

A-1 RENTAL PLAT 1

FINAL PLAT
A MINOR PLAT
SUBMITTED OCTOBER 13, 2021

KNOW ALL MEN BY THESE PRESENTS

DAVID R. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010 AND SUSAN L. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010, EACH AS TO AN UNDIVIDED ONE-HALF INTEREST OF THE BELOW DESCRIBED TRACT, HAS 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, DAVID R. MADDOCK AND SUSAN L. MADDOCK, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

DAVID R. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010

DAVID R. MADDOCK, TRUSTEE OF THE DAVID R. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010

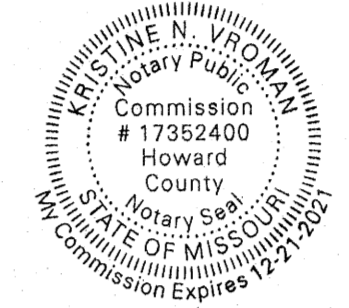
STATE OF Missouri } SS
COUNTY OF Boone

ON THIS 13th DAY OF October, IN THE YEAR 2021, BEFORE ME, Kristine M. Vroman, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID R. MADDOCK, TRUSTEE OF DAVID R. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010 TO ME KNOWN, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE TRUSTEE OF DAVID R. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010 AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID TRUST AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID TRUST TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

Kristine M. Vroman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-21-21



SUSAN L. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010

SUSAN L. MADDOCK, TRUSTEE OF THE SUSAN L. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010

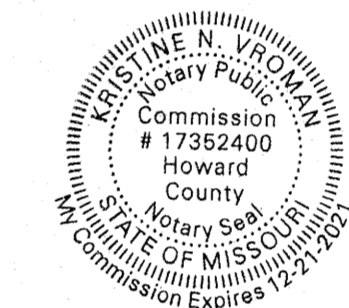
STATE OF Missouri } SS
COUNTY OF Boone

ON THIS 13th DAY OF October, IN THE YEAR 2021, BEFORE ME, Kristine M. Vroman, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SUSAN L. MADDOCK, TRUSTEE OF THE SUSAN L. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010, TO ME KNOWN, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE TRUSTEE OF SUSAN L. MADDOCK REVOCABLE TRUST $\frac{1}{4}$, DATED OCTOBER 27, 2010 AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID TRUST AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID TRUST TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

Kristine M. Vroman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-21-21

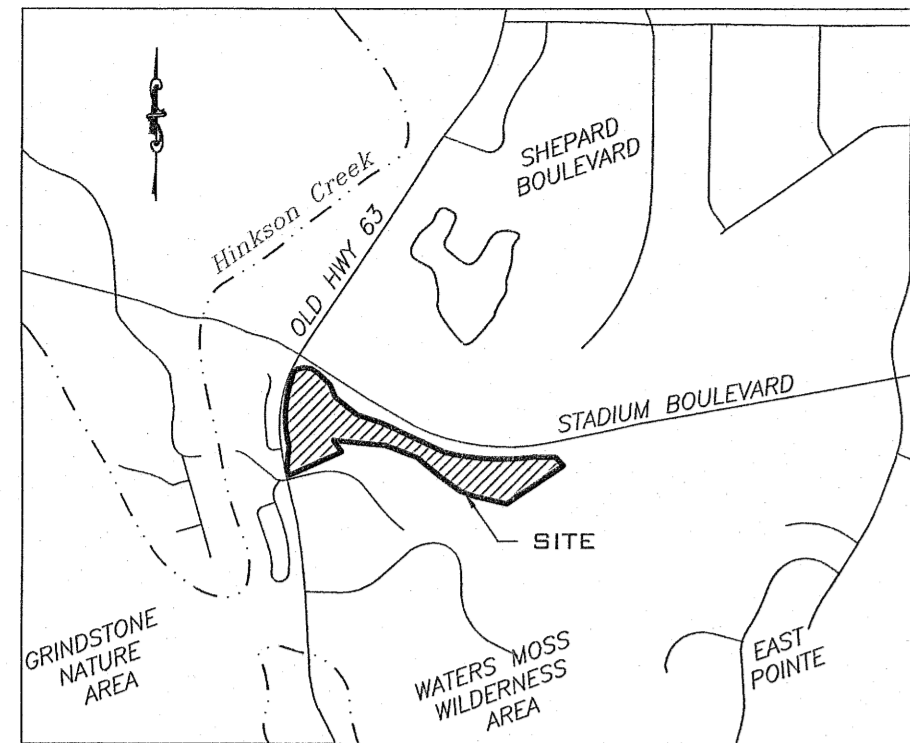


PROPERTY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 19, Township 48 North, Range 12 West, City of Columbia, Boone County, Missouri, being part of Tract "A" of the survey recorded in Plat Book 9, Page 24 and described in the quit-claim deed recorded in Book 369, Page 196, also being part of Tract #1, Tract #2, and Tract #3 of the survey recorded in Book 356, Page 111, and described in the warranty deed recorded in Book 5502, Page 134, also being all of the tract of land shown by the survey recorded in Book 354, Page 372 and described by the warranty deed recorded in Book 355, Page 130, also being part of Tract "D" of the survey recorded in Plat Book 9, Page 24, and described in the warranty deed recorded in Book 369, Page 199, all records of Boone County, Missouri, and being more particularly described as follows:

Beginning at the southernmost corner of Tract "D" as shown by the survey recorded in Plat Book 9, Page 24, also being the northeast corner of a tract of land shown by the survey recorded in Book 487, Page 184, Thence along the southerly lines of said survey in Plat Book 9, Page 24, and the northerly lines of said survey in Book 487, Page 184, for the following six (6) calls: N 77°17'15"W, 213.85 feet; Thence N 69°23'40"W, 91.93 feet; Thence N 54°08'45"W, 175.98 feet; Thence N 50°05'30"W, 158.97 feet; Thence N 68°39'50"W, 211.06 feet; Thence N 84°23'50"W, 327.80 feet to the northeast corner of a tract of land shown by the survey recorded in Book 354, Page 372; Thence along the easterly line of said survey S 36°21'25"E, 88.00 feet; Thence along the southerly line of said survey S 65°35'55"W, 362.26 feet to a point on the easterly right-of-way line of Old U.S. Route 63; Thence along said right-of-way lines for the following four (4) calls: N 13°45'45"W, 49.18 feet; Thence N 04°57'30"E, 142.21 feet; Thence along a non-tangent curve to the right, having a radius of 733.51 feet, an arc length of 421.28 feet, and said curve having a chord which bears N 02°57'55"E, 415.52 feet; Thence N 12°08'50"E, 36.07 feet to a point 128.75 feet right of Highway Plan centerline station 278 + 68 for State Route 740; Thence along the southerly right-of-way lines for State Route 740 for the following eleven (11) calls: N 53°48'35"E, 32.89 feet; Thence N 78°27'55"E, 44.66 feet; Thence S 79°28'25"E, 45.31 feet; Thence S 57°26'15"E, 46.00 feet; Thence S 46°07'40"E, 101.98 feet; Thence S 21°54'00"E, 86.02 feet; Thence S 52°26'15"E, 172.11 feet; Thence S 71°06'40"E, 159.72 feet; Thence S 65°23'00"E, 439.84 feet; Thence along a non-tangent curve to the left having a radius of 1,557.39 feet, an arc length of 566.05 feet, and said curve having a chord which bears S 87°11'30"E, 562.94 feet; Thence S 88°46'15"E, 124.51 feet to a point on the northeasterly line of said Tract "D"; Thence leaving said right-of-way line and along said line of Tract "D", S 44°12'30"E, 72.87 feet to the easternmost corner of said Tract "D"; Thence along the southerly line of said Tract "D", S 56°26'10"W, 424.90 feet to the Point of Beginning and containing 9.68 acres.

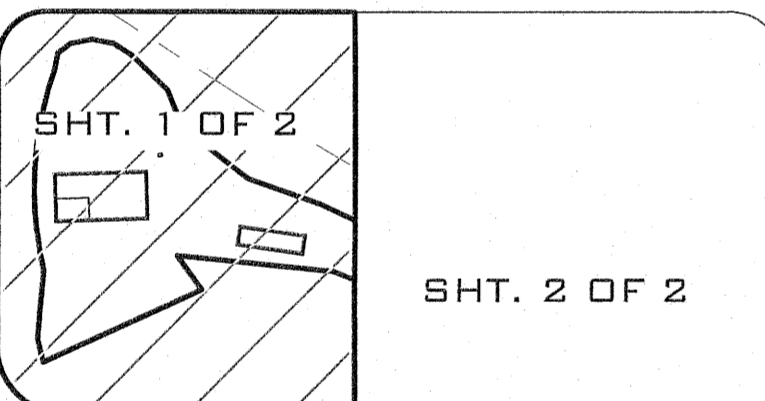
Bearings are referenced to Grid North of the Missouri State Plane Coordinate System NAD83(2011), epoch date 2010.00, Central Zone, by GPS observations, using MODOT VRS Network.



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIPE WITH CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- IP ○ IRON PIPE 1/2" UNLESS OTHERWISE NOTED
- R/W MRK △ METAL POST RIGHT-OF-WAY MARKER
- CONC. R/W MRK △ CONCRETE RIGHT-OF-WAY MARKER
- RB ○ REBAR
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- BCS BOONE COUNTY SURVEY
- 0.00 AC ACRES
- EXISTING LOT LINE
- OLD LOT LINE PER SURVEY IN BK 356, PG 111
- OLD LOT LINE PER SURVEY IN PG 9, PG 24
- EXISTING DEED LINE
- EX. BUILDING



INDEX MAP

LINE #	DIRECTION	LENGTH
E1	N72°08'00"E	464.35'
E2	S81°22'00"E	195.00'
E3	S66°45'00"E	213.20'
E4	S66°34'25"E	23.60'
E5	S54°22'25"E	405.00'
E6	N72°30'35"E	400.00'
E7	N53°29'35"E	181.32'
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E14	S77°17'15"E	155.25'
E15	S44°12'30"E	21.87'
E16	N04°21'10"E	125.60'
E17	S68°35'10"E	251.76'
E18	S12°08'50"W	0.97'
E19	N21°54'00"W	18.87'
E20	N21°54'00"W	31.74'

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2021.

SARA LOE, CHAIRPERSON

APPROVED BY ORDINANCE OF THE THE CITY COUNCIL OF COLUMBIA

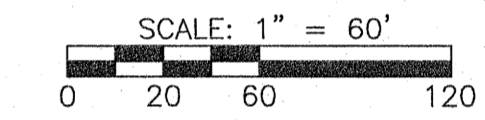
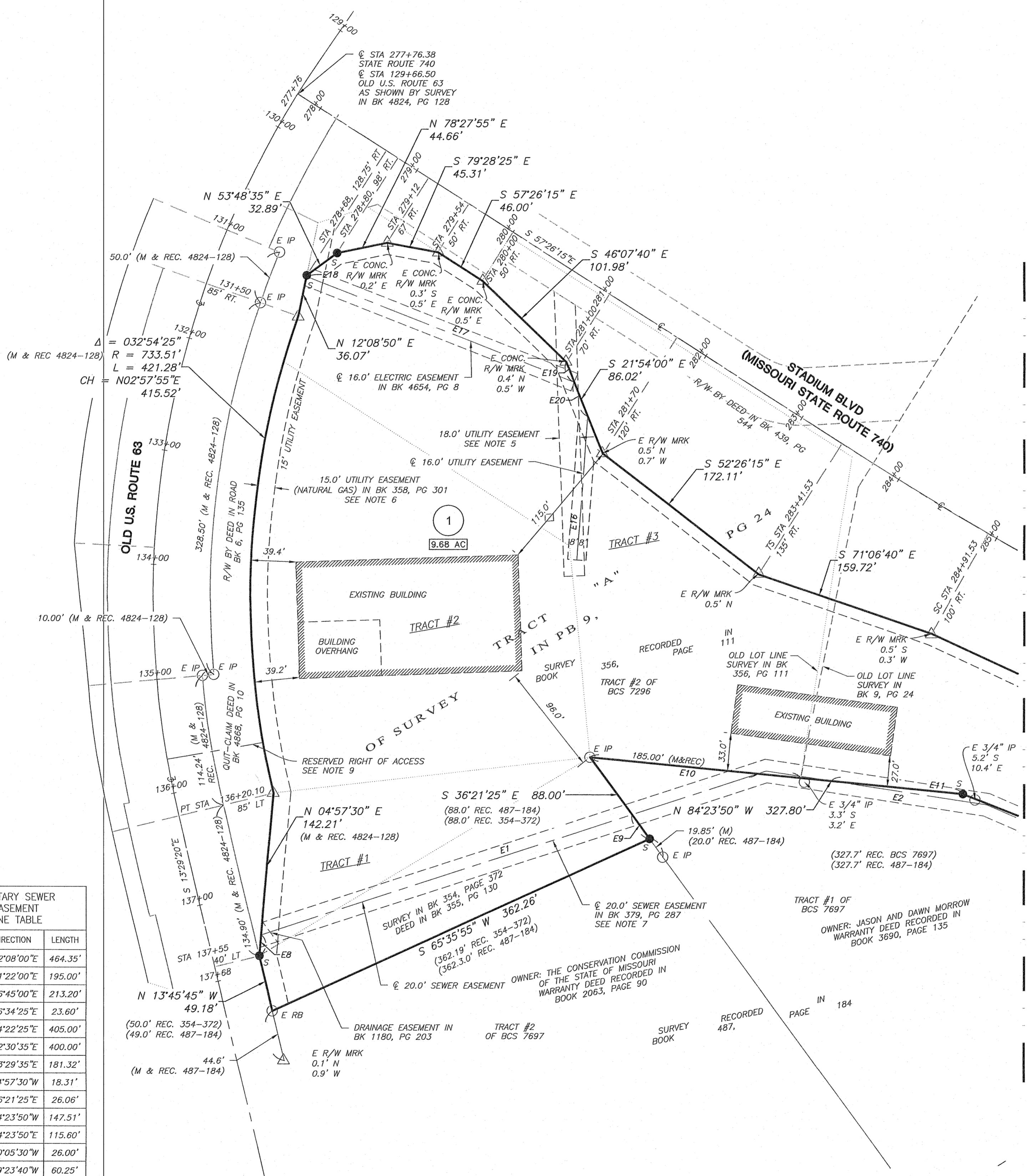
ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

ORDINANCE # _____



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MODOT CORS VRS NETWORK, NAD83 (2011).

CERTIFICATION

I HEREBY CERTIFY THAT IN APRIL 2021, A PROPERTY BOUNDARY SURVEY WAS MADE UNDER MY PERSONAL DIRECTION FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, AND SAID SURVEY WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THIS SURVEY WAS COMPLETED AT THE REQUEST OF DAVID MADDOCK, CONTRACT PURCHASER, JOHN RIDDICK, AND JOHN M. RIDDICK AND SARAH L. RIDDICK, TRUSTEES OF THE JOHN M. RIDDICK TRUST, DATED FEBRUARY 10, 2003.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

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

DATE: 10/13/2021

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 617-5750
MO CERT OF AUTHORITY: 2001006115

FINAL PLAT
A-1 RENTAL PLAT 1
CITY OF COLUMBIA, MISSOURI

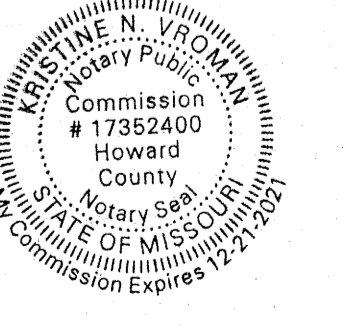
STATE OF MISSOURI
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS 13th DAY OF October, 2021.

Kristine M. Vroman
KRISTINE M. VROMAN

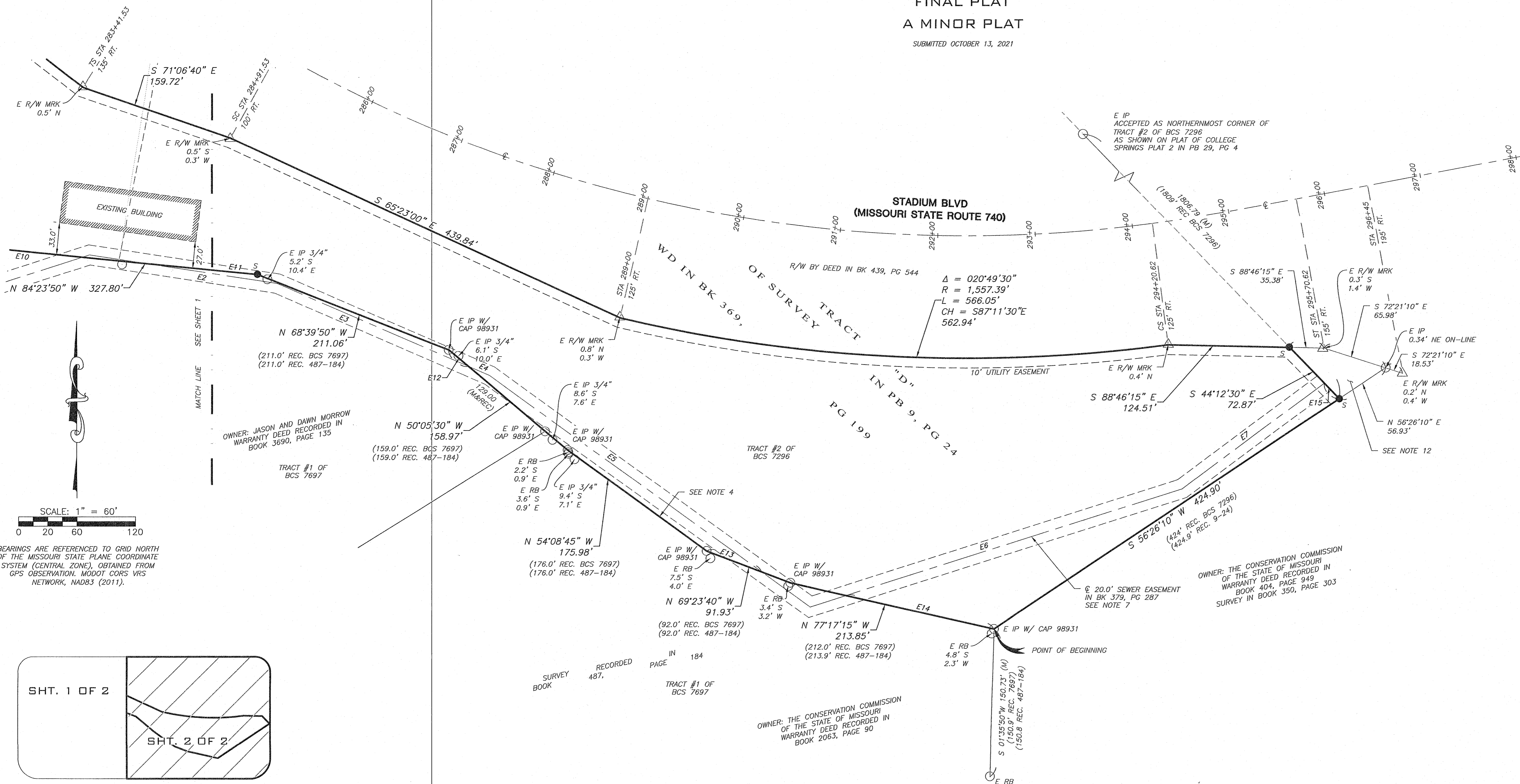
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.



A-1 RENTAL PLAT 1

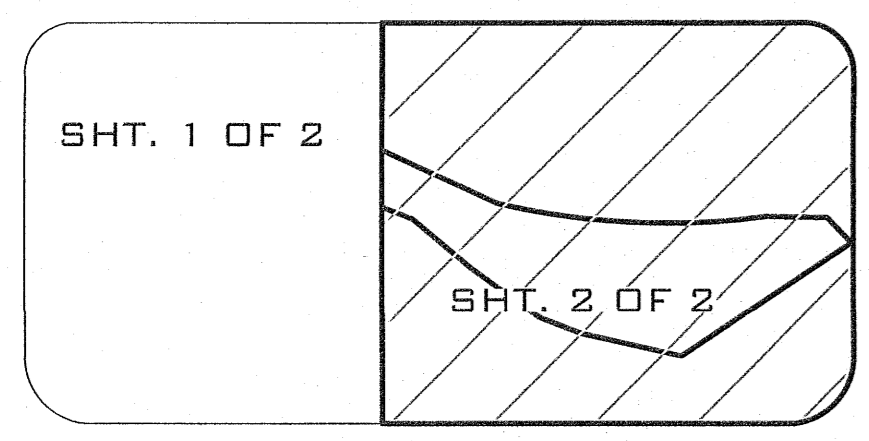
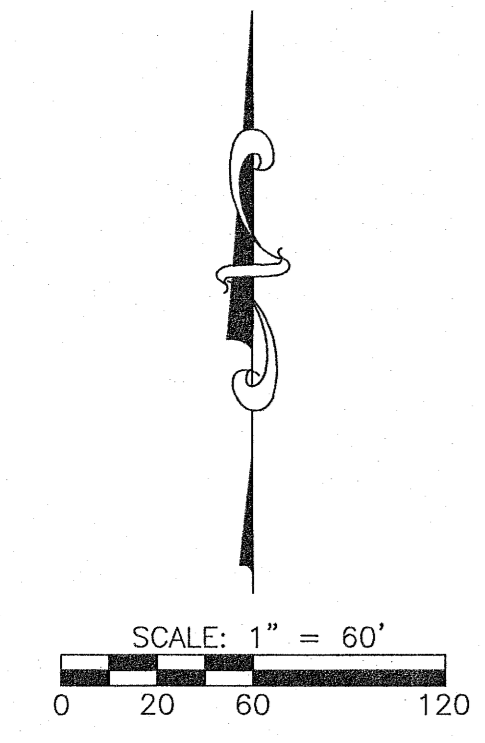
FINAL PLAT
A MINOR PLAT

SUBMITTED OCTOBER 13, 2021



LEGEND

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- NOTES**
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
 - SOURCE DEEDS FOR SURVEY TRACT: WARRANTY DEED RECORDED IN BOOK 5502, PAGE 134; WARRANTY DEED RECORDED IN BOOK 2171, PAGE 949; WARRANTY DEED RECORDED IN BOOK 369, PAGE 199; WARRANTY DEED RECORDED IN BOOK 355, PAGE 130; QUIT-CLAIM DEED RECORDED IN BOOK 369, PAGE 196.
 - RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO: 2102083, COMMITMENT DATE: MARCH 16, 2021.
 - SOUTH LINE OF SURVEY TRACT ESTABLISHED USING MONUMENTATION FROM SURVEY IN BOOK 487, PAGE 184 AS EVIDENCED BY 1/2" IRON PIPES WITH CAP NUMBER 98931 CORRESPONDING TO SURVEYOR OF RECORD. SEE SAID SURVEY FOR EXPLANATION OF HOW SOUTH LINE WAS CALCULATED RESULTING IN MULTIPLE EXISTING IRONS BEING CALLED OFF. EXISTING IRONS FOUND AS INDICATED ON THE DRAWING.
 - UTILITY EASEMENT SHOWN ON SURVEY RECORDED IN PLAT BOOK 9, PAGE 24. OVERHEAD ELECTRIC FACILITIES EXIST PARTIALLY WITHIN EASEMENT. NO RECORD OF FORMAL DEDICATION OR ACCEPTANCE OF THIS EASEMENT WAS FOUND OR PROVIDED FOR THIS SURVEY.
 - UTILITY EASEMENT RECORDED IN BOOK 358, PAGE 301 IS PARTIALLY ILLEGIBLE INDICATING PERHAPS 5 FEET OR 15 FEET IN WIDTH. EASEMENT HAS BEEN DRAWN AT 15-FOOT WIDTH TO FIT OBSERVED EVIDENCE OF GAS LINE FACILITIES.
 - SANITARY SEWER EASEMENT RECORDED IN BOOK 379, PAGE 287 APPEARS TO HAVE A SCRIVENER'S ERROR IN THE DESCRIPTION. EASEMENT DOCUMENT INDICATES A CALL OF "...S 67°44'W, A DISTANCE OF 123.8 FEET...", HOWEVER A CALL OF "S 67°44'E, A DISTANCE OF 23.8 FEET", ROTATED TO MATCH FOUND SANITARY MANHOLES, APPEARS TO FIT BETTER AND THIS IS HOW THE EASEMENT WAS REPRESENTED ON THIS SURVEY.
 - NO DIRECT ACCESS ALLOWED ALONG MISSOURI STATE ROUTE 740 (STADIUM BLVD) AS INDICATED BY RIGHT-OF-WAY TAKING DEEDS IN BOOK 427, PAGE 750 AND CORRECTIVE DEED IN BOOK 439, PAGE 544.
 - NO DIRECT ACCESS ALLOWED ALONG OLD U.S. ROUTE 63 EXCEPT A 40-FOOT WIDTH COMMERCIAL ENTRANCE CENTERED AT THE LEFT OR EAST RIGHT-OF-WAY LINE OPPOSITE STATION 135+70 AS INDICATED BY RIGHT-OF-WAY TAKING DEED IN ROAD BOOK 6, PAGE 135. SAID BREAK IN ACCESS SHOWN ON DRAWING. EXISTING COMMERCIAL ENTRANCE CURRENTLY IN USE AT SAID LOCATION.
 - OLD U.S. ROUTE 63 CENTERLINE AND RIGHT-OF-WAY LINES ESTABLISHED BY RECORD DEED IN ROAD BOOK 6, PAGE 135 AS SHOWN ON THE SURVEY RECORDED IN BOOK 4824, PAGE 128 AND HOLDING FOUND MONUMENTATION THEREON.
 - MISSOURI STATE ROUTE 740 (STADIUM BLVD) CENTERLINE AND RIGHT-OF-WAY LINES ESTABLISHED BY RECORD DEED IN BOOK 439, PAGE 544 AND HIGHWAY PLANS, AND HOLDING THE CENTERLINE-CENTERLINE INTERSECTION OF STATE ROUTE 740 AND OLD U.S. ROUTE 63 AS ESTABLISHED BY SURVEY IN BOOK 4824, PAGE 128 AND ROTATING TO EASTERNMOST R/W MARKER AS THE BEST FIT SOLUTION.
 - SMALL TRIANGULAR PIECE IS AN APPARENT REMNANT OF TRACT #1 OF BOONE COUNTY SURVEY #7296. NO RECORD OF OWNERSHIP FOUND OR PROVIDED AS PART OF THIS SURVEY.

SANITARY SEWER EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
E1	N72°08'00"E	464.35'
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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 F.E.M.A. FIRM PANEL #29019C0291E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED 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. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

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

DATE: 10/13/2021

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
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FINAL PLAT
A-1 RENTAL PLAT 1
CITY OF COLUMBIA, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE } 55

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 13th DAY OF October, 2021.

Kristine M. Vroman
KRISTINE M. VROMAN
NOTARY PUBLIC, MY COMMISSION
EXPIRES DECEMBER 21, 2021.

STATE OF MISSOURI }
COUNTY OF BOONE }
Commission # 17382400
Howards County
Notary Seal
My Commission Expires 12/21/2021