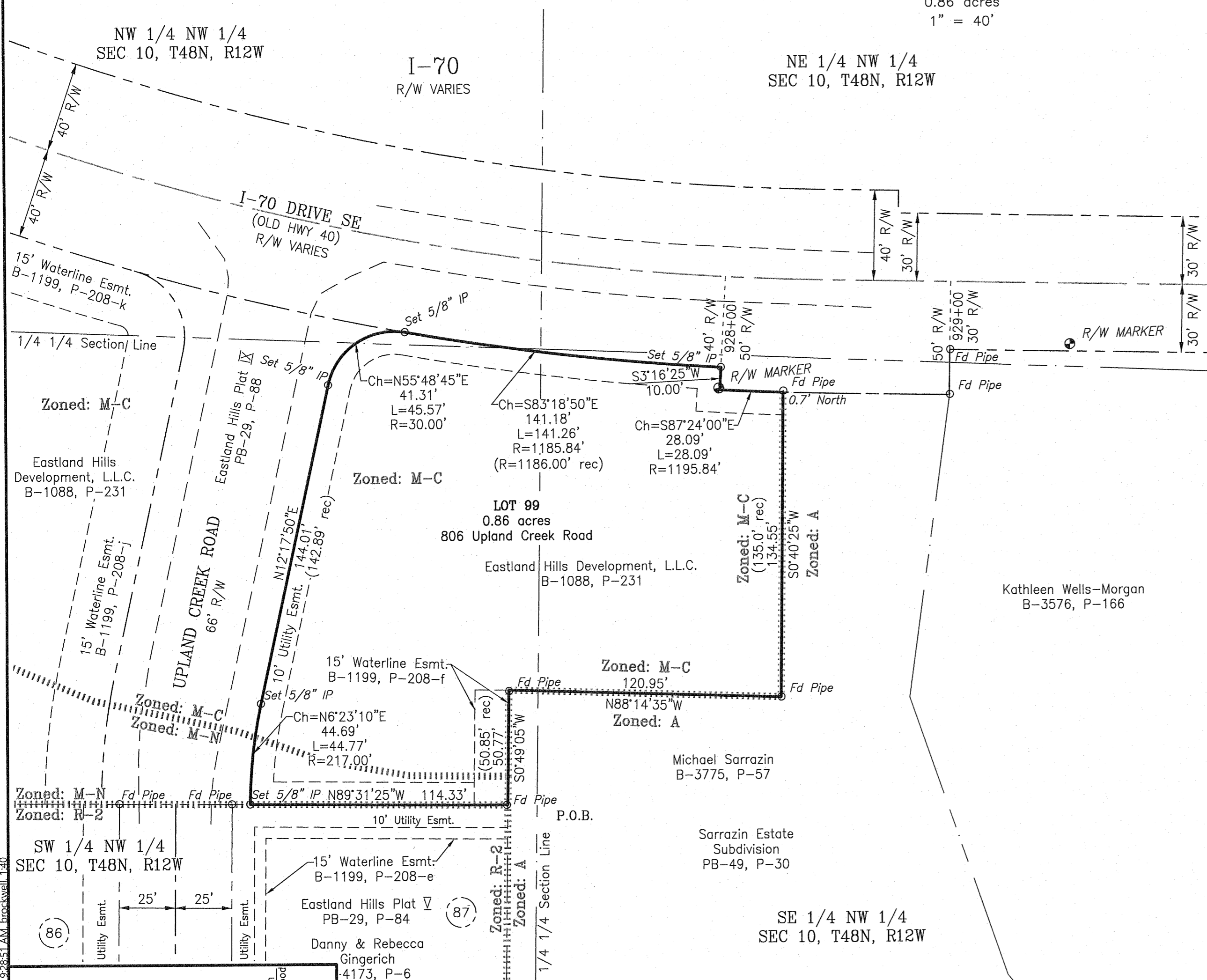


MINOR PLAT EASTLAND HILLS PLAT XIII

PART OF THE NW 1/4 OF SECTION 10
 TOWNSHIP 48 NORTH, RANGE 12 WEST
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

0.86 acres
 1" = 40'



PROPERTY BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 10, Township 48 North, Range 12 West, City of Columbia, Boone County, Missouri, more particularly described as follows:

BEGINNING at the northeast corner of Lot 87 of Eastland Hills Plat V, as recorded in Plat Book 29, page 84, Boone County Recorder's Office; thence N89°31'25"W, along the northerly line of said Lot 87, 114.33 feet to a point on the easterly right-of-way line of Upland Creek Road; thence along the easterly right-of-way line of Upland Creek Road the following courses: northeasterly, on a curve to the right, non-tangent to the preceding course, having a radius of 217.00 feet, an arc length of 44.77 feet (Ch=N6°23'10"E, 44.69 feet); thence N12°17'50"E, 144.01 feet; thence northeasterly on a curve to the right having a radius of 30.00 feet, an arc length of 45.57 feet (Ch=N55°48'45"E, 41.31 feet) to a point on the southerly right-of-way line of I-70 Drive SE; thence leaving the right-of-way line of Upland Creek Road and along the southerly right-of-way line of I-70 Drive SE the following courses: southeasterly on a curve to the left, non-tangent to the preceding course, having a radius of 1185.84 feet, an arc length of 141.26 feet (Ch=S83°18'50"E, 141.18 feet); thence S3°16'25"W, 10.00 feet; thence southeasterly on a curve to the left, non-tangent to the preceding course, having a radius of 1195.84 feet, an arc length of 28.09 feet (Ch=S87°24'00"E, 28.09 feet) to a point on the boundary of the property described in Book 3775, page 57, Boone County Recorder's Office; thence leaving the southerly right-of-way line of I-70 Drive SE and along the boundary of said property described in Book 3775, page 57 the following courses: S0°40'25"W, 134.55 feet; thence N88°14'35"W, 120.95 feet; thence S0°49'05"W, 50.77 feet to the beginning point of this description. Containing 0.86 acres.

This is to certify that at the request of Eastland Hills Development, L.L.C., a Property Boundary Survey and Subdivision was made under my personal direction, regarding the property shown and that the results are shown hereon. This survey was performed in accordance with the requirements of the Missouri Standards for an Urban Property Boundary Survey.

Survey and Plat by:
 Central Missouri Professional Services.

J. Brian Rockwell PLS #2524

STATE OF MISSOURI }
 COUNTY OF COLE } SS

Subscribed and Affirmed Before me this 19th day of MAY, 2021.

Gregory Dorge
 Gregory Dorge
 Notary Public
 Commission No. 15207069
 My Commission Expires: August 20, 2023

JBR 05/19/2021



J. Brian Rockwell, MO. PLS #2524
 CENTRAL MISSOURI
 PROFESSIONAL SERVICES
 MISSOURI STATE CERTIFICATE
 OF AUTHORITY #000355

GREGORY DORGE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission # 15207069
 My Commission Expires: 08/20/2023

OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned owner of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed into a Lot and on this plat the number of the lot and the size thereof are fully and truly set forth, and the undersigned does hereby dedicate to the City of Columbia, for Public use forever, all Easements (not currently of Record), as shown on this plat and said plat shall be known as "EASTLAND HILLS PLAT XIII".

All taxes due and payable against said property have been paid in full. In Witness whereof, the undersigned owner of said tract have hereunto set his hand and seal this 19th day of MAY, 2021.

Eastland Hills Development, L.L.C.

Rob Kingsbury
 Rob Kingsbury, Authorized Agent

STATE OF MISSOURI }
 COUNTY OF COLE } SS

On this 19th day of MAY, 2021, before me personally did appear Rob Kingsbury, to me being personally known, who being by me duly sworn, did say that he is the Authorized Agent of Eastland Hills Development, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company, by authority of its Authorized Agent, and said above signed acknowledged said instrument to be the free act and deed of said limited liability company.

In Witness whereof, I have set my hand and affixed my seal this 19th day of MAY, 2021.

My Commission Expires: August 20, 2023

Gregory Dorge
 Gregory Dorge, Notary Public, Cole County

Accepted by City Council pursuant to Ordinance

 this _____ day of _____, 2021.

Brian Treece, Mayor

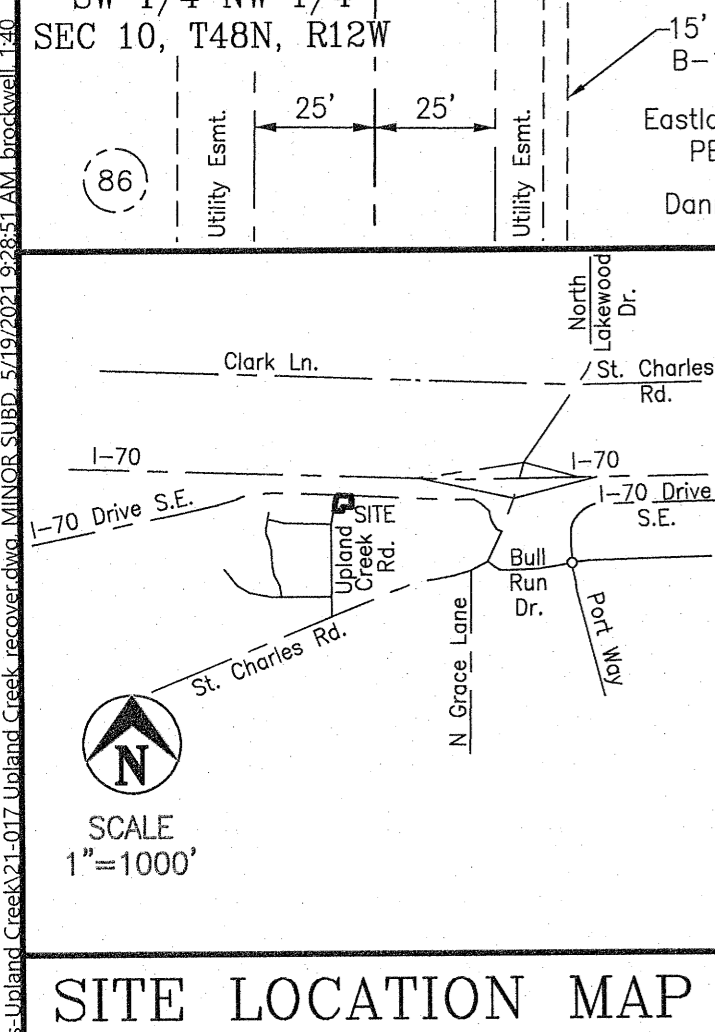
Sheela Amin, City Clerk

GREGORY DORGE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission # 15207069
 My Commission Expires: 08/20/2023

Approved by the Columbia Planning and
 Zoning Commission this 20th day of

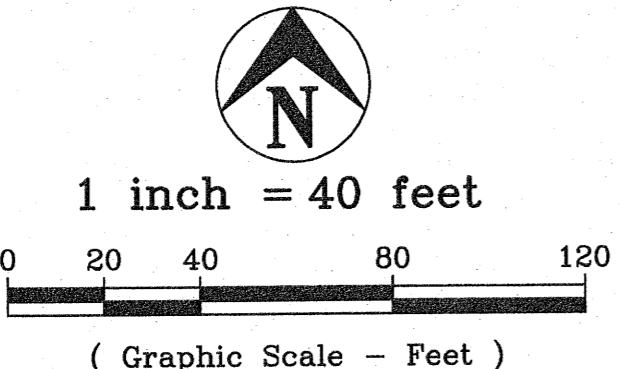
May, 2021.

Sara Loe
 Sara Loe, Chairperson



STREAM BUFFER STATEMENT
 This plat does not include any streams 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.

FLOOD PLAIN STATEMENT
 This plat is located in Zone X, area of minimal Flood Hazard, as shown by the FEMA Flood Insurance Rate Map No. 29019C0284E, Effective Date April 19, 2017.



- NOTES:**
- Bearing Base: Missouri State Plane - Central Zone, DESIGNATION: MODOT COLUMBIA CORS ARP
 CORS ID: MOCO POSITION: 38°59'32.00211 (N) 092°17'04.88566 (W)
 NAD 83 (2011) EPOCH - 2010.00
 The following values were computed from NAD 83 (2011)
 Position: North East Units Scale Factor Convergence
 350,589.515(M) 518,652.298(M) MT 0.99993762 +0 08 07.7
 - Record Source: Eastland Hills Development, L.L.C., Book 1088, Page 231, Boone County Recorder's Office.
 - SET IP = Set Iron Pin Ch = Chord R = Radius
 - FD IP = Found Iron Pin L = Arc Length
 - (rec) = Record R/W = Right-of-Way
 - P.O.B. = Point of Beginning Sq. Ft. = Square Feet
 - Esmt. = Easement PB = Plat Book

Phone (573) 634-3455 FAX (573) 634-8898	Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCarty St, Jefferson City, Missouri	DRN. BY: J.B.R.	DATE: 05/19/2021	BOOK NO.	EASTLAND HILLS PLAT XIII I-70 DRIVE SE & UPLAND CREEK ROAD, COLUMBIA, MO. EASTLAND HILLS DEVELOPMENT, L.L.C.
		CKD. BY: C.F.B.	REV. DATE:	SCALE: 1" = 40'	
		SHEET NO. 1	OF 1	JOB NO. 21-017	