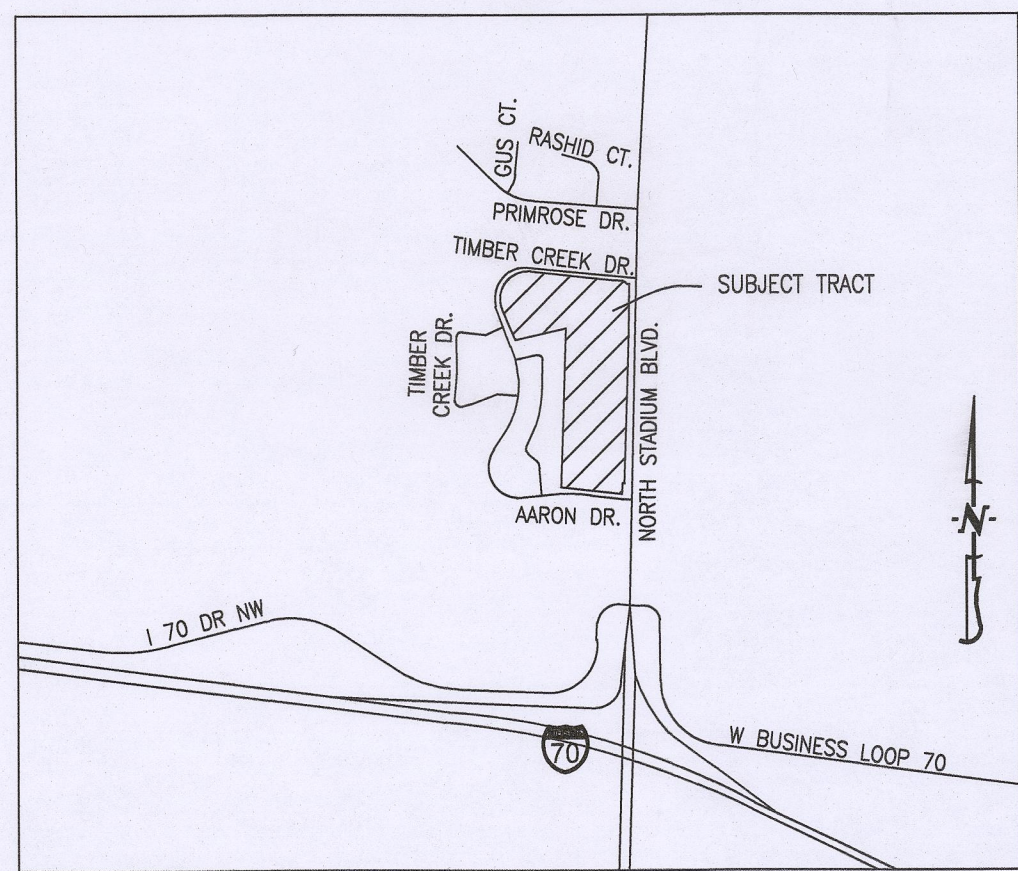
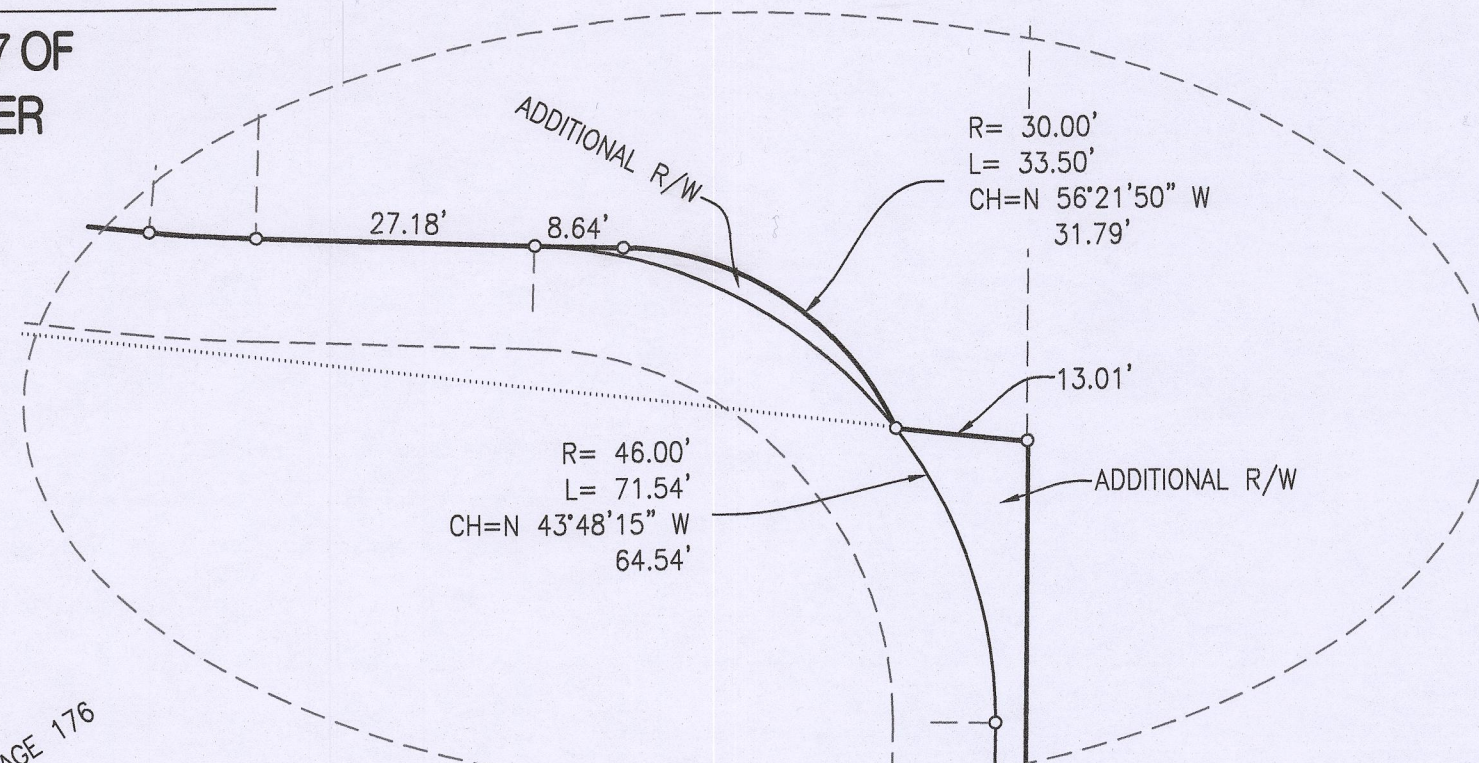


FINAL PLAT INDEPENDENT SCHOOL PLAT NO. 1

A REPLAT OF A PORTION OF LOT 1 OF SCHEULEN ACRES AND LOT 7 OF
TIMBER CREEK, PLAT NO. 1 LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 31, 2022



LOCATION MAP
NOT TO SCALE

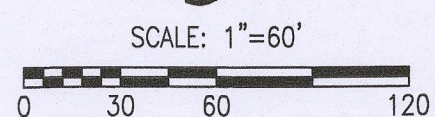


NOTES:

- 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.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- THERE ARE NO REGULATED STREAMS ON THIS SITE. NO PART OF THIS TRACT IS LOCATED WITHIN A 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
- IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE, UNLESS OTHERWISE SHOWN BETWEEN THE RECORDED AND MEASURED DIMENSIONS.

LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- Δ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER 2022 I COMPLETED A SURVEY AND PLAT FOR COLUMBIA INDEPENDENT SCHOOL, INC. A MISSOURI NON-PROFIT CORPORATION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING LOT 1 OF SCHEULEN ACRES RECORDED IN PLAT BOOK 11, PAGE 84 AND LOT 7 OF TIMBER CREEK PLAT NO. 1, RECORDED IN PLAT BOOK 38, PAGE 35 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 3384, PAGE 116 AND BOOK 5305, PAGE 90 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE E, ALSO KNOWN AS STADIUM BOULEVARD, AT THE NORTHEAST CORNER OF LOT 1 OF SAID SCHEULEN ACRES AND WITH THE LINES OF SAID LOT 1, S 0°44'55" W, 254.10 FEET; THENCE S 1°56'55" W, 787.91 FEET; THENCE N 88°03'05" W, 9.86 FEET; THENCE S 1°55'05" W, 57.22 FEET; THENCE S 83°35'05" W, 321.79 FEET; THENCE N 1°56'55" E, 831.98 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID TIMBER CREEK PLAT NO. 1; THENCE LEAVING THE LINES OF SAID LOT 1 AND WITH THE LINES OF SAID LOT 7, S 77°13'15" W, 275.23 FEET; THENCE 7.30 FEET ALONG A 575.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 22°40'50" W, 7.30 FEET; THENCE N 23°02'40" W, 167.42 FEET; THENCE 302.35 FEET ALONG A 145.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 36°41'30" E, 250.48 FEET; THENCE S 83°34'20" E, 437.60 FEET; THENCE 10.44 FEET ALONG A 125.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 85°57'55" E, 10.44 FEET; THENCE S 88°21'25" E, 35.82 FEET; THENCE 33.50 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 56°21'50" E, 31.79 FEET TO THE NORTH LINE OF SAID LOT 1 OF SCHEULEN ACRES SUBDIVISION; THENCE LEAVING THE LINES OF SAID LOT 7 AND WITH THE NORTH LINE OF SAID LOT 1, S 83°35'05" E, 13.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.81 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

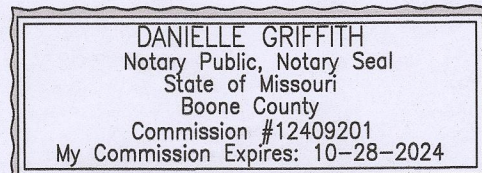
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
DATE: 10/17/2022

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF November
IN THE YEAR 2022.

Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT COLUMBIA INDEPENDENT SCHOOL, INC. A MISSOURI NON-PROFIT CORPORATION IS THE SOLE OWNER OF THE HERON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS INDEPENDENT SCHOOL PLAT NO. 1.

IN WITNESS WHEREOF, COLUMBIA INDEPENDENT SCHOOL, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 18 DAY OF November, 2022.

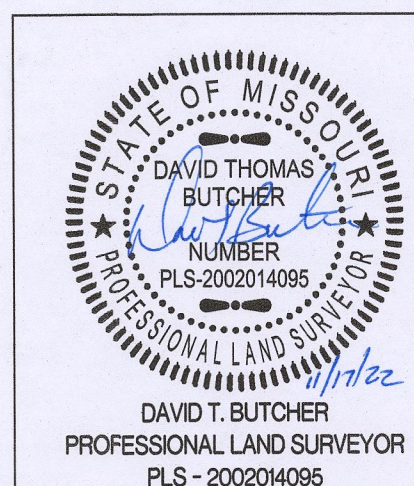
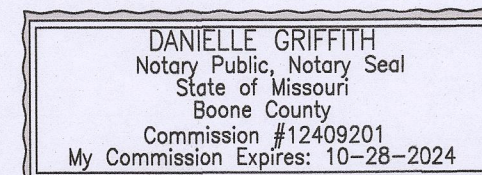
COLUMBIA INDEPENDENT SCHOOL, INC.

Jack Miller
JACK MILLER, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 18 DAY OF November, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JACK MILLER, PRESIDENT, OF THE COLUMBIA INDEPENDENT SCHOOL INC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



INDEPENDENT SCHOOL PLAT NO. 1	
A REPLAT LOCATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	CROCKETT ENGINEERING CONSULTANTS
DATE: 09-15-2022	SCALE: 1" = 60'
PROJECT: 220053	DRAWN BY: JWS
1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

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

BARBARA BUFFALO, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK