

A FINAL PLAT OF
RIDDICK SUBDIVISION PLAT 1
 A REPLAT OF ALL OF LOT 3 AND EAST HALF (E 1/2) AND THE SOUTH HALF (S 1/2) OF
 THE WEST HALF W (1/2) OF LOT 4, OF GARTH'S ADDITION TO COLUMBIA
 LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12,
 TOWNSHIP 48 NORTH, RANGE 13 WEST
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

DESCRIPTION

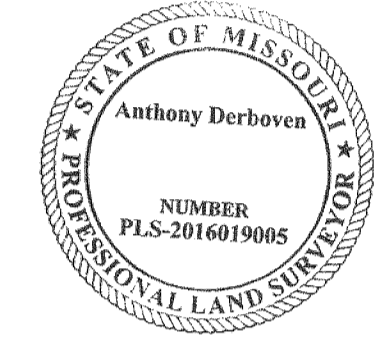
A REPLAT OF ALL OF LOT 3 AND EAST HALF (E 1/2) AND THE SOUTH HALF (S 1/2) OF THE WEST HALF (W 1/2) OF LOT 4, OF GARTH'S ADDITION TO COLUMBIA RECORDED IN BOOK 94, PAGE 298 OF THE BOONE COUNTY RECORDS AND BEING LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 3 AND WITH THE NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY, S84°51'50"W, 474.68 FEET TO A SET COTTON GIN SPINDLE AT THE SOUTHWEST CORNER OF SAID LOT 4 AS SHOWN BY THE PARKWAY CONDOMINIUM PLAT RECORDED IN BOOK 707, PAGE 41; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY AND WITH THE LINES OF SAID PARKWAY CONDOMINIUM PLAT, N11°14'45"W, 249.55 FEET TO A SET COTTON GIN SPINDLE; THENCE N88°45'45"E, 104.33 FEET TO AN EXISTING 1/2" IRON PIPE; THENCE N0°49'05"W, 242.71 FEET TO AN EXISTING 1/2" IRON PIPE; THENCE S87°17'55"E, 106.25 FEET TO AN EXISTING 1/2" IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE WITH THE LINES OF SAID LOT 3, S87°58'50"E, 269.79 FEET TO AN EXISTING 1/2" IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S0°10'55"E, 437.43 FEET TO THE POINT OF BEGINNING.

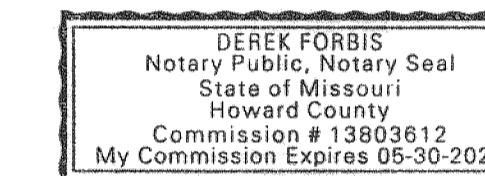
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.53 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 2144, PAGE 313 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

THIS IS TO CERTIFY THAT AT THE REQUEST OF DRS PARK LLC., A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Anthony Derboven
 ANTHONY DERBOVEN, P.L.S. 2016019005
 Date: APRIL 2, 2018.



SUBSCRIBED AND SWORN BEFORE ME ON THIS 2ND DAY OF APRIL, 2018 MY COMMISSION EXPIRES MAY 30, 2021.



Derek Forbis
 DEREK FORBIS
 NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

ON THIS _____ DAY OF _____, 2018, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "DRS PARK, LLC", A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE HEREON DESCRIBED TRACT HAVE CAUSED THE SAME TO BE RE-SUBDIVIDED AS SHOWN HEREON. SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

THE STREET RIGHTS-OF-WAY (WEST BROADWAY) ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER

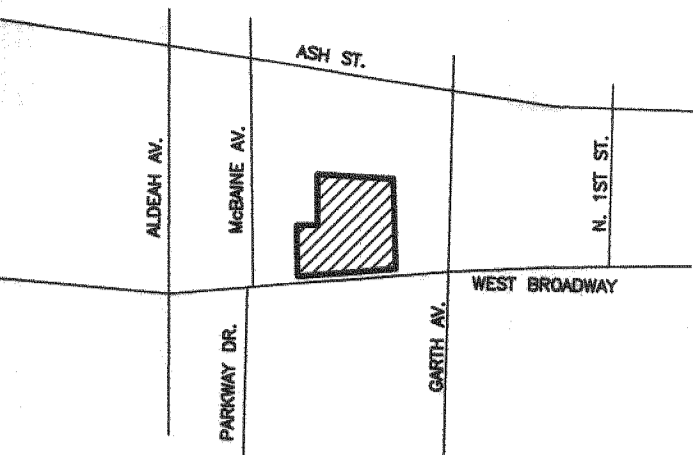
DRS PARK, LLC.

_____(SIGNED)

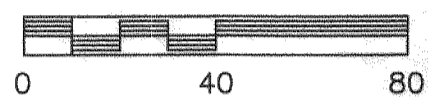
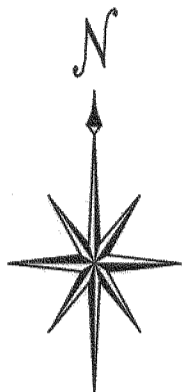
MEMBER _____(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS ____ DAY OF _____, 201____ MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC



LOCATION MAP
 Not To Scale



SCALE: 1"=40'

LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL +
- ▲ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- x FENCE LINE
- OVERHEAD ELECTRIC
- GAS LINE
- SEWER LINE
- ① LOT NUMBERS FROM GARTH'S ADDITION TO THE CITY OF COLUMBIA

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #290019C280E, DATED APRIL 19, 2017.

NOTES

1. THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE CENTRAL ZONE.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY FEBRUARY, 2018
3. EASEMENTS AND RESTRICTIONS SHOWN ON THIS PLAT ARE PER TITLE COMMITMENT BY BOONE-CENTRAL TITLE CO., FILE NO 1618954, NOVEMBER 10, 2016.
4. TRACT MAY BE SUBJECT TO INGRESS/EGRESS EASEMENT RECORDED IN BOOK 333, PAGE 517.

APPROVED BY THE PLANNING & ZONING COMMISSION, COLUMBIA, MO THIS ____ DAY OF _____, 2018

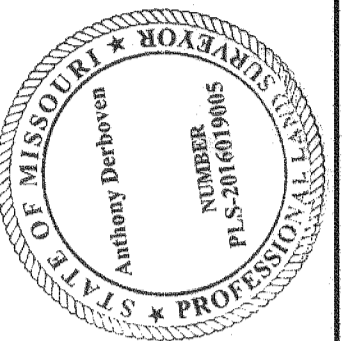
RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2018

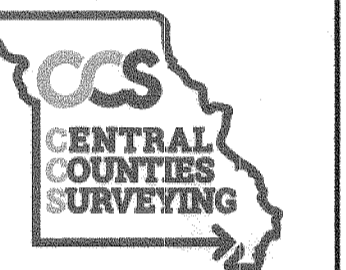
BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



Anthony Derboven
 ANTHONY DERBOVEN, P.L.S. 2016019005
 Date: APRIL 2, 2018.



600 W. Morrison St. Suite 11
 Fayette, MO 65244
 Phone (660) 728-5028
 Missouri Commission # 2014035993
 Steven R. Proctor PLS # 2000148666
 Anthony Derboven PLS # 2016019005

RIDDICK SUBDIVISION PLAT 1
 DRS PARK LLC
 201 W. BROADWAY, COLUMBIA, MO 65205

FINAL-PLAT

Plotted: 4/2/2018

SHT. 1 OF 1