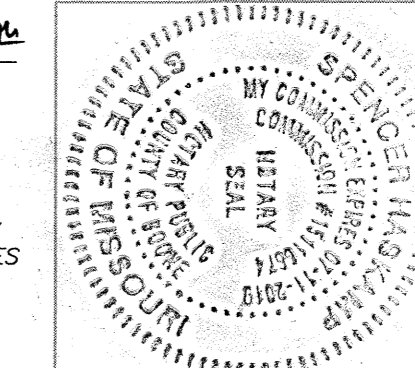


STATE OF MISSOURI)
COUNTY OF BOONE) SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 15th DAY OF JUNE, 2016.

Spencer M. Haskamp
SPENCER M. HASKAMP

NOTARY PUBLIC MY
COMMISSION EXPIRES
JULY 11, 2019.



A CIVIL GROUP
CIVIL ENGINEERING · PLANNING · SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 1015
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115