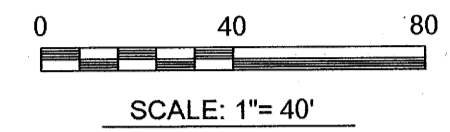


GATEWAY PLAZA- FLAT BRANCH PARK PLAT 1

A REPLAT OF LOTS 183, 136 AND PART OF LOTS 137 AND 138 ORIGINAL TOWN OF COLUMBIA AS SHOWN IN BOOK A, PAGE 335, PART OF THE ALLEY VACATED BY COUNCIL ORDINANCE # 444, AND PART OF THE FOURTH STREET RIGHT OF WAY VACATED BY COUNCIL ORDINANCE # 7190. ALL LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

DECEMBER 2018



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

DATE OF SURVEY: DECEMBER 2018
SURVEY FOR THE CITY OF COLUMBIA

ACCURACY STANDARD: THIS SURVEY MEETS OR EXCEEDS THE URBAN ACCURACY STANDARD AS DEFINED BY 20 CSR 2030.16.040(2).

FLOOD PLAIN STATEMENT: PART OF THIS TRACT IS LOCATED WITHIN ZONE AE AS DETERMINED BY THE FEMA F.I.R.M. MAP PANEL NO. 29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT: THIS PROPERTY IS NOT SUBJECT TO THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE PER CHAPTER 12A-LAND PRESERVATION, ARTICLE X-STREAM BUFFER REQUIREMENTS, SEC. 12A-232, APPLICABILITY (A) THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT THE FOLLOWING (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007

LEGEND

- F FOUND
- S SET
- 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- ⊙ DH EXISTING HOLE WITH CUT CROSS
- ROW EXISTING RIGHT-OF-WAY MARKER
- ⊕ 3/4" ROD
- REBAR
- IP IRON PIPE
- ⊙ COTN COTTON SPINDLE
- ⊙ CC CUT CROSS IN CONCRETE
- ⊙ CV CUT V IN CONCRETE
- PM PERMANENT MONUMENT
- SAN - SANITARY SEWER LINE
- X - FENCE
- MH MANHOLE
- RA RADIUS
- L ARC LENGTH
- CH CHORD
- M MEASURED
- R RECORD
- STA STATION
- P.O.B. POINT OF BEGINNING
- APPROXIMATE LIMITS OF ZONE AE FLOOD PLAIN
- APPROXIMATE LIMITS OF REGULATORY FLOOD WAY

DESCRIPTION:

A TRACT LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 183, 136 AND PART OF LOTS 137 AND 138 ORIGINAL TOWN OF COLUMBIA AS SHOWN IN BOOK A, PAGE 335 AND PART OF THE VACATED ALLEY BY CITY OF COLUMBIA ORDINANCE # 444. ALSO BEING THE TRACT DESCRIBED BY THE DEEDS IN BOOK 559, PAGE 730 AND 731, BOOK 4667, PAGE 137 AND BOOK 1183, PAGE 620 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 183 THENCE S 01°03'20"W WITH THE EAST LINE OF SAID LOT 183 AND LOT 136, 252.50 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 1183 PAGE 620; THENCE S 88°51'40"E WITH THE NORTH LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 1183 PAGE 620, 176.83 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 1183 PAGE 620; THENCE S 01°03'20"W WITH THE EAST LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 1183 PAGE 620, ALSO BEING THE WEST RIGHT OF WAY LINE OF FOURTH STREET AS DESCRIBED BY CITY OF COLUMBIA ORDINANCE # 7190 IN BOOK 432 PAGE 943 OF THE BOONE COUNTY RECORDS, 47.86 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 1183 PAGE 620, ALSO BEING THE NORTHWEST CORNER OF FOURTH AND CHERRY STREETS; THENCE WITH THE NORTH LINE OF SAID CHERRY STREET N 89°51'40"W, 256.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 136; THENCE N 01°03'20"E WITH THE EAST RIGHT OF WAY LINE OF PROVIDENCE ROAD, ALSO BEING THE WEST LINE OF SAID LOT 136 AND 183, 300.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 183; THENCE S 88°51'40"E WITH THE SOUTH RIGHT OF WAY LINE OF BROADWAY, ALSO BEING THE NORTH LINE OF SAID LOT 183, 79.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.74 ACRES.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIBED TRACT AND ATTACHED PLAT CORRECTLY PORTRAY A SURVEY AND SUBDIVISION MADE UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Daniel Brush
DANIEL BRUSH PLS 2499
CITY LAND SURVEYOR

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 13TH DAY OF MARCH, 2019
Wendy Moreno Lister
NOTARY PUBLIC

WENDY MORENO LISTER
Notary Public - Notary Seal
Boone County, STATE OF MISSOURI
My Commission Expires November 30, 2019
Commission #11434957

J. DANIEL BRUSH
CITY LAND SURVEYOR

PLS NUMBER 2499

DATE: 4-18-19

City of Columbia, Missouri
Public Works

701 E. Broadway
Columbia, Missouri 65201
573-874-7111

GATEWAY PLAZA- FLAT BRANCH PARK PLAT 1

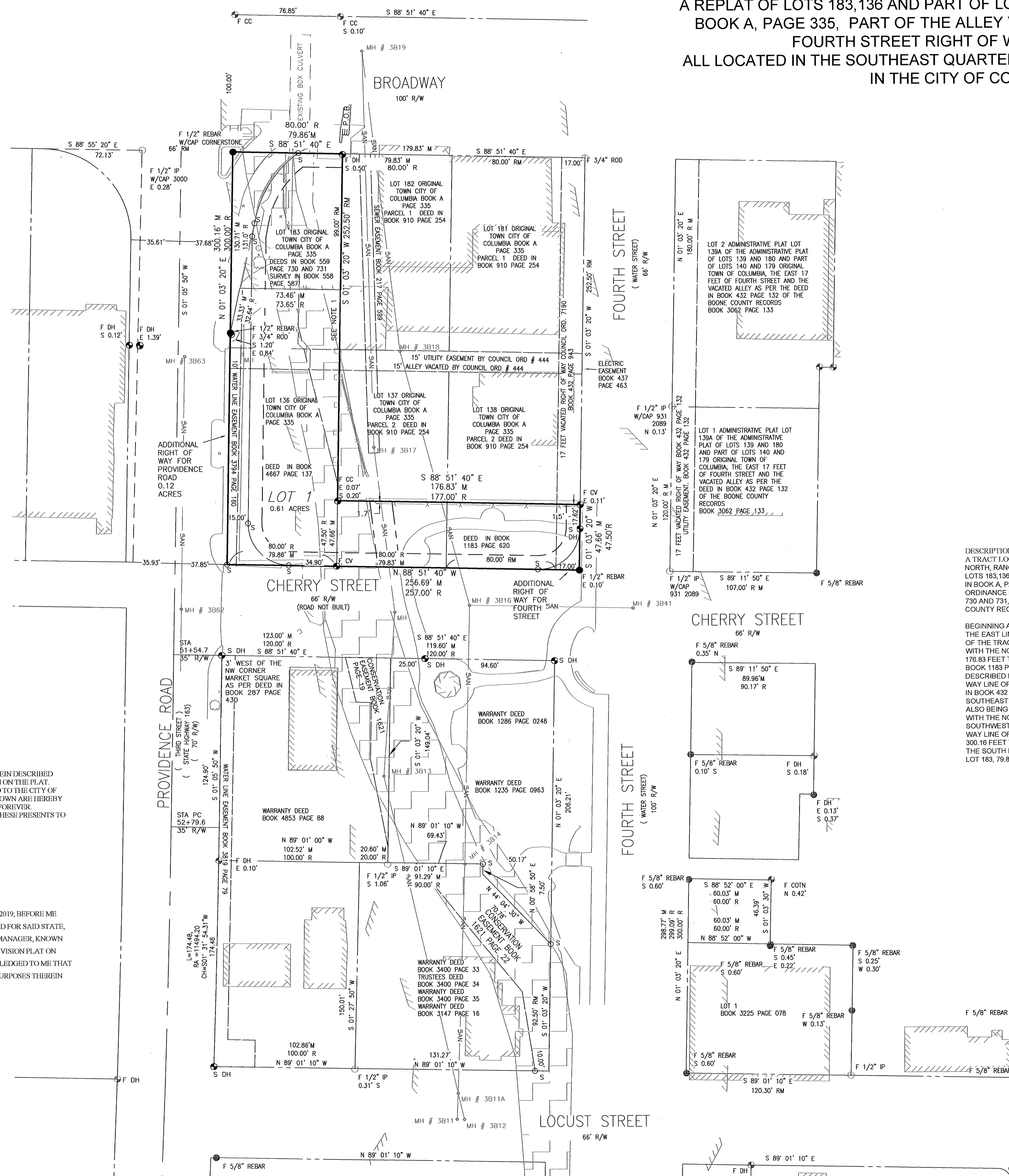
A REPLAT OF LOTS 183, 136 AND PART OF LOTS 137 AND 138 ORIGINAL TOWN OF COLUMBIA AS SHOWN IN BOOK A, PAGE 335, PART OF THE ALLEY VACATED BY COUNCIL ORDINANCE # 444, AND PART OF THE FOURTH STREET RIGHT OF WAY VACATED BY COUNCIL ORDINANCE # 7190. ALL LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

SITE LOCATION MAP

NOT TO SCALE



- NOTES:
- THE WEST LINE OF THE BUILDING TO THE EAST VARIES FROM 0.3' EAST TO 0.2' EAST OF THE BOUNDARY LINE.
 - LANDSCAPING STATEMENT: THIS TRACT IS SUBJECT TO THE LANDSCAPING, SCREENING AND TREE PRESERVATION REQUIREMENTS OF CHAPTER 29, SECTION 4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES



KNOW ALL MEN BY THESE PRESENTS: THE CITY OF COLUMBIA, BEING THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THE PLAT. THE STREET RIGHT OF WAY AS SHOWN IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. IN WITNESS WHEREOF THE CITY OF COLUMBIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS OFFICERS.

John D. Glascock
JOHN D. GLASCOCK, INTERIM CITY MANAGER

STATE OF MISSOURI }
COUNTY OF BOONE }
ON THIS 11TH DAY OF November, IN THE YEAR 2019, BEFORE ME
John Glascock Notary Public in and for said State,
PERSONALLY APPEARED JOHN D. GLASCOCK, INTERIM CITY MANAGER, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN SUBDIVISION PLAT ON BEHALF OF THE CITY OF COLUMBIA, MISSOURI AND ACKNOWLEDGED TO ME THAT HE OR SHE IS AUTHORIZED TO EXECUTE THE SAME FOR THE PURPOSES THEREIN STATED.

Heather L'Cole
NOTARY PUBLIC

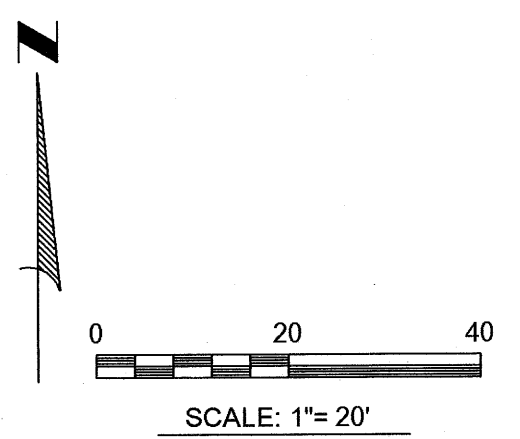
MY COMMISSION EXPIRES 1-3-20

HEATHER L'COLE
Notary Public - Notary Seal
State of Missouri, Boone County
Commission # 12287591
My Commission Expires Jan 3, 2020

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE #
ON THE _____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK



LEGEND

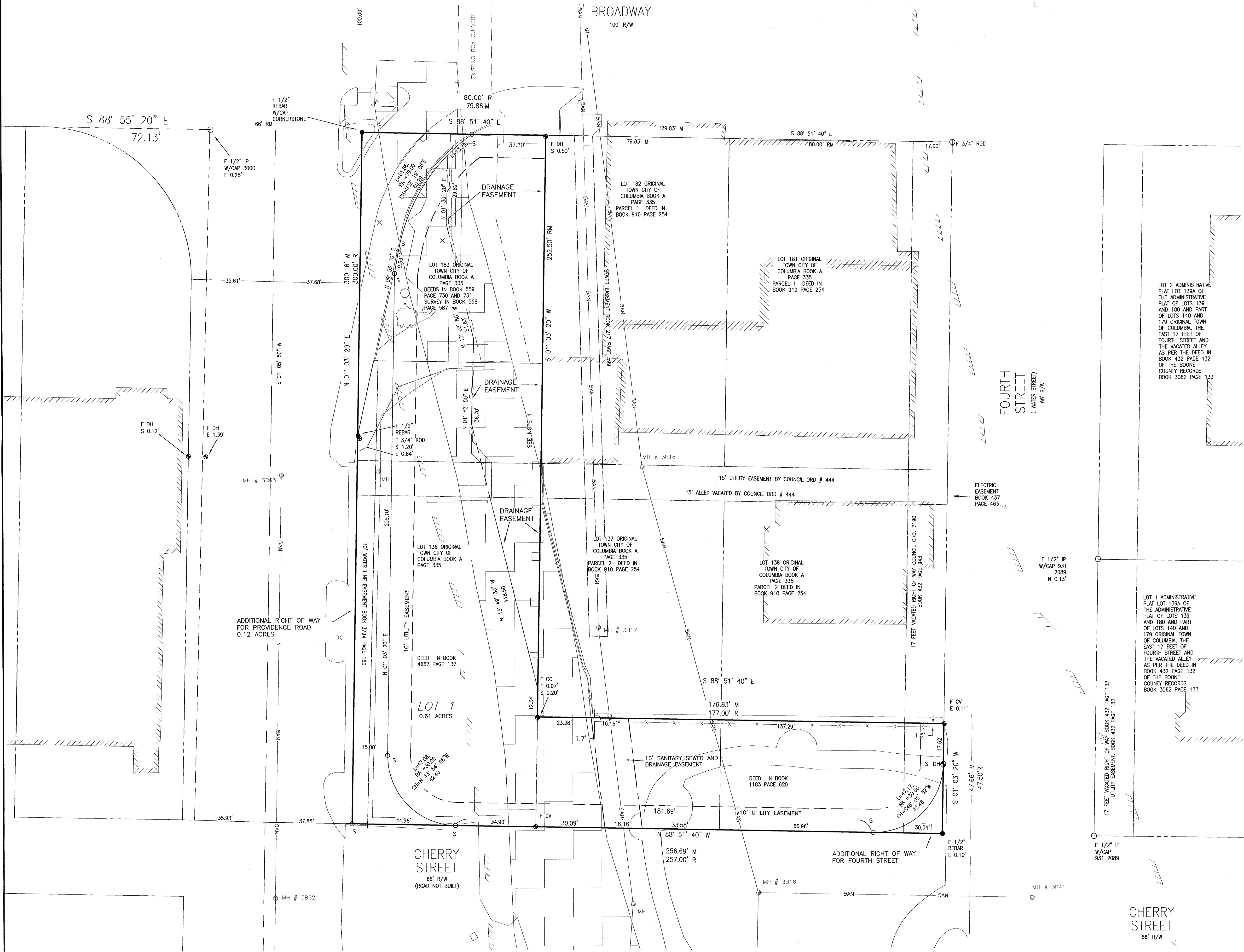
- F FOUND
- S SET
- 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- ⊕ DH DRILL HOLE WITH CUT CROSS
- ROW EXISTING RIGHT-OF-WAY MARKER
- ⊕ 3/4" ROD
- REBAR
- IP IRON PIPE
- ⊕ COTN COTTON SPINDLE
- ⊕ CC CUT CROSS IN CONCRETE
- ⊕ CV CUT V IN CONCRETE
- ⊕ PM PERMANENT MONUMENT
- SAN — SANITARY SEWER LINE
- X — FENCE
- MH MANHOLE
- RA RADIUS
- L ARC LENGTH
- CH CHORD
- M MEASURED
- R RECORD
- STA STATION
- P.O.B. POINT OF BEGINNING
- ⎓ APPROXIMATE LIMITS OF ZONE AE FLOOD PLAN
- ⎓ APPROXIMATE LIMITS OF REGULATORY FLOOD WAY

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

NOTES:
 1) THE WEST LINE OF THE BUILDING TO THE EAST VARIES FROM 0.3' EAST TO 0.2' EAST OF THE BOUNDARY LINE.

2) THE PLAT OF STEVENSON ADDITION IN PLAT BOOK 48 PAGE 10 WAS NOT SIGNED BY ALL THE OWNERS OF THE PROPERTY. AS PER THE ADVICE OF CITY LEGAL COUNSEL THE EASEMENTS AND STREET RIGHT OF WAY WERE NOT DEDICATED AND ARE THEREFORE NOT SHOWN ON THIS PLAT.

3) LANDSCAPING STATEMENT: THIS TRACT IS SUBJECT TO THE LANDSCAPING, SCREENING AND TREE PRESERVATION REQUIREMENTS OF CHAPTER 29, SECTION 4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES



J. DANIEL BRUSH
 CITY LAND SURVEYOR
 PLS NUMBER 2499
 DATE: 4-10-19

**City of Columbia, Missouri
 Public Works**

701 E. Broadway
 Columbia, Missouri 65201
 573-874-7111

**GATEWAY PLAZA-
 FLAT BRANCH PARK PLAT 1**

A REPLAT OF LOTS 183, 136 AND PART OF LOTS 137 AND 138 ORIGINAL TOWN OF COLUMBIA AS SHOWN IN BOOK A, PAGE 335, PART OF THE ALLEY VACATED BY COUNCIL ORDINANCE # 444, AND PART OF THE FOURTH STREET RIGHT OF WAY VACATED BY COUNCIL ORDINANCE # 7190.
 ALL LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI