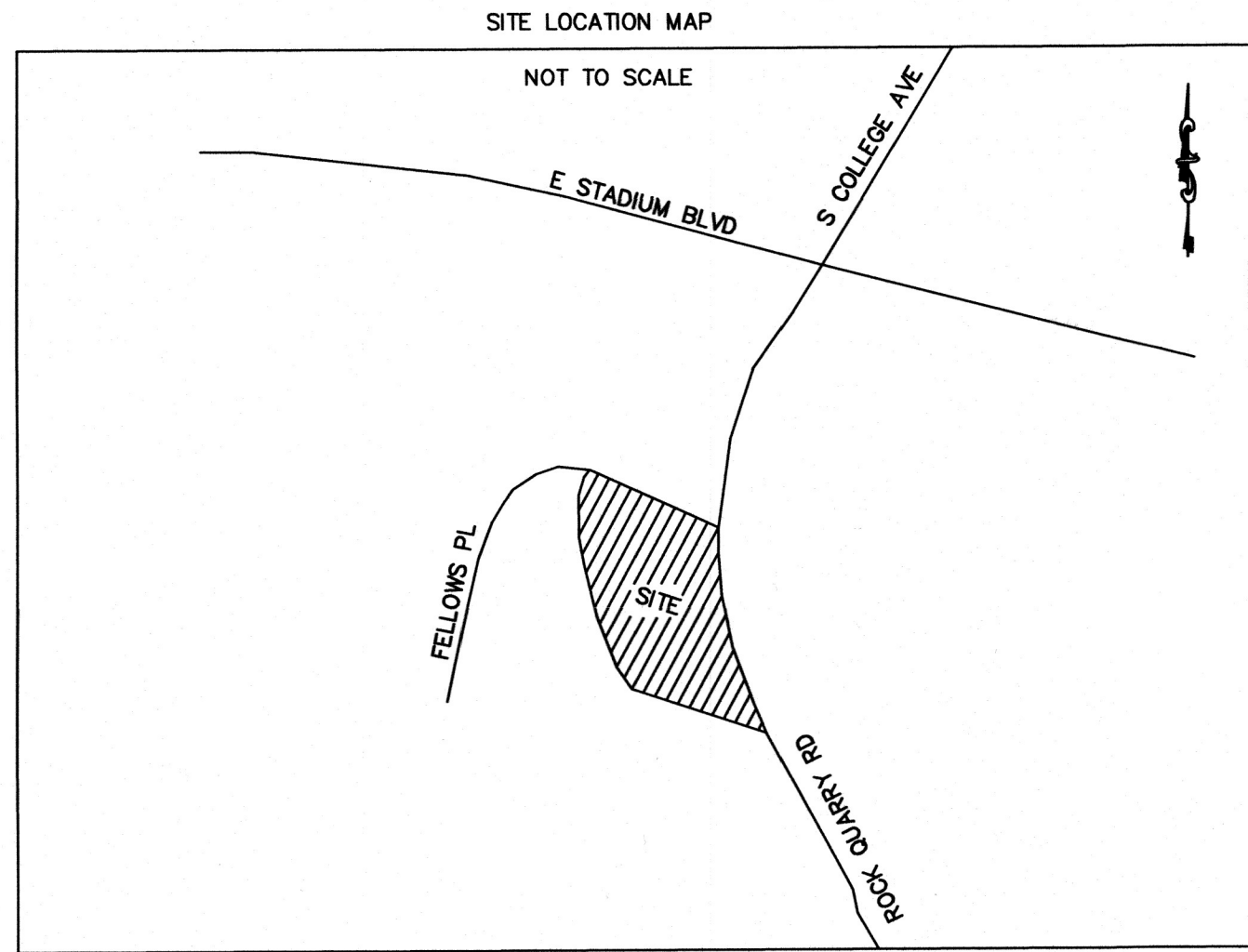
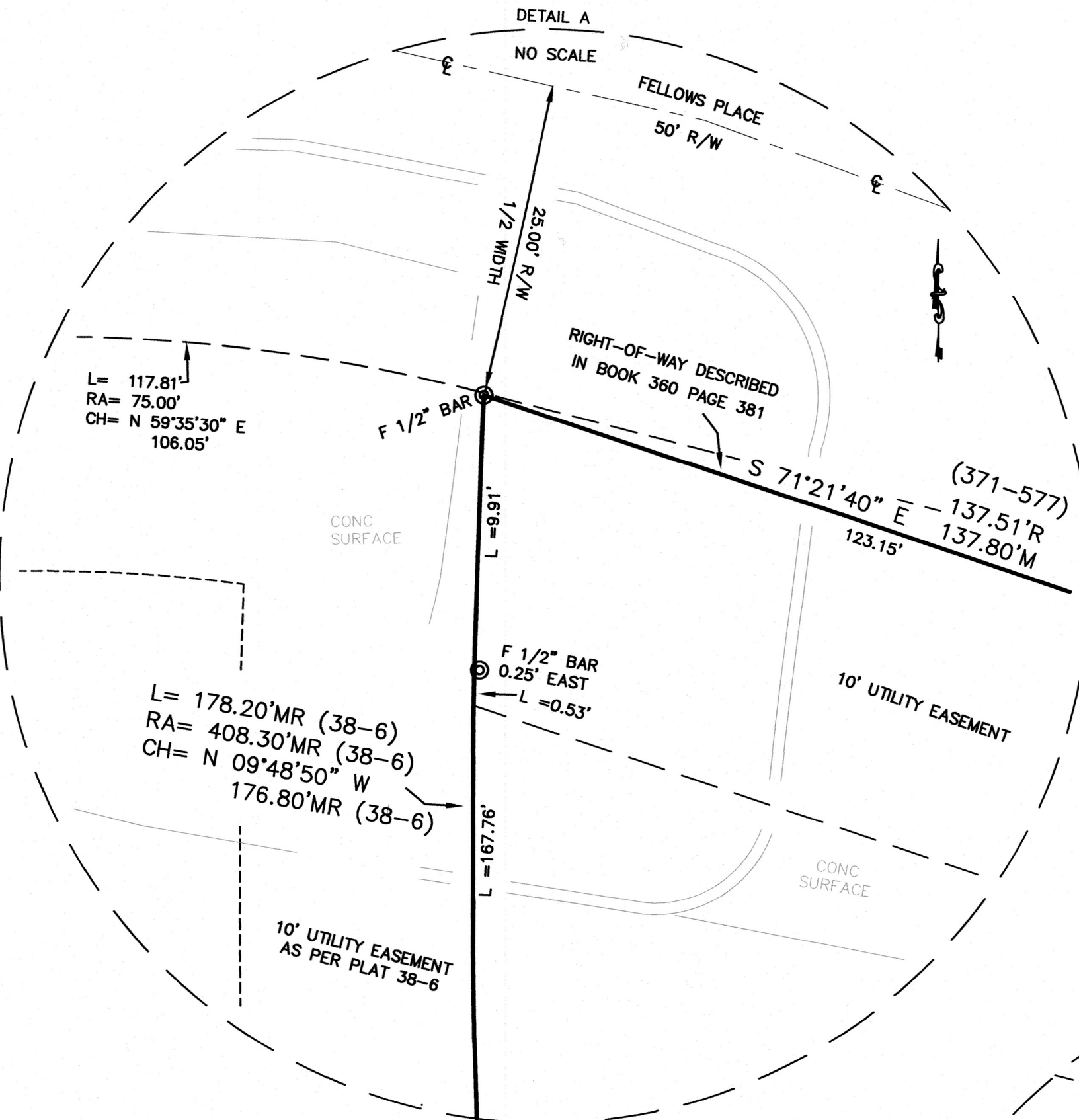




AREA CALCULATIONS - SEE NOTE 4

TOTAL AREA	23420 SQ. FEET
NEW R/W	16 SQ. FEET
AREA OF LOT	23404 SQ. FEET



KNOW ALL MEN BY THESE PRESENTS: THAT, OSARAONE INC., A MISSOURI CORPORATION, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT. ADDITIONAL RIGHT-OF-WAY SHOWN UPON THE ATTACHED PLAT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOREVER. THE PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THERETO) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS. ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS

DURGESH PATEL PRESIDENT

SHILPA PATEL SECRETARY

STATE OF MISSOURI }
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2025
BEFORE ME APPEARED, DURGESH PATEL AND SHILPA PATEL, PRESIDENT AND SECRETARY OF OSARAONE INC., A MISSOURI CORPORATION, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY AS STATED ABOVE AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID PRESIDENT AND SECRETARY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION IN TESTIMONY WHEREOF, I, A NOTARY PUBLIC, HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

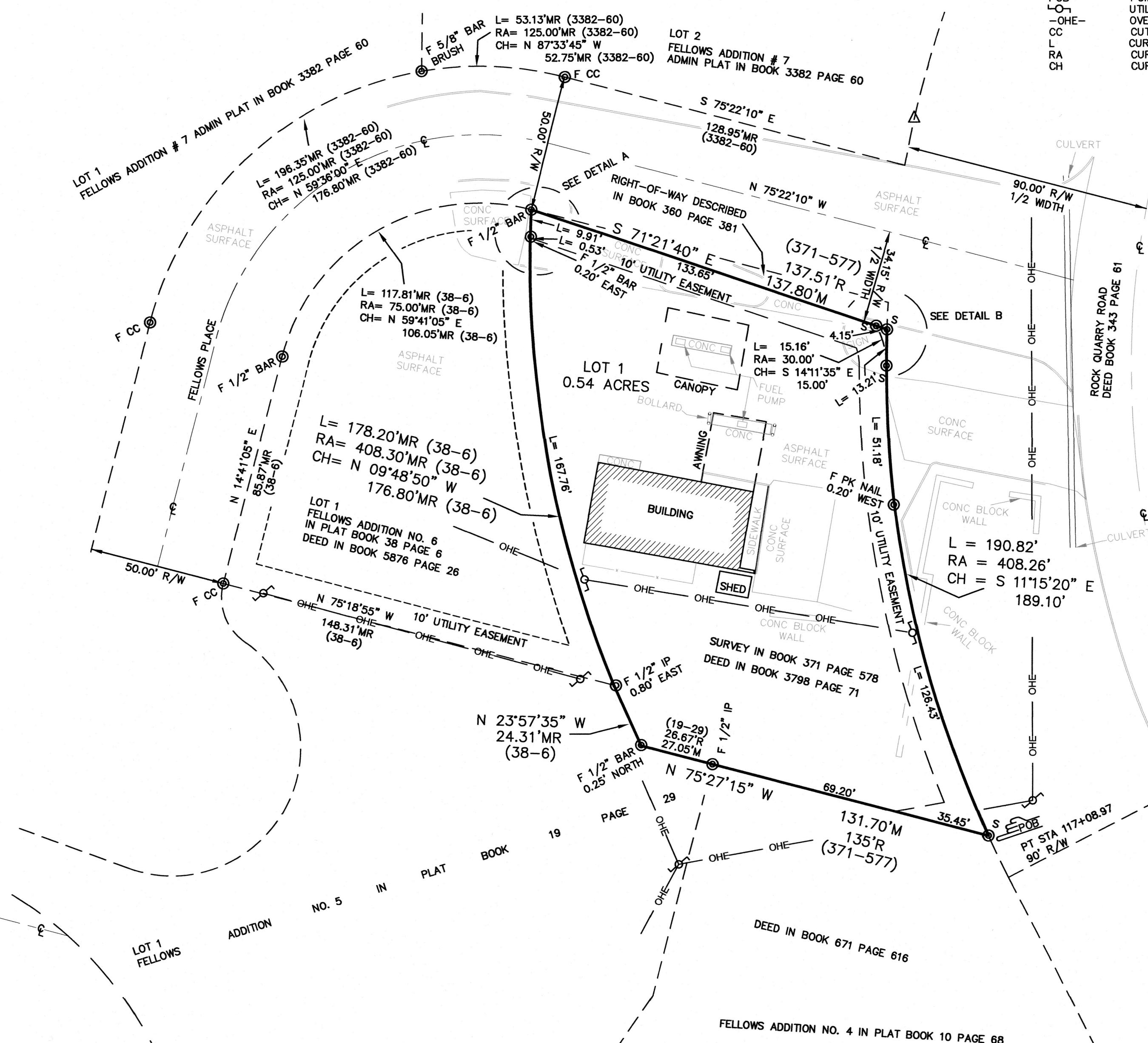
FELLOWS ADDITION # 8

A MINOR SUBDIVISION
NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 48 NORTH, RANGE 12 WEST
SUBMITTED DATE: JANUARY 13, 2025

LEGEND
FOUND
SET 5/8" ROD WITH CAP
BRUSH AND ASSOC. LC 321
RECORD
BOOK AND PAGE OF RECORDED
DOCUMENT
MEASURED
POINT OF BEGINNING
FENCE
CENTER LINE
RIGHT-OF-WAY
SURVEY MONUMENT
FOUND RIGHT-OF-WAY MARKER
UTILITY POLE
OVERHEAD ELECTRIC
CUT CROSS IN CONCRETE
CURVE LENGTH
CURVE RADIUS
CURVE CHORD

F
S
R
(371-577)
M
POB
-X-
C
O
W
POB
-O-
CC
LA
CH

SCALE 1" = 30'



FIELD WORK COMPLETION DATE: JANUARY, 2025

SURVEY FOR: OSARAONE INC.

PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO TYPE
URBAN ACCURACY STANDARD 2 CSR 90-60.040

REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION
USING THE MODOT VRS NETWORK, NAD 1983, MISSOURI
CENTRAL ZONE

NOTES:

1.) CURRENT TITLE POLICY WAS NOT AVAILABLE FOR REVIEW OTHER
EASEMENTS MAY EXIST.

2.) THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN AS SHOWN BY FEMA F.I.R.M. MAP NO. 28019C0287E,
APRIL 19, 2017.

3.) STREAM BUFFER STATEMENT:
THERE ARE NO REGULATED STREAMS ON THIS SITE 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.

4.) SQUARE FOOTAGE SHOWN AS CALCULATED AREA IS NOT
REPRESENTATIVE OF THE ACCURACY OF THIS SURVEY.

5.) OVERHEAD ELECTRIC LINE SOUTH OF EXISTING BUILDING IS TO
BE MOVED PRIOR TO THE CONSTRUCTION OF THE ADDITION TO THE
SOUTH SIDE OF THE EXISTING BUILDING.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS
SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN
ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT
MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC.
506 NICHOLS STREET SUITE A
COLUMBIA, MO. 65201
(573) 442-3110
PLSC 321

KEVIN M. SCHWEIKERT
PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN
AND FOR BOONE COUNTY, MISSOURI THIS _____ DAY OF
_____, 2025.

JORDAN M. BRUNSTROM
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
JANUARY 16, 2027

FELLOWS ADDITION # 8

PROPERTY ADDRESS: 1300 FELLOWS PL, COLUMBIA,
MISSOURI, 65203

PLAT DATE: 2/13/2025

BRUSH AND
ASSOCIATES, INC.

LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201
PHONE: (573) 442-3110
FAX: (573) 442-4851
WWW.BRUSHANDSURV.COM
PLSC 321

STATE OF MISSOURI
KEVIN M. SCHWEIKERT
PLS 2013020068
DATE: 2/13/2025

DESCRIPTION
A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI,
BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 3798 PAGE 71 AND BEING THE TRACT SHOWN BY THE SURVEY IN BOOK 371 PAGE
577 BOTH OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 371 PAGE 577; THENCE WITH THE LINES OF
THE TRACT SHOWN BY SAID SURVEY IN BOOK 371 PAGE 577 N 75°27'15" W, 131.70 FEET; THENCE N 23°57'35" W, 24.31 FEET TO THE
SOUTHEAST CORNER OF LOT 1 OF FELLOWS ADDITION NO. 6 AS SHOWN IN PLAT BOOK 38 PAGE 6 OF THE BOONE COUNTY RECORDS;
THENCE WITH THE EAST LINE OF SAID LOT 1 178.20 FEET WITH A NON-TANGENT CURVE TO THE RIGHT, CURVE RADIUS 408.30 FEET,
CHORD N 09°48'50" W, 176.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND ALSO BEING A POINT ON THE SOUTH
RIGHT-OF-WAY LINE OF FELLOWS PLACE, THENCE LEAVING THE EAST LINE OF SAID LOT 1 AND WITH THE SOUTH RIGHT-OF-WAY LINE
OF SAID FELLOWS PLACE S 71°21'40" E, 137.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD; THENCE
LEAVING THE SOUTH RIGHT-OF-WAY LINE OF FELLOWS PLACE AND WITH THE WEST RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD 190.82
FEET WITH A NON-TANGENT CURVE TO THE LEFT, CURVE RADIUS 408.26 FEET, CHORD S 11°15'20" E, 189.10 FEET TO THE POINT OF
BEGINNING AND CONTAINING 0.54 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2025

SHARON GUEVA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL THIS _____
DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK