

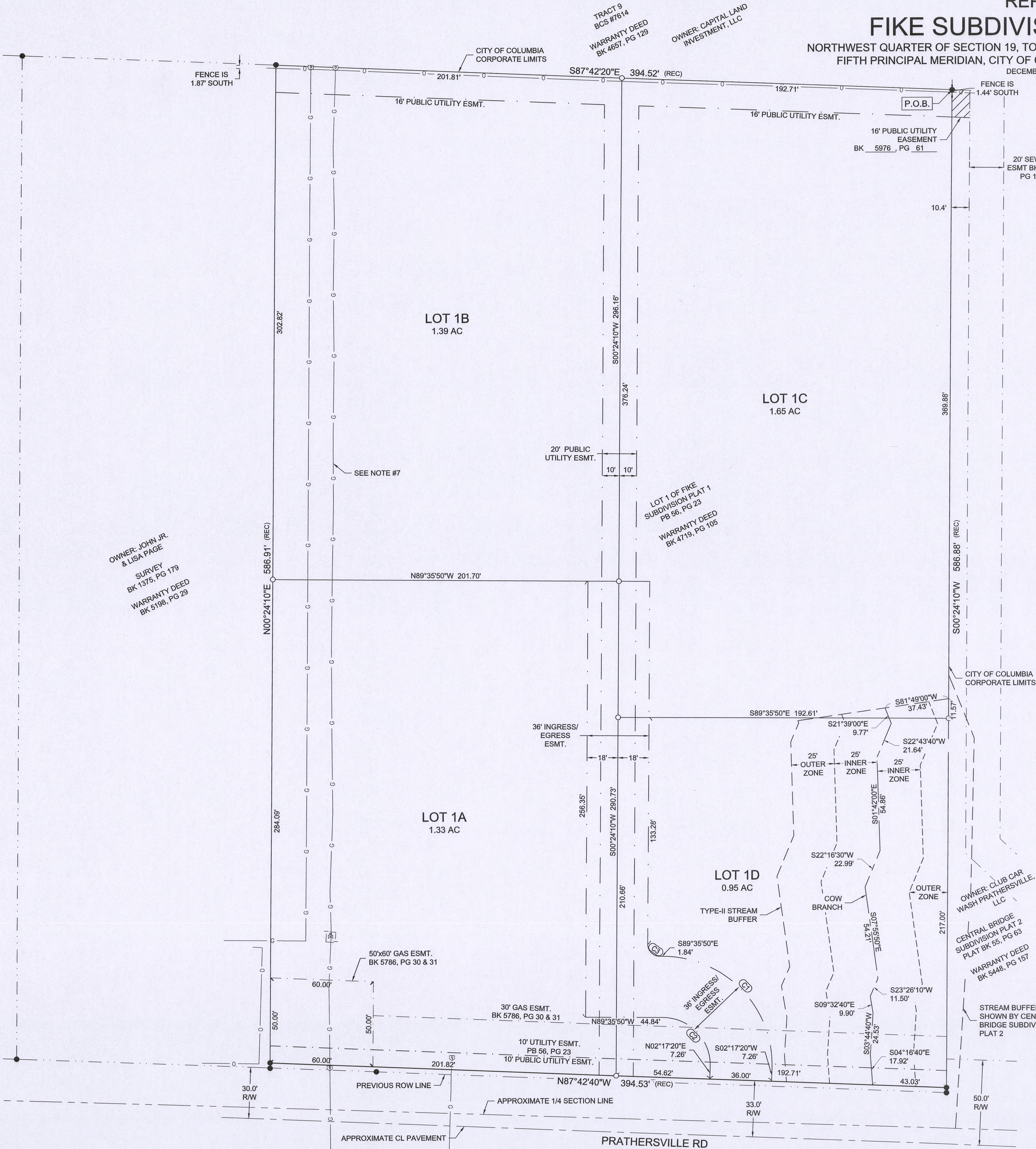
Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	102.64'	64.00'	91° 53' 10"	S43° 39' 20"E	91.99'
C2	44.90'	28.00'	91° 53' 10"	S43° 39' 20"E	40.24'
C3	11.00'	7.00'	90° 00' 00"	S44° 35' 50"E	9.90'

GENERAL LEGEND

- BOUNDARY LINE  
PROPERTY LINE  
SECTION LINE  
EASEMENT LINE  
FIELD FENCE  
CHAINLINK FENCE  
ROAD CENTERLINE  
GAS PIPELINE
- FOUND RW MARKER  
FOUND IRON PIPE/REBAR  
FOUND DRILL HOLE  
SET 1/2" REBAR  
FOUND PLSS CORNER  
GAS PIPELINE MARKER
- ABBREVIATIONS:  
RIGHT-OF-WAY  
BOOK AND PAGE  
RECORD  
POINT OF BEGINNING  
FOUND  
CENTERLINE
- R/W  
BK, PG  
REC  
POB  
FND  
CL

THIS PLAT APPROVED BY THE CITY COUNCIL  
PURSUANT TO ORDINANCE #  
ON THIS DAY OF 2025.

BARBARA BUFFALO, MAYOR  
ATTEST:  
SHEELA AMIN, CITY CLERK



REPLAT  
FIKE SUBDIVISION, PLAT 1A

NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE  
FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER 9, 2024

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING LOT 1 OF FIKE SUBDIVISION, PLAT 1 AS RECORDED IN PLAT BOOK 56, PAGE 23, ALSO DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4719 AT PAGE 105, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CENTRAL BRIDGE SUBDIVISION, PLAT NO. 2 AS RECORDED IN PLAT BOOK 55 AT PAGE 63, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1 OF FIKE SUBDIVISION, PLAT 1; THENCE ALONG THE LINES OF SAID PLATS, S00°24'10"W, 586.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF PRATHERSVILLE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, N87°42'40"W, 394.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE EAST LINE OF THE SURVEY RECORDED IN BOOK 1375, PAGE 179; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING SAID LOT AND SURVEY LINES, N00°24'10"E, 586.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH LINE OF TRACT 9 OF BOONE COUNTY SURVEY #7614; THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID TRACT 9, S87°42'20"E, 394.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.31 ACRES.

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
- THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0165D DATED MARCH 17, 2011.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- A TITLE COMMITMENT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT CONTAINS A TYPE II STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR BROWNS QUADRANGLE, MISSOURI - BOONE COUNTY.
- THIS TRACT MAY BE SUBJECT TO THE EASEMENT FOR RIGHT-OF-WAY FOR A GAS PIPELINE AS RECORDED IN BOOK 193, PAGE 639 (BLANKET IN NATURE).
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

KNOW ALL MEN BY THESE PRESENTS

FIKE PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THERE TO) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK, SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS ON AND ACROSS LOTS 1A, 1C, AND 1D FOR THE MUTUAL BENEFIT OF LOTS 1A, 1B, 1C AND 1D, AS SHOWN ON THE PLAT, FOR VEHICLE, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION.

SUCH CROSS ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR ACCESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS AND FOR THE CITY EMERGENCY SERVICES, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE, ALONG, UPON AND ACROSS SAID PREMISES WITH THE RIGHT AND PRIVILEGE OF ACCESS AT ALL TIMES. THE OWNER COVENANTS AND AGREES IT SHALL CONSTRUCT WITHIN THE IRREVOCABLE INGRESS/EGRESS EASEMENT AN ACCESS (SHOWN ON PLAT) THAT MEETS OR EXCEEDS THE REQUIREMENTS OF A FIRE APPARATUS ACCESS ROAD IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT IT SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY CODE REQUIREMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

KEVIN FIKE, MEMBER  
DAVID FIKE, MEMBER

ON THIS DAY OF IN THE YEAR 2025, BEFORE ME PERSONALLY APPEARED KEVIN FIKE AND DAVID FIKE, MEMBERS OF FIKE PROPERTIES, LLC, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

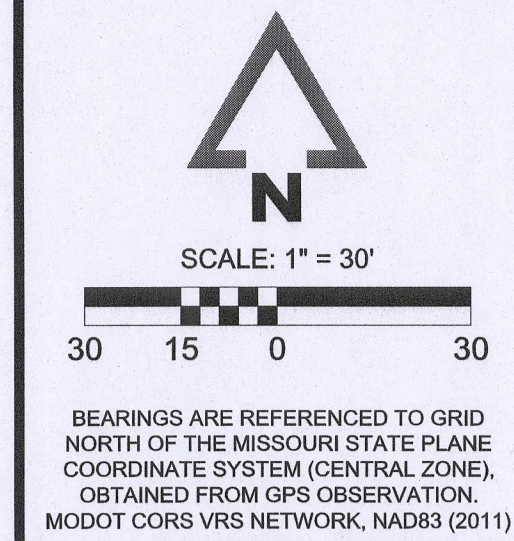
NOTARY PUBLIC

**McCLURE**  
2001 W Broadway  
Columbia, MO 65203  
P 573-814-1568  
F 573-814-1128  
Ankeny, IA | Carroll, IA | Clive, IA  
Cedar Rapids, IA | Fort Dodge, IA  
North Liberty, IA | Sioux City, IA  
Macon, MO | Columbia, MO  
North Kansas City, MO  
Lenexa, KS

NOTICE:  
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI (LS) CERTIFICATE OF AUTHORITY NO. 2012009395  
EXPIRES: DECEMBER 31, 2026

SURVEY PREPARED FOR:  
FIKE PROPERTIES, LLC  
PROJECT NAME:  
FIKE SUBDIVISION, PLAT 1A  
PROJECT LOCATION:  
CITY OF COLUMBIA, MO  
McCLURE PROJECT No.  
2024001055



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

TIMOTHY J. DEVANEY  
NUMBER  
PLS-2024016357  
March 24, 2025

STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
SUBSCRIBED AND AFFIRMED BEFORE ME THIS DAY OF March 2025.  
LEAH JOHNSON, NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 15, 2025