

MCGARY SUBDIVISION PLAT 3

FINAL MINOR PLAT
MAY 08, 2018

NOTES

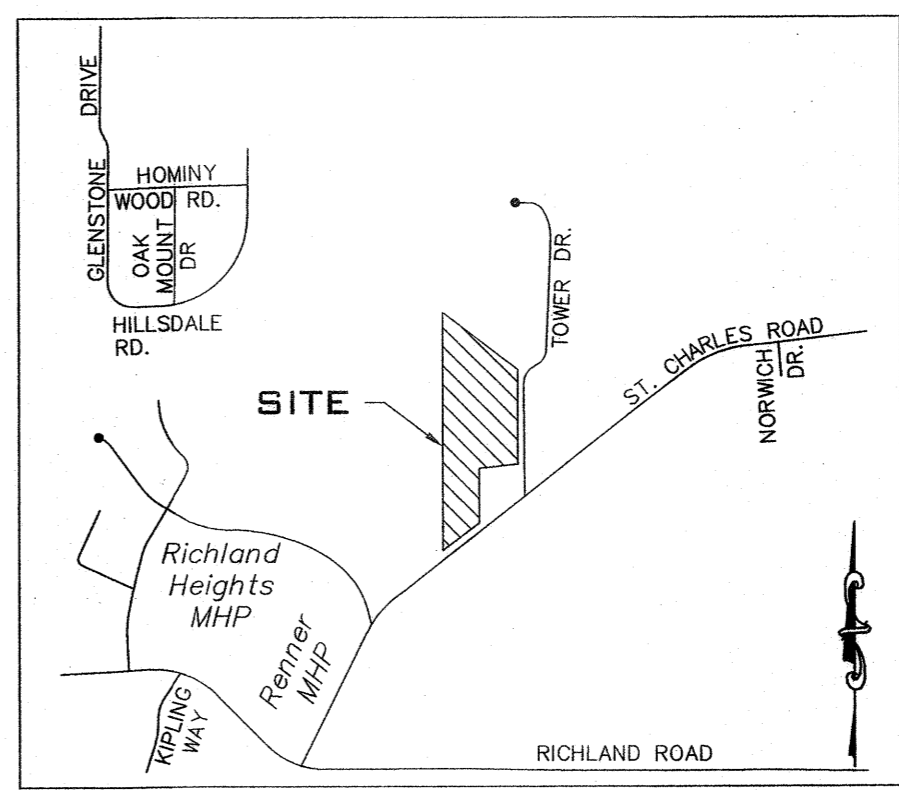
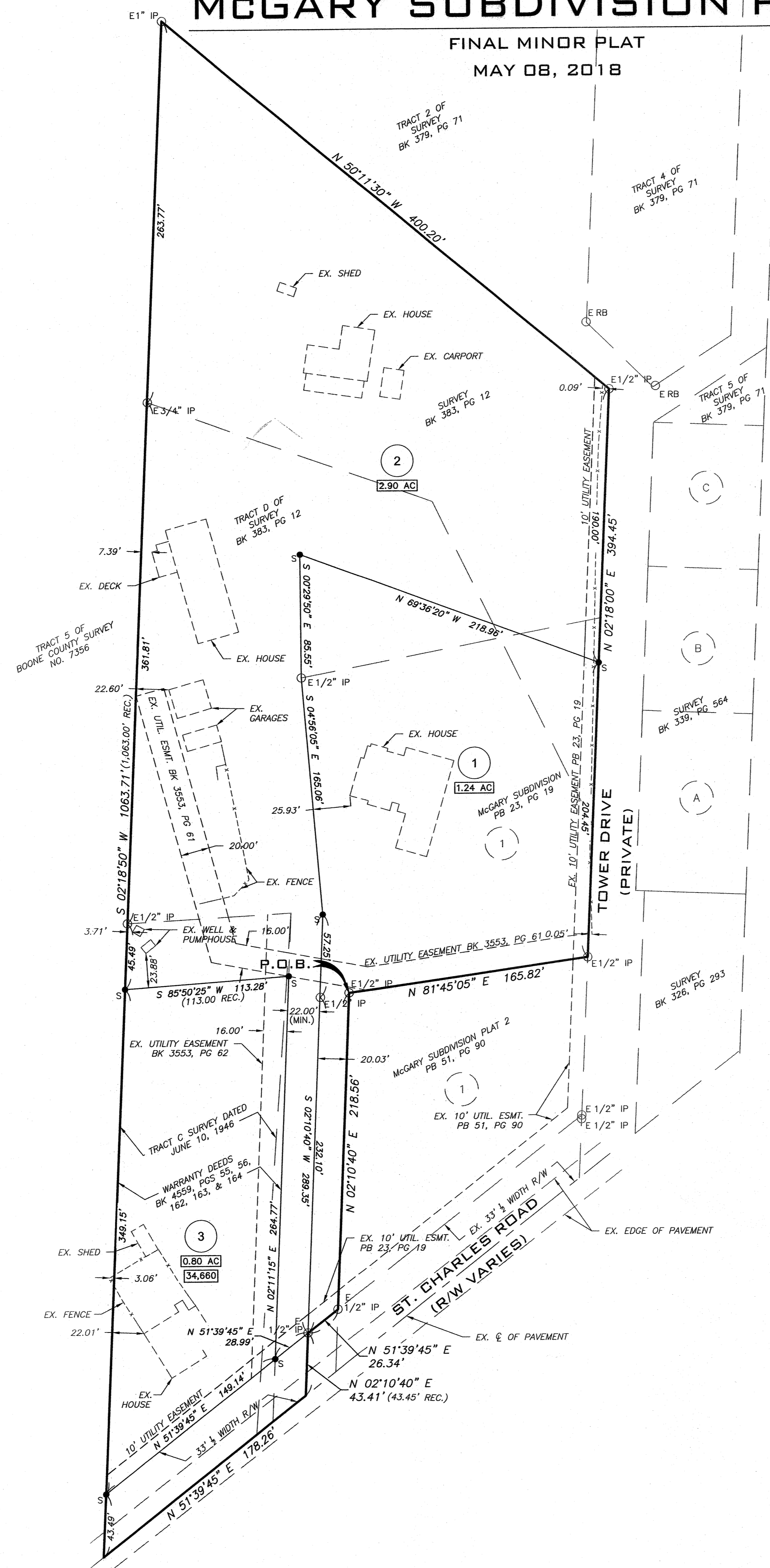
1. THIS IS AN URBAN CLASS SURVEY.
2. ALL PROPERTY MONUMENTATION IS TO BE SET WITHIN 12 MONTHS OF THE RECORDING OF THE PLAT.
3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
4. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
5. NO NEW RESIDENTIAL DRIVEWAY ACCESS SHALL BE ALLOWED ONTO ST. CHARLES ROAD.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C0284E DATED: APRIL 19, 2017

STREAM BUFFER STATEMENT

THERE ARE NO STREAM BUFFERS ON THIS TRACT AS DETERMINED FROM ARTICLE X-STREAM BUFFER REQUIREMENTS OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.



LOCATION MAP
NOT TO SCALE

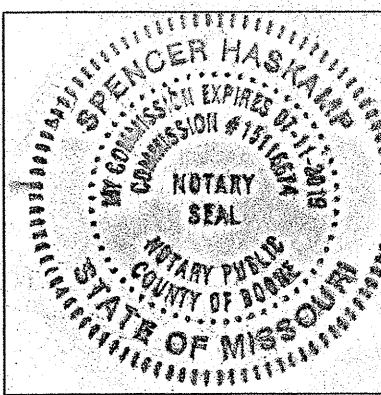
KNOW ALL MEN BY THESE PRESENTS

MCGARY PROPERTIES LLC AND THE MCGARY FAMILY TRUST, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
IN WITNESS WHEREOF, TERRY J. MCGARY AND DEATRA A. MCGARY, MEMBERS OF MCGARY PROPERTIES, LLC, AND TERRY J. MCGARY AND LINDA F. MCGARY, TRUSTEES OF THE MCGARY FAMILY TRUST, HAVE CAUSED THESE PRESENTS TO BE SIGNED.
ADDITIONAL RIGHT-OF-WAY AS SHOWN FOR ST. CHARLES ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER. EASEMENTS OF THE TYPE AND SIZES SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

Terry J. McGary
TERRY J. MCGARY, MEMBER
MCGARY PROPERTIES, LLC
Deatra A. McGary
DEATRA A. MCGARY, MEMBER
MCGARY PROPERTIES, LLC

STATE OF MISSOURI } SS
COUNTY OF BOONE }
ON THIS 9th DAY OF MAY, IN THE YEAR 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TERRY J. MCGARY AND DEATRA A. MCGARY, MEMBERS OF MCGARY PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

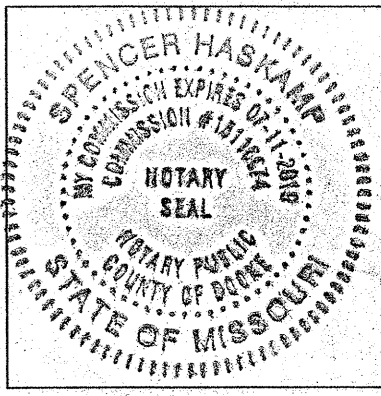
Spencer Haskamp
SPENCER HASKAMP
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2019.



Terry J. McGary
TERRY J. MCGARY, TRUSTEE
THE MCGARY FAMILY TRUST
Linda F. McGary
LINDA F. MCGARY, TRUSTEE
THE MCGARY FAMILY TRUST

STATE OF MISSOURI } SS
COUNTY OF BOONE }
ON THIS 9th DAY OF MAY, IN THE YEAR 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TERRY J. MCGARY AND LINDA F. MCGARY, TRUSTEES OF THE MCGARY FAMILY TRUST, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

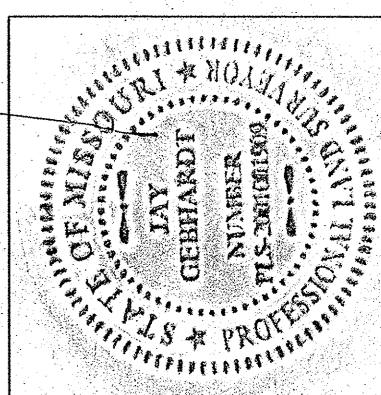
Spencer Haskamp
SPENCER HASKAMP
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2019.



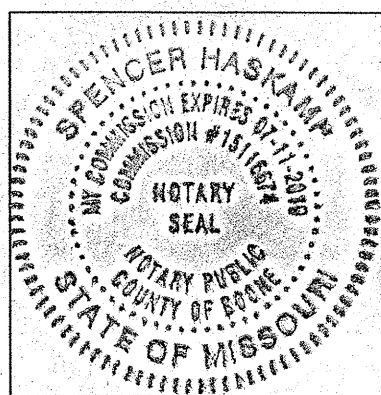
CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF TRACT D OF THE SURVEY RECORDED IN BOOK 339, PAGE 564 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE STEM TO LOT 1 OF MCGARY SUBDIVISION AS RECORDED IN PLAT BOOK 23, PAGE 19 OF THE BOONE COUNTY, MISSOURI RECORDS, THENCE N 81°45'05"E, 165.82 FEET; THENCE N2°18'00"E, 394.45 FEET; THENCE N5°11'30"W, 400.20 FEET; THENCE S2°18'50"W, 1063.71 FEET; THENCE N51°39'45"E, 178.26 FEET; THENCE N2°10'40"E, 43.41 FEET; THENCE N51°39'45"E, 26.34 FEET TO THE SOUTHEAST CORNER OF SAID STEM OF SAID LOT 1; THENCE N02°10'40"E, 218.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.08 ACRES.
I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Jay Gebhardt
JAY GEBHARDT PLS 2001001908
MO LAND SURVEYOR, MAY 08, 2018
A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK, CT SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115
MCGARY SUBDIVISION PLAT 3
COLUMBIA, MO



STATE OF MISSOURI } SS
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 9th DAY OF MAY, 2018.
Spencer Haskamp
SPENCER HASKAMP
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2019.



- ### LEGEND
- IRON PIPE CAP #2001006115
 - E EXISTING
 - S SET
 - PM PERMANENT MONUMENT
 - (R) RADIAL LINE
 - REC. RECORD
 - DH X DRILL HOLE WITH CHISELED "X"
 - ⊕ CENTERLINE
 - 10,000 SQUARE FEET
 - 0.50 AC ACRES
 - - - EXISTING FENCE
 - EXISTING STONE
 - IP ○ IRON PIPE
 - RB ○ REBAR

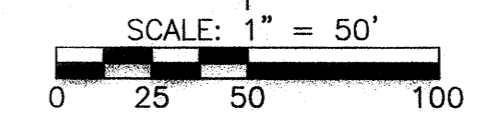
APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION,
THIS ___ DAY OF ___, 2018.

RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO
ORDINANCE # ___ ON THE ___ DAY
OF ___, 2018.

BRIAN TRECCE, MAYOR
ATTEST:

SHEELA AMIN, CITY CLERK



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