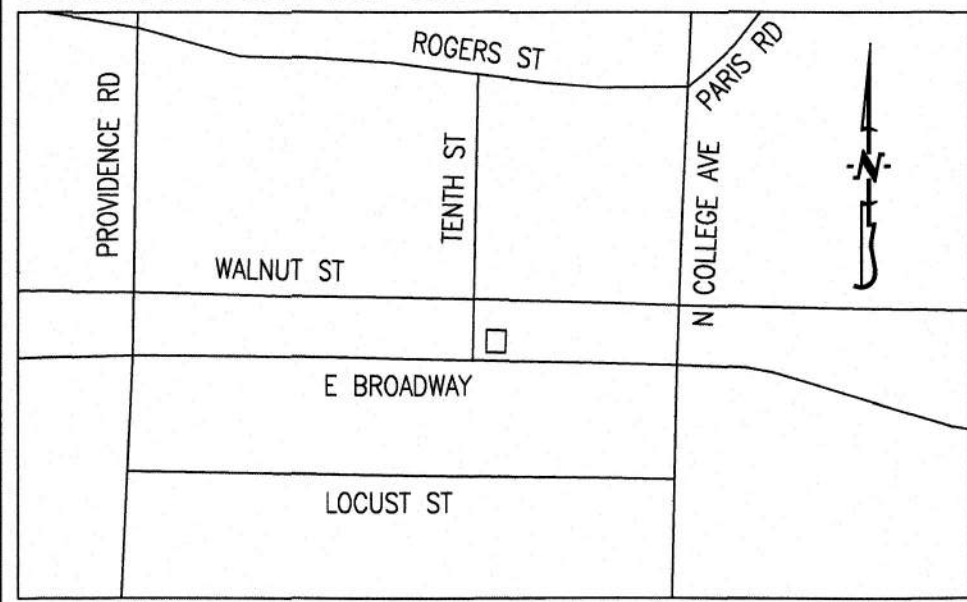
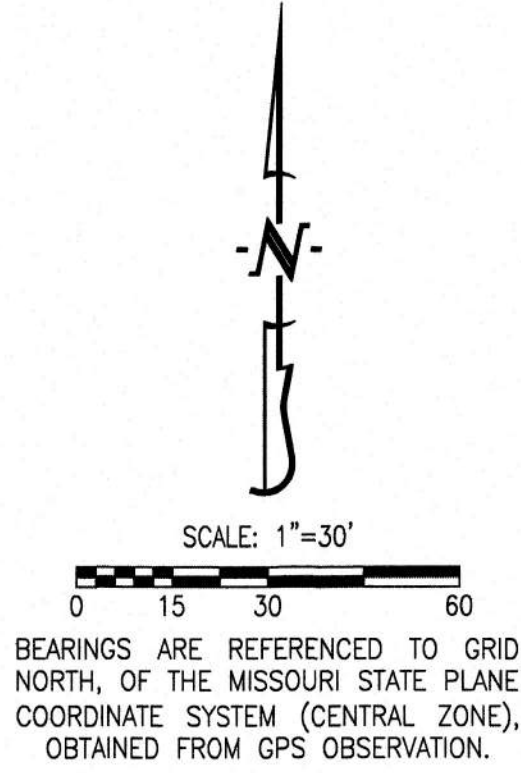


FINAL PLAT GORDON'S SUBDIVISION, PLAT No. 2

A REPLAT OF LOTS 3, 4, 5, 6 & 7, GORDON'S SUBDIVISION OF LOTS 223 & 224 AND LOT 2B
OF A SURVEY OF LOTS 1 & 2 IN GORDON'S SUBDIVISION OF LOTS 223 & 224, LOCATED IN
THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 8, 2021



LOCATION MAP
NOT TO SCALE



LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH× DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR MICHAEL M. MENSER PROPERTIES, LLC, A MISSOURI LIABILITY COMPANY OF LOTS 2B OF A SURVEY OF LOTS 1 & 2 IN GORDON'S SUBDIVISION OF LOTS 223 & 224, RECORDED IN BOOK 552, PAGE 693 AND DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 5142, PAGE 134 AND LOTS 3, 4, 5, 6, 7 IN GORDON'S SUBDIVISION OF LOTS 223 AND 224, RECORDED IN PLAT BOOK 1, PAGE 2 AND THE WEST 16 FEET OF LOT 1 IN M.R. CONLEY'S SUBDIVISION OF LOTS 225 AND 226, BOOK 94, PAGE 260 AND DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 3931, PAGE 172 ALL IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 4.64 FEET EAST OF THE SOUTHWEST CORNER OF TRACT A, AS SHOWN BY A SURVEY OF LOTS 2 & 3 AND PART OF LOT 1 IN SAID M.R. CONLEY'S SUBDIVISION OF LOTS 225 & 226, RECORDED IN BOOK 1848, PAGE 914 AND WITH THE SOUTH LINE THEREOF, SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE FOR EAST BROADWAY, N 88°44'45"W, 67.84 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID NORTH RIGHT OF WAY LINE, N 88°44'45"W, 120.82 FEET TO THE SOUTHWEST CORNER OF LOT 2B OF SAID SURVEY OF LOTS 1 & 2 IN GORDON'S SUBDIVISION OF LOTS 223 & 224; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID LOT 2B, N 0°10'05"E, 78.80 FEET; THENCE N 88°31'00"W, 0.85 FEET; THENCE WITH THE WEST LINE OF LOT 3, GORDON'S SUBDIVISION LOTS 223 & 224, N 0°05'40"E, 63.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY FOR A PUBLIC ALLEY; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH RIGHT OF WAY LINE, S 88°48'25"E, 122.18 FEET TO THE NORTHEAST CORNER OF THE WEST 16' OF SAID LOT 1 OF M.R. CONLEY'S SUBDIVISION OF LOTS 225 & 226; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF THE WEST 16 FEET OF SAID LOT 1, S 1°01'30"W, 142.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.40 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
4-1-2021
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF April IN THE YEAR 2021.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL M. MENSER PROPERTIES, LLC, A MISSOURI LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "GORDON'S SUBDIVISION, PLAT NO. 2".

IN WITNESS WHEREOF, MICHAEL M. MENSER PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2021.

MICHAEL M. MENSER PROPERTIES, LLC.

MICHAEL M. MENSER, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL M. MENSER, MANAGER OF MICHAEL M. MENSER PROPERTIES, LLC, A MISSOURI LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

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



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2021.

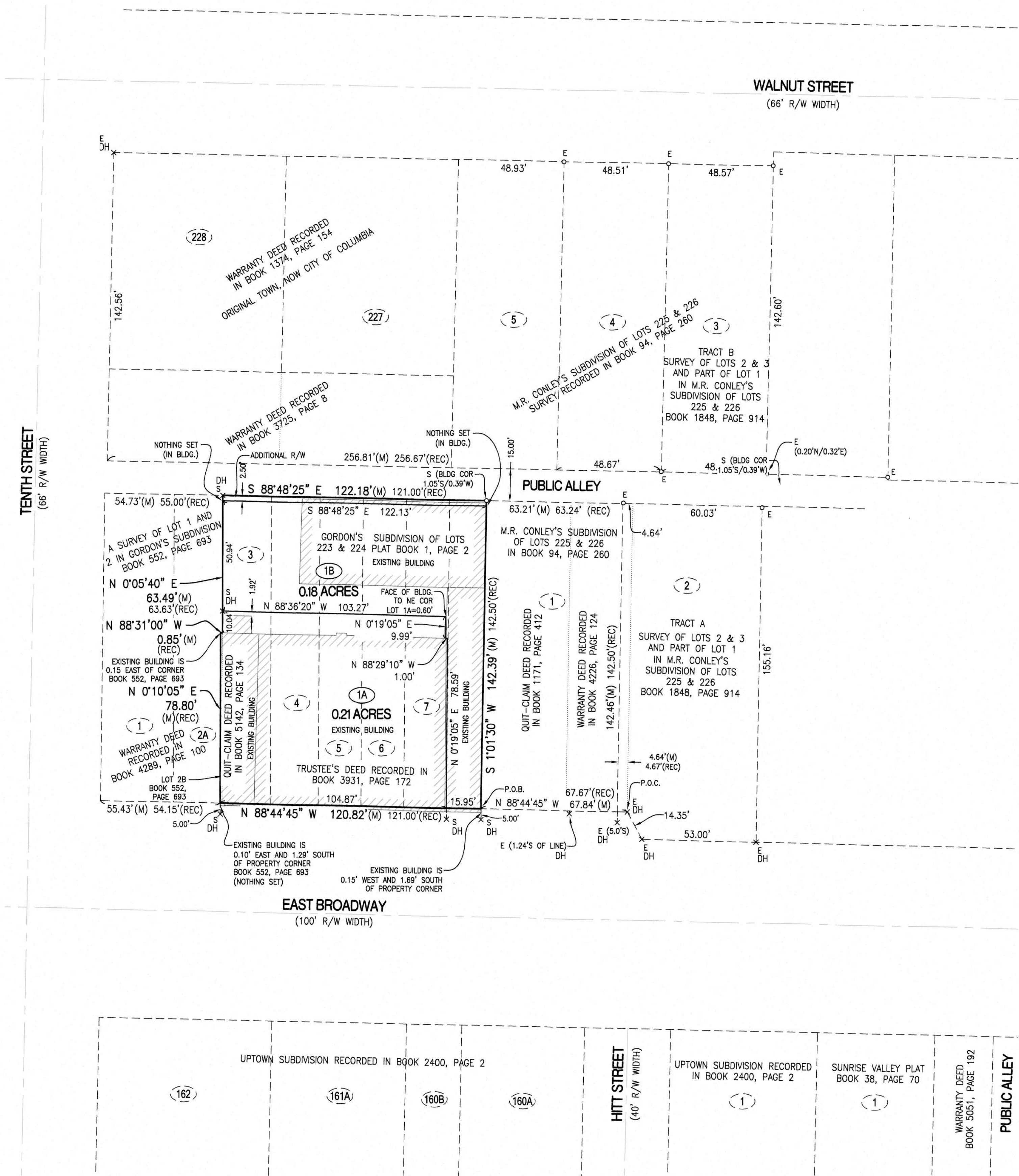
BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

SARA LOE, CHAIRPERSON



NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER 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.
5. THE INTENT OF THE EAST LINE OF LOT 1A IS TO SPLIT THE COMMON WALL OR AREA BETWEEN BUILDING WALLS. THE FACADE ON THE FACE OF THE BUILDING MAKES THE WALL(S) UNDETERMINABLE.
6. THE CITY HAS ACKNOWLEDGE THE BUILDING WILL BE ALLOWED TO REMAIN WITHIN THE NEWLY DEDICATED ALLEY RIGHT OF WAY AS DESCRIBED IN AN ESTOPPEL CERTIFICATE FILED WITH THE RECORDER OF DEEDS SUBSEQUENT TO THE RECORDING OF THIS PLAT. SEE CERTIFICATE FOR ADDITIONAL DETAILS.

	GORDON'S SUBDIVISION, PLAT NO. 2	
	A REPLAT OF LOTS 3, 4, 5, 6 & 7, GORDON'S SUBDIVISION OF LOT 223 & 224 AND LOTS 2B OF A SURVEY OF LOTS 1 & 2, SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304		
DATE: 2/8/2021	SCALE: 1" = 30'	1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
PROJECT: 210038	DRAWN BY: DWB	