

# BISCAYNE HEIGHTS PLAT 4

REPLAT OF PART OF LOTS 2 & 4 OF BISCAYNE HEIGHTS PLAT NO. 2

APRIL 19, 2021

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOTS 2 AND 4 OF BISCAYNE HEIGHTS PLAT NO. 2 RECORDED IN PLAT BOOK 10 PAGE 72, ALSO THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4511 PAGE 148, FURTHER DESCRIBED AS FOLLOWS:

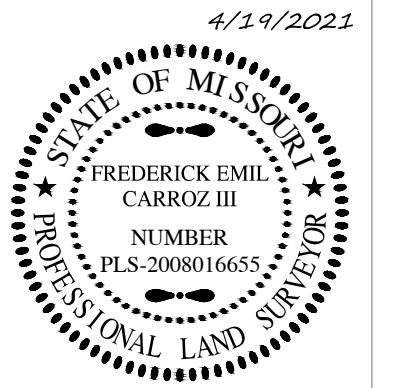
STARTING AT THE SOUTHEAST CORNER OF LOT 1 OF BISCAYNE HEIGHTS PLAT NO. 3 RECORDED IN PLAT BOOK 36 PAGE 74, THENCE ALONG THE SOUTH LINE OF SAID LOT, N 83°50'40"W 34.17 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE LEAVING THE SOUTH LINE OF LOT 1 OF BISCAYNE HEIGHTS PLAT NO. 3 RECORDED IN PLAT BOOK 36 PAGE 74, S 0°01'40"E 6.04 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ASH STREET; THENCE ALONG SAID LINE, N 83°50'40"W 141.75 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 259.18 FEET, A DISTANCE OF 9.16 FEET, THE CHORD BEING N 84°51'30"W 9.16 FEET; THENCE N 0°01'40"W 3.01 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG THE LINES OF SAID LOT, N 0°01'40"W 147.05 FEET; THENCE N 89°58'20"E 150.05 FEET; THENCE S 0°01'40"E 160.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.54 ACRE.

THIS TRACT IS SUBJECT TO AN 8' UTILITY EASEMENT PER PLAT RECORDED IN PLAT BOOK 10 PAGE 72, A PERMANENT RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 4007 PAGE 107, AND AN ELECTRIC EASEMENT RECORDED IN BOOK 4180 PAGE 168, LOCATED AS SHOWN ON THE PLAT.

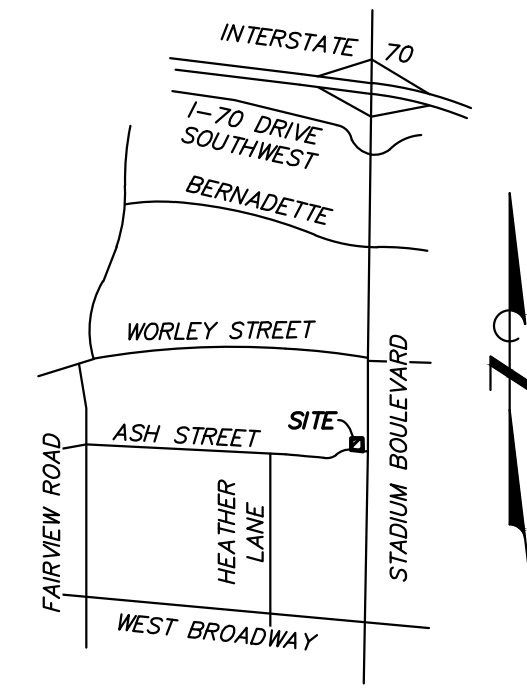
THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

BISCAYNE HEIGHTS PLAT 4  
 SOUTHEAST 1/4 SECTION 10 T48N R13W  
 COLUMBIA, BOONE COUNTY, MISSOURI



VICINITY MAP

NOT TO SCALE

**NOTE**

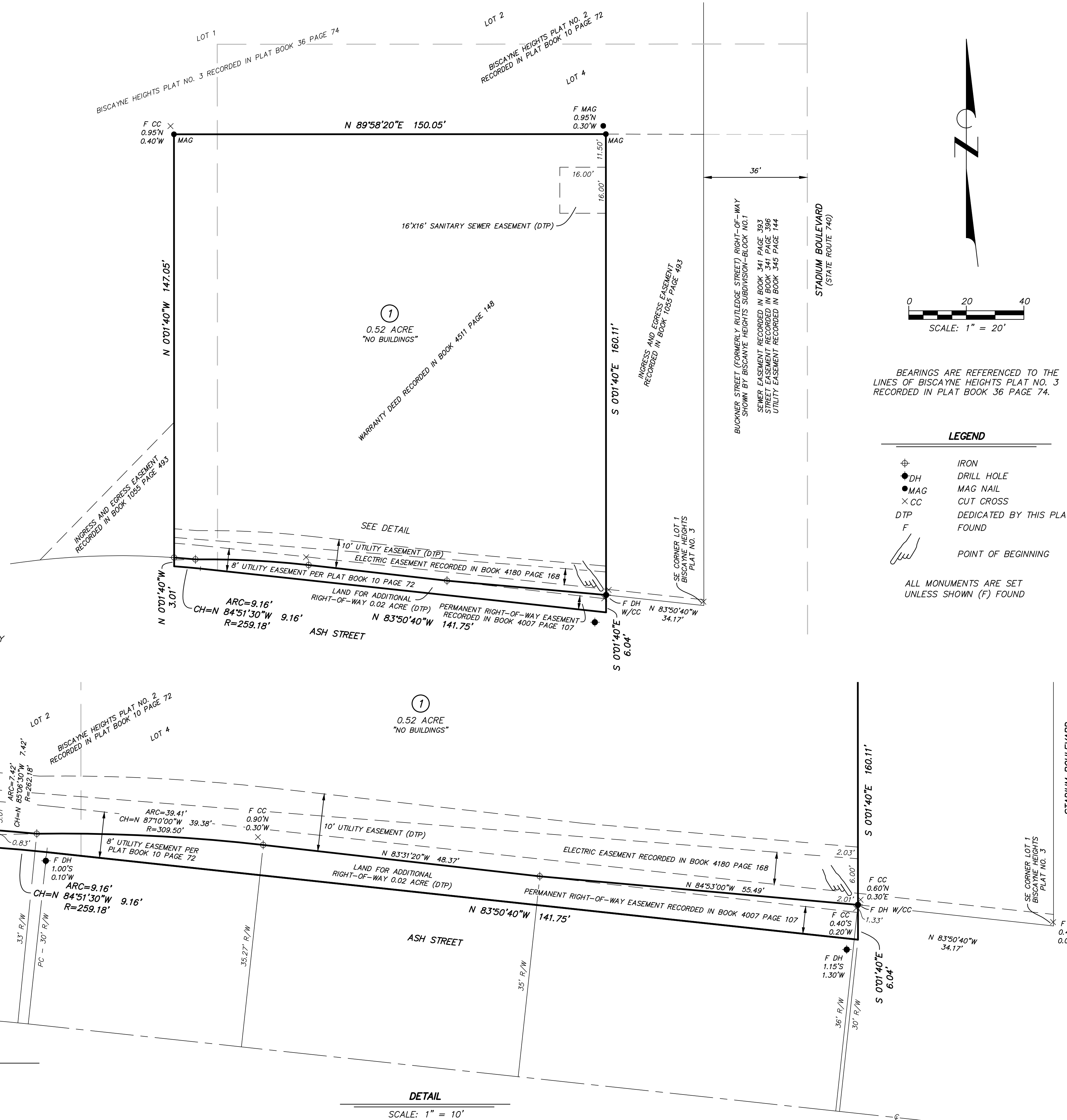
IN MY PROFESSIONAL JUDGEMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS

**FLOODPLAIN NOTE**

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 29019C0280E, DATED APRIL 19, 2017.

**STREAM BUFFER NOTE**

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 USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



BEARINGS ARE REFERENCED TO THE LINES OF BISCAYNE HEIGHTS PLAT NO. 3 RECORDED IN PLAT BOOK 36 PAGE 74.

**LEGEND**

- ⊕ IRON
- DH DRILL HOLE
- MAG MAG NAIL
- × CC CUT CROSS
- DTP DEDICATED BY THIS PLAT
- F FOUND
- POINT OF BEGINNING

ALL MONUMENTS ARE SET UNLESS SHOWN (F) FOUND

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS 19TH DAY OF APRIL, 2021 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 DECEMBER 15, 2023.

JONATHAN CORY BERGTHOLD, NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

THAT, TKG SAN JACINTO PLACE DEVELOPMENT, L.P., A MISSOURI LIMITED PARTNERSHIP, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT; A 10' UTILITY EASEMENT AND A 16'x16' SANITARY SEWER EASEMENT, AS SHOWN ON THE PLAT, AND THE LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG ASH STREET, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

TKG SAN JACINTO PLACE DEVELOPMENT, L.P., A MISSOURI LIMITED PARTNERSHIP

BY: TKG SAN JACINTO PLACE, INC.  
 GENERAL PARTNER

BY: \_\_\_\_\_  
 R. OTTO MALY, PRESIDENT

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BEFORE ME PERSONALLY APPEARED R. OTTO MALY, TO ME PERSONALLY KNOWN, WHO, BEING BY ME, DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF TKG SAN JACINTO PLACE, INC., A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID TKG SAN JACINTO PLACE, INC., A MISSOURI CORPORATION AND THE SAID PRESIDENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID TKG SAN JACINTO PLACE, INC., A MISSOURI 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 \_\_\_\_\_

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
 BRIAN TREECE, MAYOR

ATTEST:  
 \_\_\_\_\_

\_\_\_\_\_  
 SHEELA AMIN, CITY CLERK

DETAIL  
 SCALE: 1" = 10'