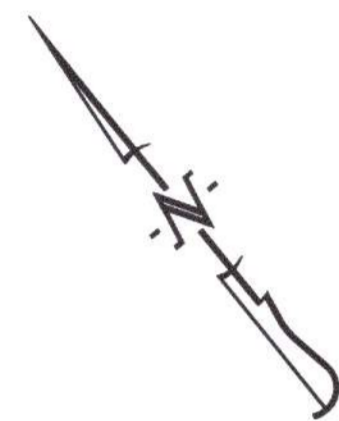


LOCATION MAP
NOT TO SCALE



SCALE: 1"=50'
0 25 50 100
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

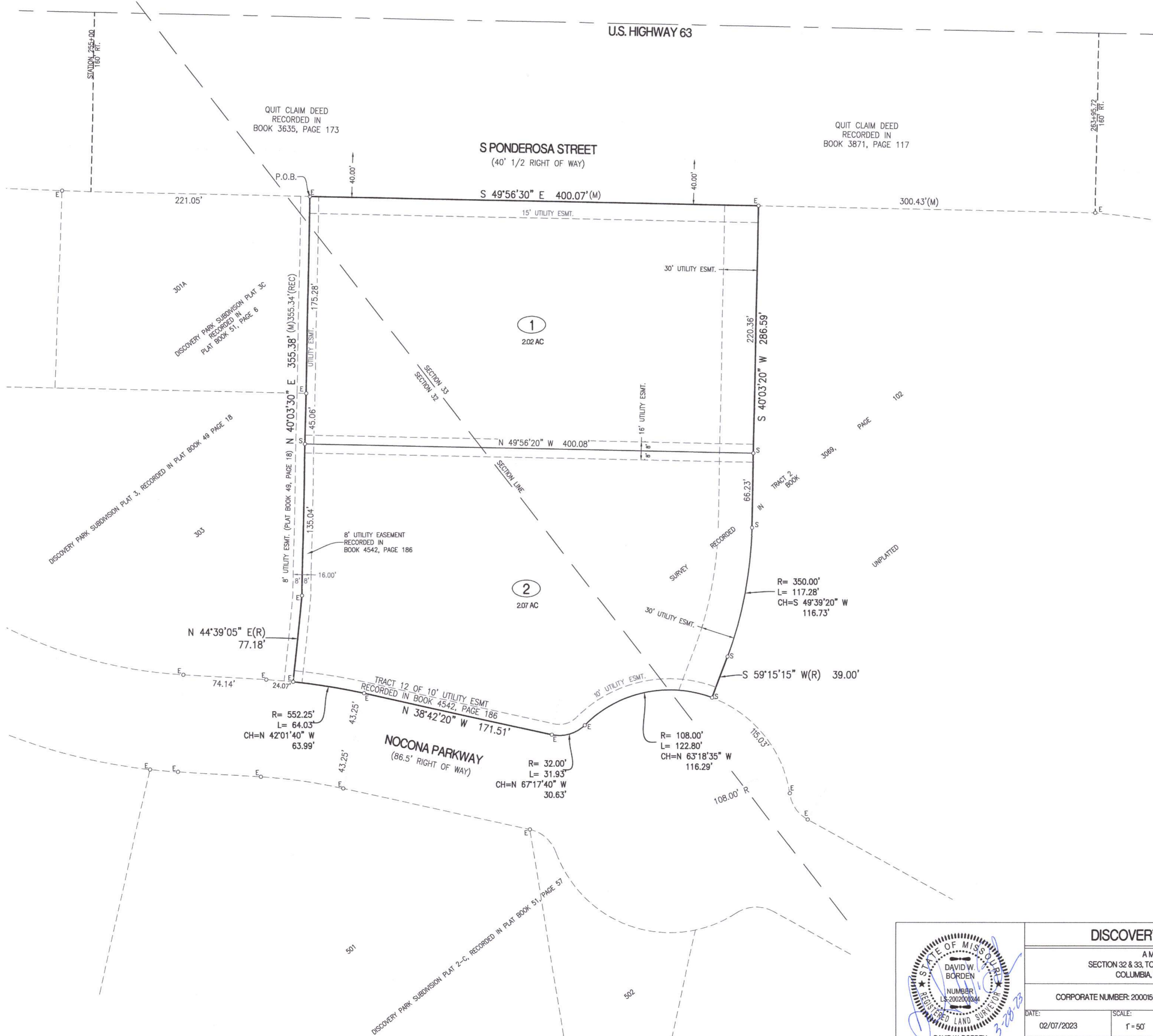
- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0295E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)A.
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS UNLESS SHOWN OTHERWISE.

FINAL PLAT DISCOVERY HOTEL, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN SECTION 32 & 33,
TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 7, 2023



CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2023, I COMPLETED A SURVEY AND SUBDIVISION FOR PREMIER DEVELOPMENT, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 3069, PAGE 102 AND ALSO PART OF LOT 18 DISCOVERY PARK SUBDIVISION PLAT 1, RECORDED IN BOOK 47, PAGE 31 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY 63 AND PONDEROSA DRIVE, AT THE EASTERNMOST CORNER OF LOT 301A OF DISCOVERY PARK SUBDIVISION, PLAT 3C RECORDED IN PLAT BOOK 51, PAGE 6; THENCE FROM THE POINT OF BEGINNING AND WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE, S 49°56'30"E, 400.07 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 40°03'20"W, 286.59 FEET; THENCE 117.28 FEET ALONG A 350.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 42°39'20"W, 116.73 FEET; THENCE S 59°15'15"W, 39.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NOCONA PARKWAY; THENCE WITH THE RIGHT OF WAY LINES OF SAID NOCONA PARKWAY, 122.80 FEET ALONG A 108.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 63°18'35"W, 116.29 FEET; THENCE 31.93 FEET ALONG A 32.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING CHORD N 67°17'40"W, 30.63 FEET; THENCE N 38°42'20"W, 171.51 FEET; THENCE 64.03 FEET ALONG A 552.25-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING CHORD N 42°01'40"W, 63.99 FEET TO THE SOUTHERNMOST CORNER OF LOT 303 OF SAID DISCOVERY PARK SUBDIVISION, PLAT 3 RECORDED IN PLAT BOOK 49, PAGE 18; THENCE LEAVING THE LINES OF SAID NOCONA PARKWAY AND WITH THE SOUTHEASTERLY LINES OF SAID LOTS 301A AND 303 THEREOF, N 44°39'05"E, 77.18 FEET; THENCE N 40°03'30"E, 355.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.09 ACRES

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

David W. Borden
DAVID W. BORDEN, PLS-200200244
3-28-23
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF March IN THE YEAR 2023.

Kenneth Farris NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "DISCOVERY HOTEL, PLAT NO. 1"

IN WITNESS WHEREOF, P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 29th DAY OF March, 2023.

P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY

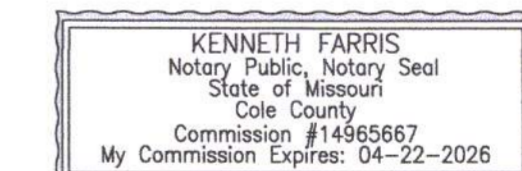
STATE OF MISSOURI } SS
COUNTY OF BOONE }

BRUCE ODLE, MEMBER

ON THIS 29th DAY OF March, IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRUCE ODLE, MEMBER OF P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF March IN THE YEAR 2023.

Kenneth Farris NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667

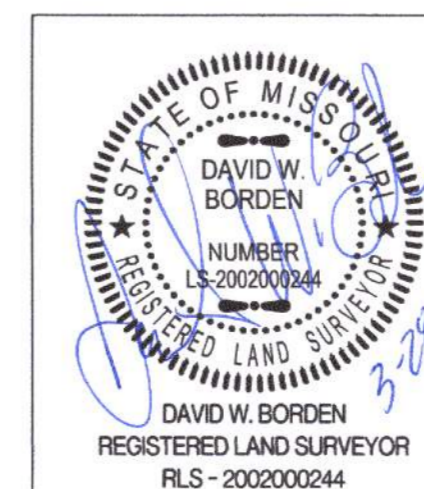


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



DISCOVERY HOTEL, PLAT NO.1	
A MAJOR SUBDIVISION SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 02/07/2023	SCALE: 1"=50'
PROJECT: 210249	DRAWN BY: JWS

