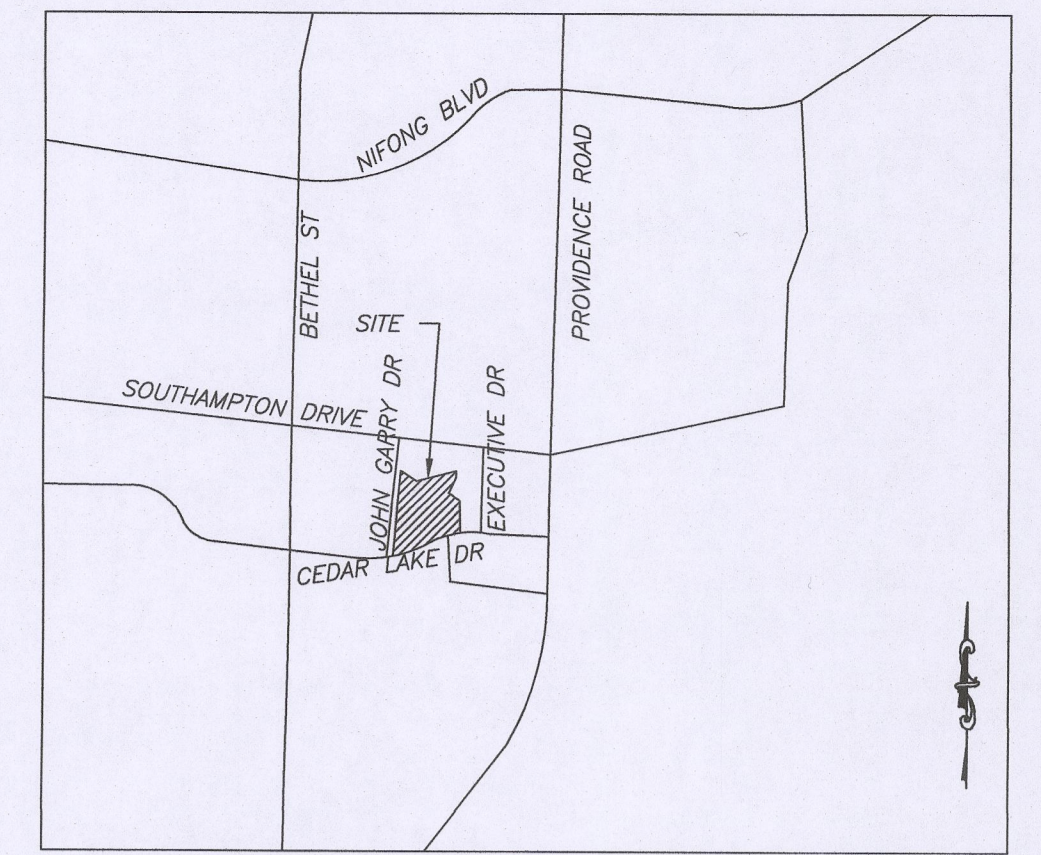


CORPORATE LAKE PLAT 16

FINAL PLAT
A REPLAT OF LOTS 46 AND 47 OF CORPORATE LAKE PLAT 6
AND LOT 11A OF CORPORATE LAKE PLAT 15
NOVEMBER 17, 2022



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD PER (BK, PG)
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- PM PERMANENT MONUMENT
- IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- DH DRILL HOLE
- SQUARE FEET
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- PLATTED LOT LINE
- - - EASEMENT

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 124-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM PANEL #29019C0290E, DATED APRIL 19, 2019.

LEGAL DESCRIPTION

THESE TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 49 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 46 AND 47 OF CORPORATE LAKE PLAT NO. 6 AS RECORDED IN PLAT BOOK 25, PAGE 14, ALSO BEING ALL OF LOT 11A OF CORPORATE LAKE PLAT 15 AS RECORDED IN BOOK 3516, PAGE 15 ALL BEING OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11A OF CORPORATE LAKE PLAT 15 ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CEDAR LAKE DRIVE; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 805.48 FEET, AN ARC LENGTH OF 279.44 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 72°20'50" W, 278.04 FEET; THENCE S 62°24'30" W, 203.79 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 953.78 FEET, AN ARC LENGTH OF 266.05 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 70°24'30" W, 265.19 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 56.35 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 47°47'45" W, 48.43 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOHN GARRY DRIVE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE N 06°01'00" E, 279.80 FEET; THENCE N 06°27'35" E, 207.24 FEET; THENCE N 07°23'30" E, 354.51 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, EAST ALONG THE NORTH LINE OF SAID LOT 11A S 63°17'30" E, 196.22 FEET; THENCE N 77°54'55" E, 438.84 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH ALONG THE EAST LINE OF SAID LOT 11A S 06°05'40" W, 65.23 FEET; THENCE S 28°56'10" W, 180.00 FEET; THENCE S 58°26'05" E, 150.00 FEET; THENCE S 00°58'40" W, 303.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.66 ACRES.

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE # _____

ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

Δ = 107°37'30"
R = 30.00'
(REC.&M 25-14) L = 56.35'
CH = N 47°47'45" W
48.43'

Δ = 15°58'55"
R = 953.78'
L = 266.05' (REC.&M 25-14)
CH = S 70°24'00" W
265.19'

NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A FULL CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT. AN EASEMENT SEARCH WAS PROVIDED FOR THIS PLAT BY BOONE-CENTRAL TITLE COMPANY, FILE NUMBER 2205641, COMMITMENT DATE DECEMBER 01, 2022.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- SOURCE DEED FOR SUBJECT TRACT: QUIT-CLAIM DEED RECORDED IN BOOK 755, PAGE 588
- LOT 1601 IS NOT FOR DEVELOPMENT.

SCALE: 1" = 60'
0 30 60 120

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

KNOW ALL MEN BY THESE PRESENTS

GARRY LEWIS & BRENDA LEWIS, HUSBAND & WIFE, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID GARRY LEWIS & BRENDA LEWIS, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

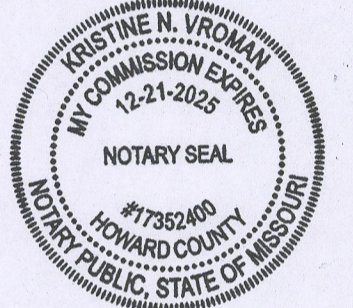
Garry Lewis *Brenda Lewis*
GARRY LEWIS BRENDA LEWIS

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 27th DAY OF April, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, GARRY LEWIS & BRENDA LEWIS, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THEIR 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 LAST WRITTEN ABOVE

Kristine N. Vroman
KRISTINE VROMAN
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025



CERTIFICATION

I HEREBY CERTIFY THAT IN NOVEMBER, 2022 I COMPLETED A SURVEY FOR GARRY LEWIS & BRENDA LEWIS, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

Jay Gebhardt
JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE: APRIL 27, 2023

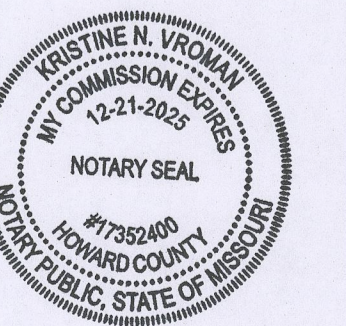
A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO. CERT. OF AUTHORITY: 2001006115
A MINOR SUBDIVISION FINAL PLAT

CORPORATE LAKE PLAT 16
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 27th DAY OF April, 2023.

Kristine N. Vroman
KRISTINE N. VROMAN
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.



X:\Project\LEM - Garry Lewis Corporate Lake Plats\MISSOURI\LEM22-01 Final Plat.dwg P:2023-01-13