



UTILITY EASEMENT
RECORDED IN
BOOK 650 PAGE 57

2.00'
2.00'
2.00'

BEARINGS ARE REFERENCED TO
MISSOURI STATE PLANE COORDINATE
SYSTEM (NAD 1983) CENTRAL ZONE.

0 60 120
SCALE: 1" = 60'

MONUMENT LEGEND

- IRON
- MAG NAIL
- CENTERLINE
- (DTP) DEDICATED BY THIS PLAT
- S SET

ALL MONUMENTS ARE FOUND
UNLESS SHOWN (S) SET

ALIVE IN CHRIST SUBDIVISION PLAT 2

FINAL PLAT
JUNE 16, 2025

KNOW ALL MEN BY THESE PRESENTS:

THAT, ALIVE IN CHRIST LUTHERAN CHURCH, INC., A MISSOURI NON PROFIT CORPORATION, BEING THE SOLE OWNER OF THE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. EASEMENTS AND RIGHT OF WAY AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

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 AND RIGHT OF WAY OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORM WATER AND ALL APPURTENANCES THERETO) 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.

ALIVE IN CHRIST LUTHERAN CHURCH, INC.

BRANDON RUSSELL, PRESIDENT

CAITLYN KROBOTH, SECRETARY

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS 9TH DAY OF JULY, 2025 BEFORE ME APPEARED BRANDON RUSSELL TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT, AND CAITLYN KROBOTH TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT SHE IS THE SECRETARY OF ALIVE IN CHRIST LUTHERAN CHURCH, INC., A MISSOURI NON PROFIT CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND THE SAID THEY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY TERM EXPIRES 2-22-27

JONATHAN CORY BERGTHOLD, NOTARY PUBLIC

A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 35 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 1 OF ALIVE IN CHRIST SUBDIVISION RECORDED IN PLAT BOOK 31 PAGE 3, AND TRACT 2 OF A SURVEY RECORDED IN BOOK 1232 PAGE 411, CONTAINING 20.14 ACRES.

THIS TRACT IS SUBJECT TO 16 FOOT SANITARY SEWER EASEMENT, A 10 FOOT UTILITY EASEMENT, AND A 12 FOOT UTILITY EASEMENT, RECORDED IN PLAT BOOK 31 PAGE 3, A UTILITY EASEMENT RECORDED IN BOOK 650 PAGE 57, A 16 FOOT WALKING TRAIL EASEMENT RECORDED IN BOOK 1453 PAGE 987, A WATER UTILITY EASEMENT RECORDED IN BOOK 3851 PAGE 94, A 16 FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 1291 PAGE 5 AND WATER UTILITY EASEMENTS RECORDED IN BOOK 3751 PAGE 33.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

ALIVE IN CHRIST LUTHERAN CHURCH
LOT 1 - ALIVE IN CHRIST SUBDIVISION PLAT 2
NORTHEAST 1/4 SECTION 35 T48N R13W
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS 9TH DAY OF JULY, 2025 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

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

MY TERM EXPIRES JANUARY 22, 2028.

JONATHAN CORY BERGTHOLD, NOTARY PUBLIC

- #### NOTES
- SURVEY WAS PREPARED FOR ALIVE IN CHRIST LUTHERAN CHURCH, INC.
 - IN MY PROFESSIONAL JUDGEMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS
 - LOT 1 OF ALIVE IN CHRIST SUBDIVISION, RECORDED IN PLAT BOOK 31 PAGE 3 AND TRACT 2 OF A SURVEY RECORDED IN BOOK 1232 PAGE 411 ARE ZONED R-1 (ONE-FAMILY-DWELLING)
 - THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY SITE INSPECTION AND BY THE COLUMBIA, MO 2021 USGS MAP FOR THIS AREA AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0290E, DATED MARCH 19, 2017.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON _____

SHARON GEUEA JONES, CHAIRPERSON