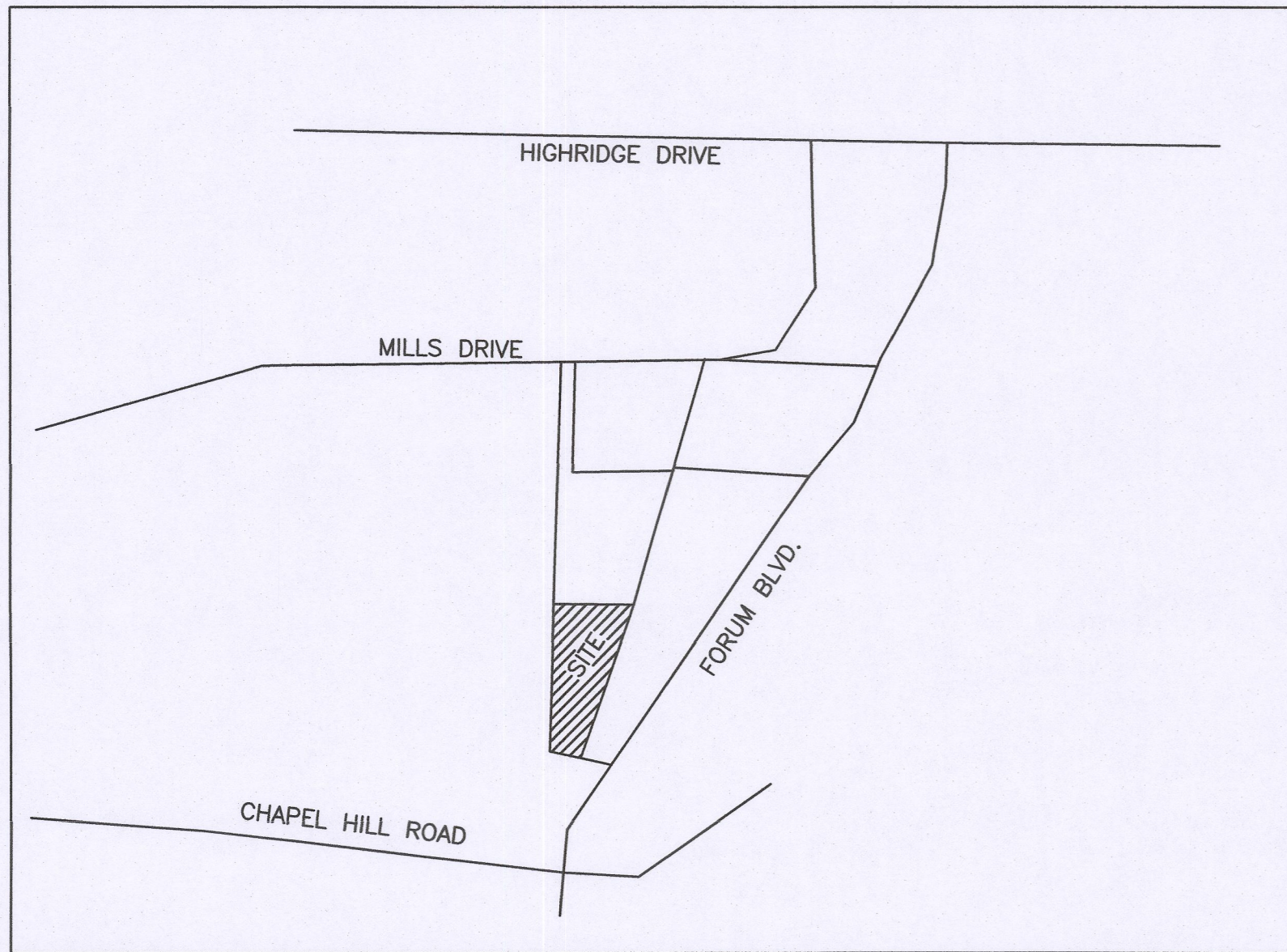


MILLS ESTATES PLAT III

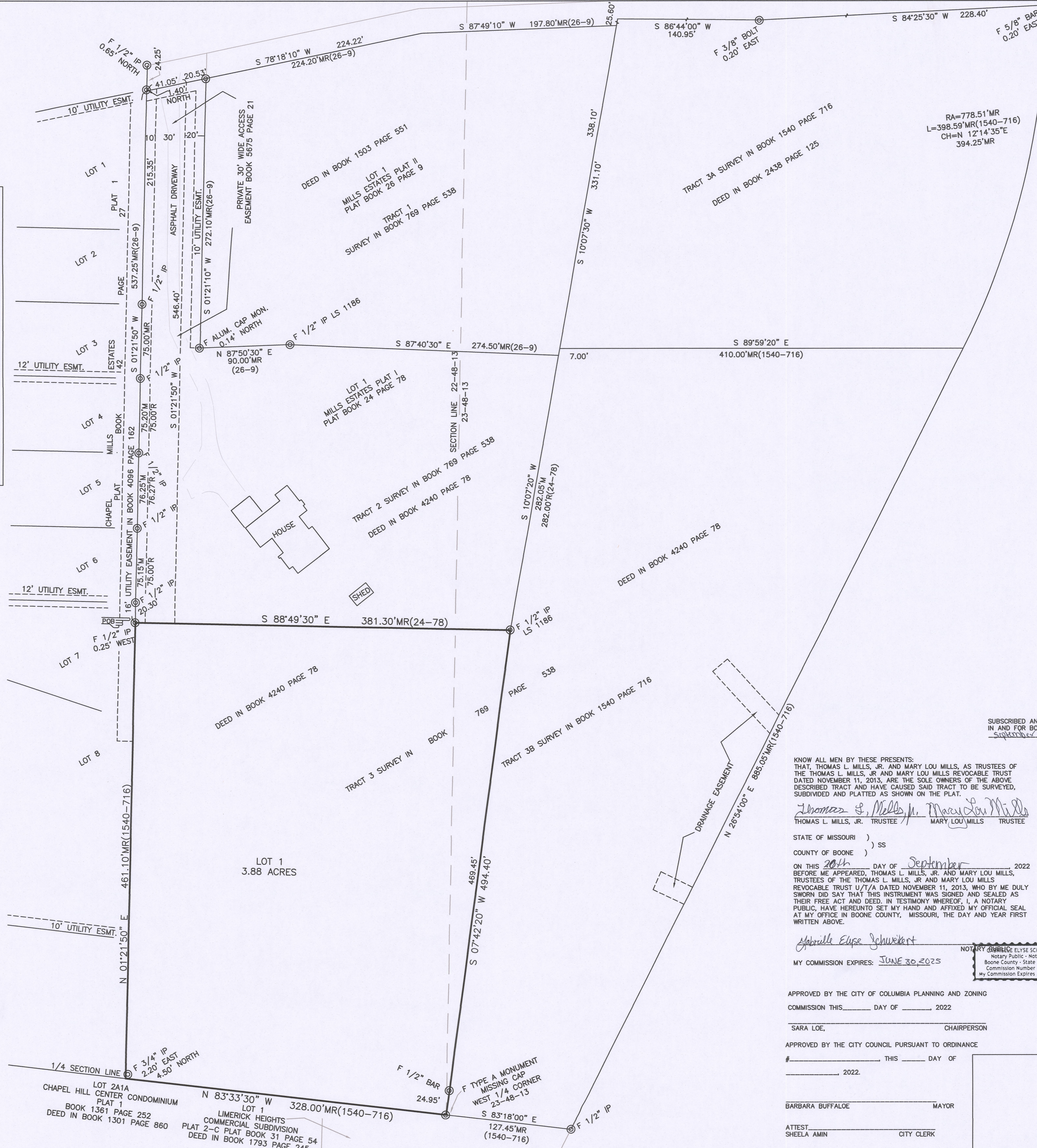
A MINOR SUBDIVISION
 NORTHEAST QUARTER OF SECTION 22 AND THE
 NORTHWEST QUARTER OF SECTION 23
 TOWNSHIP 48 NORTH, RANGE 13 WEST

SITE LOCATION MAP
 NOT TO SCALE

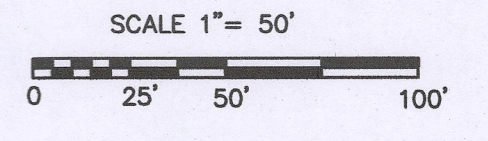


DESCRIPTION
 A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4240 PAGE 78 ALSO BEING PART OF TRACT 3B AS SHOWN BY THE SURVEY IN BOOK 1540 PAGE 716 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF MILLS ESTATES PLAT I AS SHOWN IN PLAT BOOK 24 PAGE 78 OF THE BOONE COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF SAID LOT 1 S 88°49'30"E, 381.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE LEAVING THE SOUTH LINE OF SAID LOT 1 S 07°42'20"W, 494.40 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 N 83°33'30"W, 328.00 FEET TO A POINT ON THE WEST LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 1540 PAGE 716; THENCE LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 AND WITH THE WEST LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 1540 PAGE 716 N 01°21'50"E, 461.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.88 ACRES.



- LEGEND**
- F FOUND
 - S SET 5/8" ROD WITH CAP
 - R BRUSH AND ASSOC. LC 321
 - (24-78) RECORD
 - M BOOK AND PAGE OF RECORDED DOCUMENT
 - POB MEASURED POINT OF BEGINNING
 - X- FENCE
 - C CENTER LINE
 - R/W RIGHT-OF-WAY
 - IP SURVEY MONUMENT IRON PIPE



DATE: JULY 12, 2022

SURVEY FOR: THOMAS L. MILLS, JR. AND MARY LOU MILLS, AS TRUSTEES OF THE THOMAS L. MILLS, JR. AND MARY LOU MILLS REVOCABLE TRUST U/T/A DATED NOVEMBER 11, 2013

PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 2 CSR 90-60.040

REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MDDOT VRS NETWORK

- NOTES:**
- CURRENT TITLE POLICY AND OR ABSTRACT WERE NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.
 - THIS TRACT IS LOCATED IN ZONE X UNSHADED AREAS OF MINIMAL FLOOD HAZARD AS SHOWN BY THE FEMA F.I.R.M. PANEL NO. 29019C0286E, APRIL 19, 2017.
 - STREAM BUFFER STATEMENT: THERE ARE NO REGULATED STREAMS ON THIS SITE 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.
 - FURTHER SUBDIVISION OF THIS TRACT IS PROHIBITED UNLESS RIGHT-OF-WAY IS DEDICATED AND STREETS ARE CONSTRUCTED TO THE CITY OF COLUMBIA STANDARDS.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC.
 506 NICHOLS STREET SUITE A
 COLUMBIA, MO. 65201
 (573) 442-3110
 PLSC 321

Kevin M. Schweikert
 KEVIN M. SCHWEIKERT PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 12th DAY OF September, 2022.

Gabrielle Elyse Schweikert
 GABRIELLE ELYSE SCHWEIKERT NOTARY PUBLIC
 MY COMMISSION EXPIRES: JUNE 30, 2025

KNOW ALL MEN BY THESE PRESENTS: THAT, THOMAS L. MILLS, JR. AND MARY LOU MILLS, AS TRUSTEES OF THE THOMAS L. MILLS, JR. AND MARY LOU MILLS REVOCABLE TRUST DATED NOVEMBER 11, 2013, ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT AND HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT.

Thomas L. Mills, Jr. TRUSTEE
Mary Lou Mills TRUSTEE

STATE OF MISSOURI)
) SS
 COUNTY OF BOONE)

ON THIS 20th DAY OF September, 2022 BEFORE ME APPEARED, THOMAS L. MILLS, JR. AND MARY LOU MILLS, TRUSTEES OF THE THOMAS L. MILLS, JR. AND MARY LOU MILLS REVOCABLE TRUST U/T/A DATED NOVEMBER 11, 2013, WHO BY ME DULY SWORN DID SAY THAT THIS INSTRUMENT WAS SIGNED AND SEALED AS THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF, I, A NOTARY PUBLIC, HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN ABOVE.

Gabrielle Elyse Schweikert
 NOTARY GABRIELLE ELYSE SCHWEIKERT
 Notary Public - Notary Seal
 Boone County - State of Missouri
 Commission Number 21823868
 My Commission Expires Jun 30, 2025

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2022

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ THIS _____ DAY OF _____, 2022.

BARBARA BUFFALO, MAYOR

ATTEST SHEELA AMIN, CITY CLERK

MILLS ESTATES PLAT III

ADDRESS: 1516 MILLS DRIVE, COLUMBIA, MO. 65203
 DATE PREPARED: JULY 12, 2022
 DATE REVISED: SEPTEMBER 19, 2022

BRUSH AND ASSOCIATES, INC.

LAND SURVEYORS
 506 NICHOLS STREET, SUITE A
 COLUMBIA, MISSOURI 65201
 PHONE: (573) 442-3110
 FAX: (573) 442-4851
 WWW.BRUSHINGSURV.COM
 PLSC 321



KEVIN M. SCHWEIKERT
 PLS 2013020068
 DATE: September 12, 2022