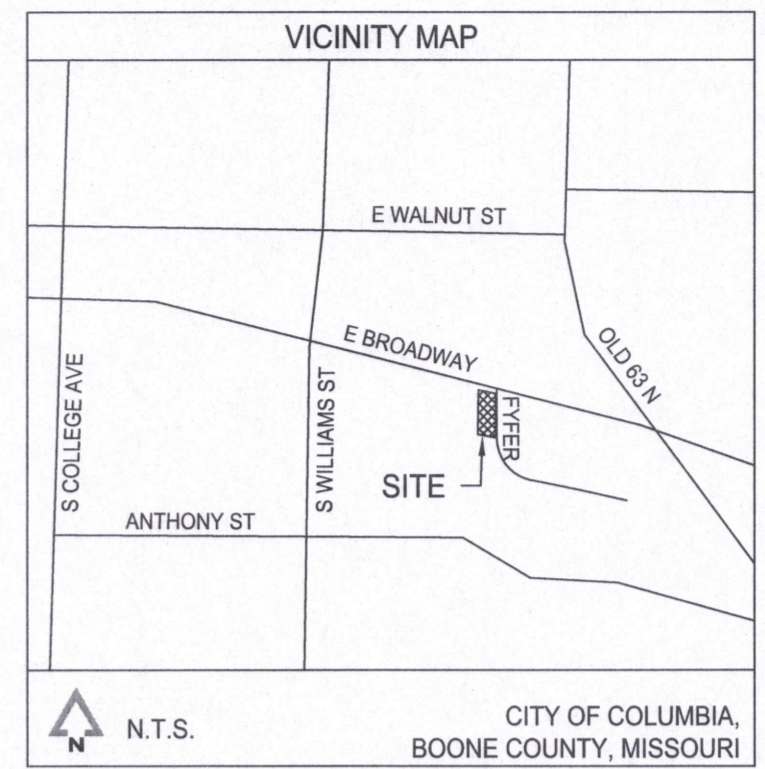
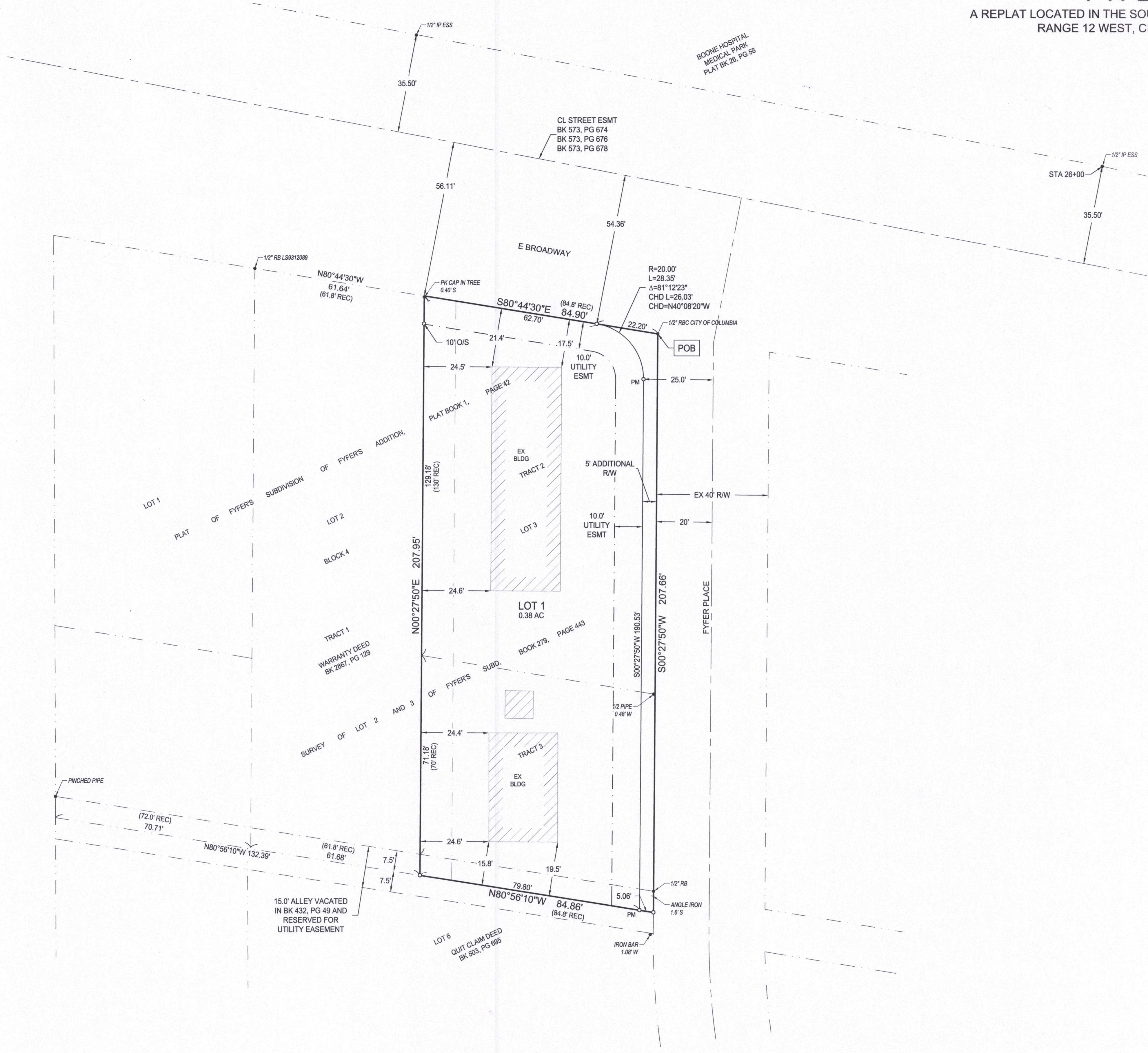


FINAL PLAT FYFER PLACE PLAT 1

A REPLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH,
 RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ALL OF TRACT 2 AND 3 OF THE SURVEY RECORDED IN BOOK 279, PAGE 443 AND THE NORTH PORTION OF THE ALLEY VACATED BY ORDINANCE 7042 AS RECORDED IN BOOK 432, PAGE 49. SAID TRACTS ALSO DESCRIBED IN THE WARRANTY DEEDS RECORDED IN BOOK 5117, PAGE 26 AND BOOK 5208, PAGE 97, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2 OF THE SURVEY RECORDED IN BOOK 279, PAGE 443, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF FYFER PLACE; THENCE ALONG THE EAST LINE OF SAID SURVEY AND SAID WEST RIGHT-OF-WAY LINE, S00°27'50"W, 207.66 FEET TO A POINT LYING ON THE CENTERLINE OF THE VACATED ALLEY AS DESCRIBED IN AN ORDINANCE RECORDED IN BOOK 432, PAGE 49; THENCE ALONG SAID CENTERLINE OF VACATED ALLEY, N80°56'10"W, 84.86 FEET; THENCE LEAVING SAID CENTERLINE AND FOLLOWING THE WEST LINES OF SAID SURVEY, N00°27'50"E, 207.95 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2 OF SAID SURVEY, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY; THENCE ALONG THE NORTH LINE OF SAID SURVEY AND SAID RIGHT-OF-WAY LINE, S80°44'30"E, 84.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.40 ACRES.

KNOW ALL MEN BY THESE PRESENTS

1 FYFER PLACE, LLC, BEING THE SOLE OWNER OF THE HEREON 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.

RIGHT-OF-WAY FOR FYFER PLACE AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

Nicklas Timberlake
 NICKLAS TIMBERLAKE, MEMBER

ON THIS 4th DAY OF August IN THE YEAR 2020, BEFORE ME PERSONALLY APPEARED NICKLAS TIMBERLAKE, MEMBER OF 1 FYFER PLACE, LLC TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A 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 FIRST WRITTEN ABOVE.

Doug Schaefer
 DOUG SCHAEFER
 Notary Public - Notary Seal
 STATE OF MISSOURI
 County of Callaway
 My Commission Expires 4/22/2021
 Commission # 13474277

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

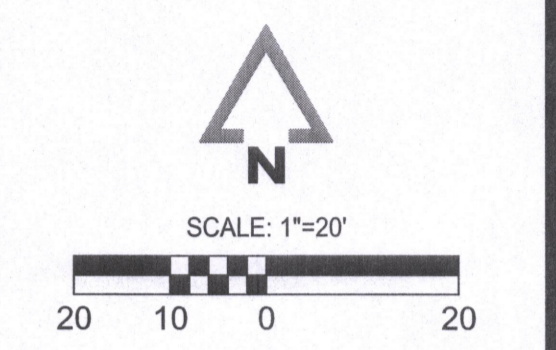
NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
- THIS TRACT LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM PANEL 29019C0280E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- INFORMATIONAL TITLE REPORTS WERE PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO. 1937281 & 2042272.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT DOES NOT CONTAIN ANY REGULATED STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR COLUMBIA QUADRANGLE, MISSOURI - BOONE COUNTY.



1901 PENNSYLVANIA AVE.
 COLUMBIA, MO 65202
 (573) 814-1568
 CERTIFICATE OF AUTHORITY
 No. LS-2012009395

SURVEY PREPARED FOR:
1 FYFER PLACE, LLC
 PROJECT NAME:
FYFER PLACE PLAT 1
 PROJECT LOCATION:
CITY OF COLUMBIA, MISSOURI
 McCLURE PROJECT No.
200031



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

GENERAL LEGEND

- BOUNDARY LINE ———
- PROPERTY LINE - - - - -
- SECTION LINE - - - - -
- EASEMENT LINE - - - - -
- FIELD FENCE — x —
- ROAD CENTERLINE ———
- FOUND RW MARKER —
- FOUND IRON PIPE/REBAR —
- FOUND DRILL HOLE —
- SET 1/2" REBAR —
- FOUND PLS CORNER —
- ABBREVIATIONS:
- RIGHT-OF-WAY R/W
- BOOK AND PAGE BK, PG
- RECORD REC
- POINT OF BEGINNING POB
- FOUND FND
- CENTERLINE CL

Christopher M. Sander
 8-3-2020
 STATE OF MISSOURI
 CHRISTOPHER SANDER
 Notary Public - Notary Seal
 NUMBER PLS-20200313178
 PROFESSIONAL LAND SURVEYOR
 Christopher M. Sander
 MO LS-2003013178
 August 3, 2020

TIMOTHY J. DEVANEY
 Notary Public, Notary Seal
 State of Missouri
 Boone County
 Commission # 17438442
 My Commission Expires 07-18-2021

STATE OF MISSOURI } SS
 COUNTY OF BOONE }
 SUBSCRIBED AND AFFIRMED BEFORE ME
 THIS 3rd DAY OF August, 2020.
Timothy J. Devaney
 TIMOTHY J. DEVANEY, NOTARY PUBLIC
 MY COMMISSION EXPIRES JULY 18, 2021

APPROVED BY CITY OF COLUMBIA PLANNING &
 ZONING COMMISSION ON THIS _____ DAY OF _____
 2020.
Sara Loeb
 SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT
 TO ORDINANCE _____ ON THIS _____
 DAY OF _____ 2020.

BRIAN TREECE, MAYOR

ATTEST:
 SHEELA AMIN, CITY CLERK