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

RED OAK SOUTH PLAT NO. 2

A RESUBDIVISION OF LOT 2 OF "RED OAK SOUTH, PLAT NO. 1", PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M. CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

Notes:

1. Bearing referenced to Grid North of the Missouri Coordinate System 1983, Central Zone per GPS observations utilizing the MoDOT VRS RTK Network.

2. No current title policy provided at time of plat.

3. (M) – Denotes measured survey information gathered by Buescher Frankenberg and Associates on September 23, 2015.

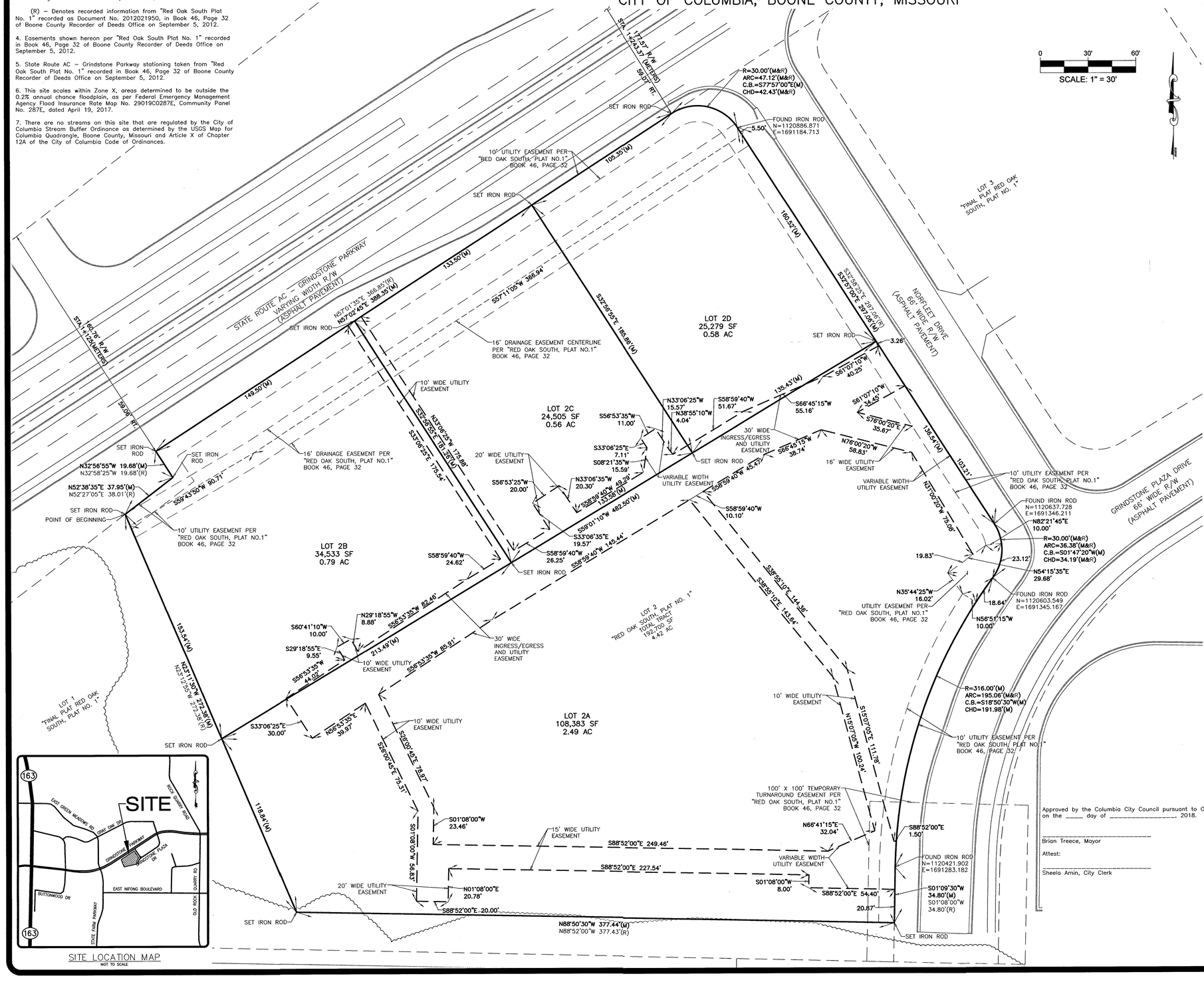
   (R) – Denotes recorded information from "Red Oak South Plat No. 1" recorded as Document No. 2012021950, in Book 46, Page 32 of Boone County Recorder of Deeds Office on September 5, 2012.

4. Easements shown hereon per "Red Oak South Plat No. 1" recorded in Book 46, Page 32 of Boone County Recorder of Deeds Office on September 5, 2012.

5. State Route AC – Grindstone Parkway stationing taken from "Red Oak South Plat No. 1" recorded in Book 46, Page 32 of Boone County Recorder of Deeds Office on September 5, 2012.

6. This site scales within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as per Federal Emergency Management Agency Flood Insurance Rate Map No. 29019C0287E, Community Panel No. 287E, dated April 19, 2017.

7. There are no streams on this site that are 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.



0 30' 60'
SCALE: 1" = 30'

SITE LOCATION MAP
NOT TO SCALE

OWNERS CERTIFICATE:

Red Oak Marketplace, LLC, the owner of Lot 2 of "Red Oak South, Plat No.1" as recorded on September 5, 2012 as Document No. 2012021950 in Book 46, Page 32 of the Boone County Recorder of Deeds Office, being part of the Northwest Quarter, of the Southwest Quarter of Section 30, Township 48 North, Range 12 West of the 5th P.M., City of Columbia, Boone County, Missouri, has caused said tract to be surveyed, subdivided, and platted as shown.

Utility easements as shown hereon are hereby granted to the City of Columbia for public use forever.

IN WITNESS WHEREOF, said Red Oak Marketplace, LLC has caused these presents to be signed by its Managing Member.

this _____ day of _____, 2018.

_____
Red Oak Marketplace, LLC
Kevin Guffey, Managing Member

NOTARY CERTIFICATE:
STATE OF MISSOURI)
COUNTY OF)SS

On this _____ day of _____, 2018, before me personally appeared _____ to me known to be the person described in, who being by me duly sworn, did say that he is the Managing Member of Red Oak Marketplace, LLC., the owner of a tract of land described in the foregoing Surveyors Certificate and that he acknowledged said instrument to be the free act and deed of said Red Oak Marketplace, LLC.

IN TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal at my office in the City of Columbia, Boone County, Missouri the day and year first above written.

_____

My Commission Expires _____

DESCRIPTION: Red Oak South Plat No. 2

A tract of land being all of Lot 2 of "Red Oak South, Plat No. 1" recorded on September 9, 2012 as Instrument No. 2012021950 in Book 46, Page 32 of the Boone County Recorder of Deeds Office, in the northwest quarter of the southwest quarter of Section 30, Township 48 North, Range 12 West of the 5th P.M., City of Columbia, Boone County, Missouri to wit:

Beginning at a set iron rod at the northwest corner of said Lot 2, also being the north corner of Lot 1 of said plat 1, also being on the south right of way line of State Route "AC", Grindstone Parkway; thence along the north line of said Lot 2 and said south right of way line N52°-38'-35"E 37.95 ft. to a set iron rod, thence N32°-56'-55"W 19.68 ft. to a set iron rod, thence N57°-02'-45"E 388.35 ft. to a set iron rod at the intersection of said south right of way line and the west right of way line of Norfleet Drive, also being the northeast corner of said Lot 2; thence leaving said line along the east line of said Lot 2 and said west right of way line along a curve deflecting to the right having a radius of 30.00 ft., an arc length of 47.12 ft., a chord bearing of S77°-57'-00"E, a chord distance of 42.43 ft. to a found iron rod, thence S32°-57'-00"E 297.06 ft. a found iron rod, thence along a curve deflecting to the right having a radius of 30.00 ft., an arc length of 36.38 ft., a chord bearing of S01°-47'-20"W, a chord distance of 34.19 ft. to a found iron rod at the intersection of said west right of way line and the west right of way line of Grindstone Plaza Drive, continue thence along said east lot line and said west right of way line of Grindstone Plaza Drive leaving said west right of way line of Norfleet Drive along a curve deflecting to the left having a radius of 316.00 ft., an arc length of 195.06 ft., a chord bearing of S18°-50'-30"W, a chord distance of 191.98 ft. to a found iron rod, thence S01°-09'-30"W 34.80 ft. to a set iron rod at the southeast corner of said Lot 2, also being the northeast corner of said Lot 1; thence leaving said line along the south line of said Lot 2 and the north line of said Lot 1 N88°-50'-30"W 377.44 ft. to a set iron rod at the southwest corner of said Lot 2, also being a corner of said Lot 1; thence leaving said line along the west line of said Lot 2 and the east line of said Lot 1 N37°-17'-30"W 272.38 ft. to the point of beginning, containing 4.42 acres. Subject to any and all easement, restrictions, conditions, etc. of record

STATE OF MISSOURI)SS
COUNTY OF BOONE)

This is to certify to Red Oak Development, LLC that we have during the month of September, 2015 executed a survey and subdivision plat of a tract of land being all of Lot 2 of "Red Oak South, Plat No. 1" recorded as Document No. 2012021950 in Book 46, Page 32 on September 5, 2012 of the Boone County Recorder of Deeds Office, being part of the Northwest Quarter of the Southwest Quarter of Section 30, Township 48 North, Range 12 West of the 5th P.M., City of Columbia, Boone County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Missouri Standards for Property Boundary Surveys" of the Missouri Department of Insurance, Financial Institutions and Professional Registration, Division of Land Survey and meets the accuracy requirement of an "Urban Property" as defined therein.

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 BFA, Inc.

Mark R. Frankenberg, P.L.S. 2365 — 2/15/18 Date
State of Missouri
Registered Land Surveyor for BFA, Inc.
Corporate #00096

Approved by the Columbia City Council pursuant to Ordinance #_____ on the _____ day of _____, 2018.

_____
Brian Treece, Mayor

Attest:

_____
Sheela Amin, City Clerk

BFA
CONSULTANTS-ENGINEERS-SURVEYORS
103 ELM STREET WASHINGTON, MISSOURI 63090
TELEPHONE: (636) 239-4751
E-Mail: mail@bfaeng.com

BFA, Inc.
Corporate Number: 00096

MARK RAYMOND FRANKENBERG NUMBER LS-2365 REGISTERED LAND SURVEYOR

Date: 2/15/18

Mark R. Frankenberg, P.L.S.
Missouri Number: 2365

RED OAK SOUTH PLAT NO. 2
SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST OF 5TH P.M.,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

DRAWN	C.C.B.
CHECKED	M.R.F.
DATE	01/31/18
SCALE	1"=30'
JOB No.	4137
SHEET NAME	SUBDIVISION PLAT

P:\Vault\4137 Columbia MO Strip Center\4137 Survey\4137 Subdivision Plat.dwg
2/15/2018 9:01 AM