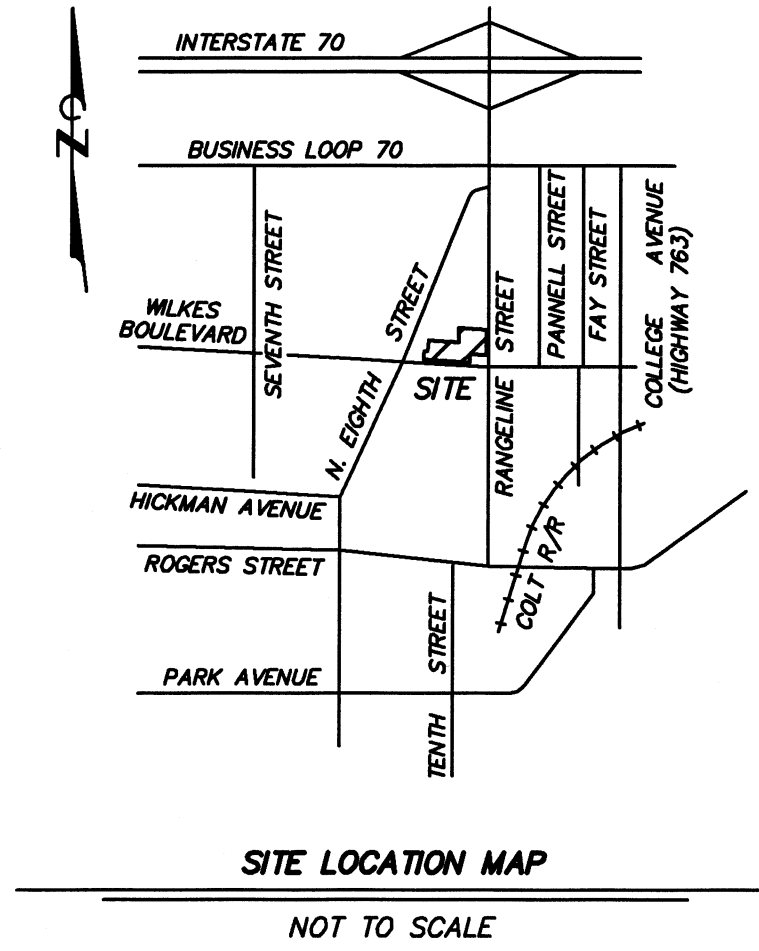


COLUMBIA COLLEGE NORTH SUBDIVISION

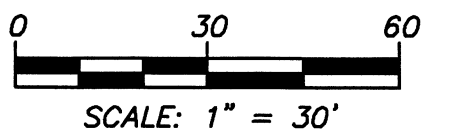
MINOR SUBDIVISION
 AUGUST 3, 2017



BEARINGS ARE REFERENCED TO
 THE LINES OF COLUMBIA COLLEGE
 SUBDIVISION PLAT 3

MONUMENT LEGEND

- ⊕ IRON
 - ◆ DRILL HOLE
- ALL MONUMENTS ARE FOUND
 UNLESS SHOWN (S) SET

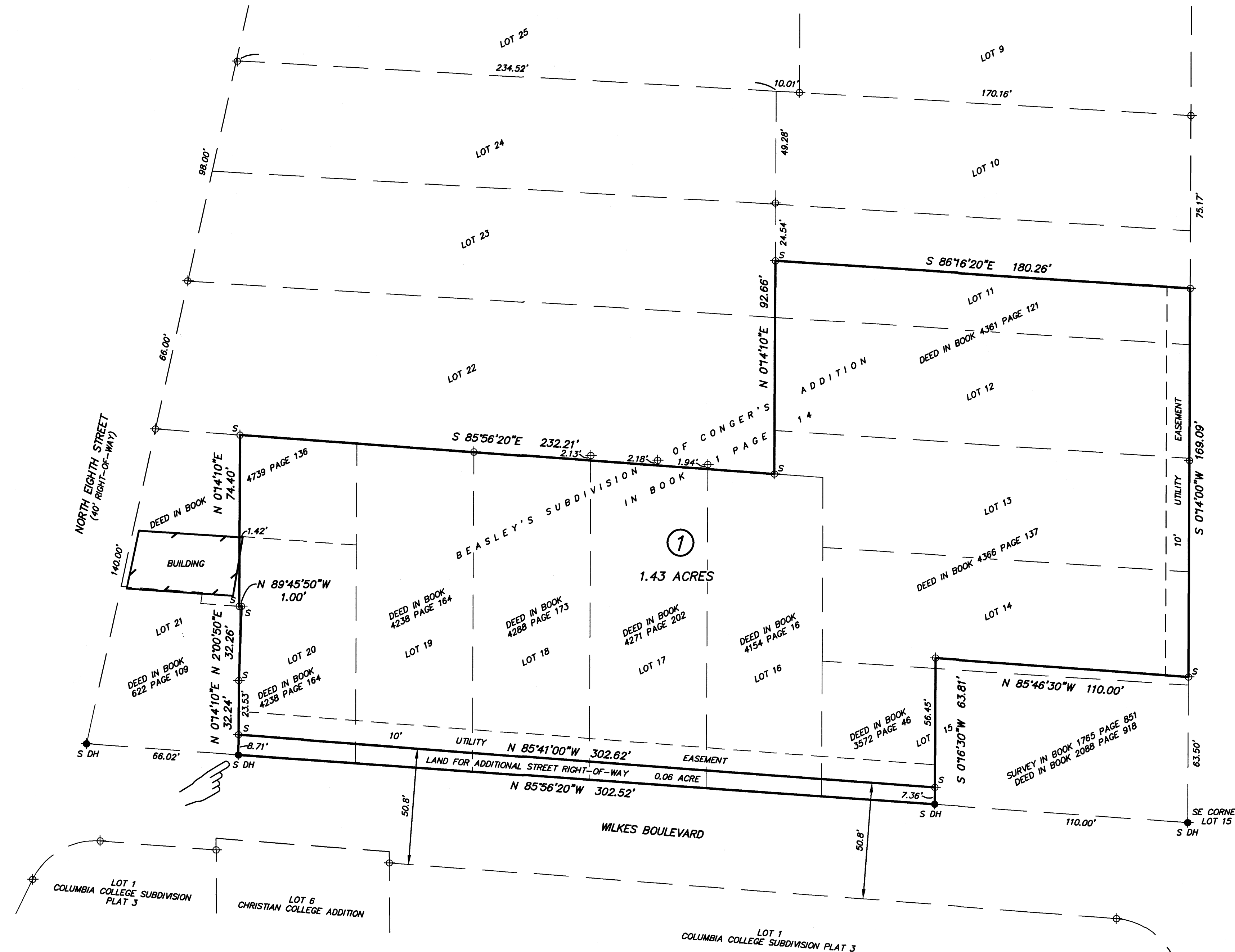


A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 12 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 12, 13, 16, 17, 18, 19, AND PART OF LOTS 11, 14, 15, AND 20, OF BEASLEY'S SUBDIVISION OF CONGER'S ADDITION, RECORDED IN BOOK 1 PAGE 14, FURTHER DESCRIBED AS FOLLOWS:

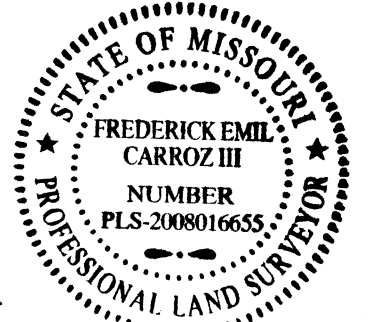
BEGINNING AT THE SOUTHWEST CORNER OF LOT 20 OF BEASLEY'S SUBDIVISION OF CONGER'S ADDITION, RECORDED IN BOOK 1 PAGE 14, THENCE ALONG THE WESTERLY LINES OF THE TRACT DESCRIBED BY DEED RECORDED IN BOOK 4238 PAGE 164, N 0°14'10"E 32.24 FEET; THENCE N 2°00'50"E 32.26 FEET; THENCE N 89°45'50"W 1.00 FEET TO THE WESTERLY LINE SAID LOT; THENCE ALONG SAID LINE N 0°14'10"W 74.40 FEET TO THE NORTHERLY LINE OF LOT 20 OF BEASLEY'S SUBDIVISION OF CONGER'S ADDITION; THENCE ALONG THE NORTHERLY LINE OF LOTS 20, 19, 18, 17 AND 16 OF BEASLEY'S SUBDIVISION OF CONGER'S ADDITION, S 85°56'20"E 232.21 FEET; THENCE ALONG THE WESTERLY LINE OF LOTS 13, 12 AND 11 OF BEASLEY'S SUBDIVISION OF CONGER'S ADDITION, N 0°14'10"E 92.66 FEET, TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY DEED RECORDED IN BOOK 4361 PAGE 121; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT, S 86°16'20"E 180.26 FEET, TO THE EASTERLY LINE OF LOT 11 OF BEASLEY'S SUBDIVISION OF CONGER'S ADDITION, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF RANGE LINE STREET; THENCE ALONG SAID LINE S 0°14'00"W 169.09 FEET, TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY A DEED RECORDED IN BOOK 2088 PAGE 918; THENCE ALONG THE LINES OF SAID TRACT N 85°46'30"W 110.00 FEET; THENCE S 0°16'30"W 63.81 FEET TO THE SOUTHERLY LINE OF LOT 15 OF BEASLEY'S SUBDIVISION OF CONGER'S ADDITION, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF WILKES BOULEVARD; THENCE ALONG SAID LINE, AND THE SOUTHERLY LINE OF LOTS 16, 17, 18, 19, AND 20 OF BEASLEY'S SUBDIVISION OF CONGER'S ADDITION, N 85°56'20"W 302.52 FEET TO THE BEGINNING AND CONTAINING 1.49 ACRES.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

- NOTES:**
- THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C0280E, DATED APRIL 19, 2017.
 - THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED 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.



ENGINEERING SURVEYS & SERVICES
 MISSOURI L.S. CORP. #2004004672
 1113 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (573) 449-2646
 EMAIL: FCARROZ@ESS-INC.COM



FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655

COLUMBIA COLLEGE NORTH SUBDIVISION - NE 1/4 SEC 12-48-13

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2017 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
 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 6, 2019.

JOSHUA D. LEHMEN, NOTARY PUBLIC

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS _____ DAY OF _____, IN THE YEAR 2017 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DR. SCOTT DALRYMPLE, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE PRESIDENT OF COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID CORPORATION TO EXECUTE THE SAME AND ATTESTED BY SECRETARY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
 MY TERM EXPIRES _____.

_____, NOTARY PUBLIC

APPROVED BY THE PLANNING AND ZONING COMMISSION,
 COLUMBIA, MISSOURI, ON AUGUST 10th, 2017.

 RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
 COLUMBIA, MISSOURI, THIS 18th DAY OF SEPTEMBER, 2017

 BRIAN TREECE, MAYOR

ATTEST: _____
 SHEELA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS:

WE, COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. THE LAND FOR ADDITIONAL STREET RIGHT-OF-WAY ALONG WILKES BOULEVARD AND UTILITY EASEMENTS, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI.

 DR. SCOTT DALRYMPLE, PRESIDENT