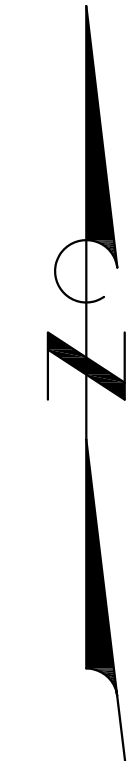
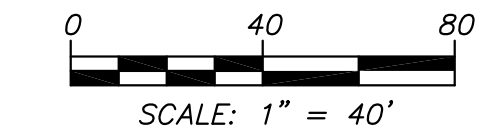


BRANHAM - RENFRO SUBDIVISION - PLAT 2

MINOR PLAT
 NOVEMBER 28, 2017



MONUMENT LEGEND

- ⊕ IRON
 - ⊕ R/W MARKER
- ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET

BEARINGS ARE REFERENCED TO THE WEST LINE OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 326 PAGE 272.

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 3 OF A QUIT-CLAIM DEED RECORDED IN BOOK 3081 PAGE 38, THE TRACT DESCRIBED BY A QUIT-CLAIM DEED RECORDED IN BOOK 3378 PAGE 82, AND THE TRACT DESCRIBED BY A QUIT-CLAIM DEED RECORDED IN BOOK 4827 PAGE 20. THE TRACT OF LAND DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 184 PAGE 341 AND BOOK 219 PAGE 232, LOCATED BETWEEN THE MIDDLE OF WESTWINDS DRIVE ON THE WEST, AND THE WESTERLY RIGHT-OF-WAY LINE OF WEST BOULEVARD SOUTH, DESCRIBED BY A SURVEY RECORDED IN BOOK 3427 PAGE 134, ON THE EAST, AND BOULEVARD HEIGHTS - BLOCK 4 RECORDED IN PLAT BOOK 5 PAGE 54 ON THE NORTH AND THE TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 326 PAGE 272 ON THE SOUTH. THIS TRACT IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT #1 OF A SURVEY RECORDED IN BOOK 326 PAGE 272, SHOWN BY SAID SURVEY AS BEING N 83°32'W 314 FEET, AND NORTH 838.6 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 14-48-13, THENCE N 45°33'00"E 54.66 FEET TO THE SOUTHWEST CORNER OF BLOCK FOUR OF BOULEVARD HEIGHTS - BLOCK 4 RECORDED IN PLAT BOOK 5 PAGE 54; THENCE S 62°22'10"E, ALONG THE SOUTHERLY LINE THEREOF, 223.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST BOULEVARD SOUTH, AS SHOWN BY A SURVEY RECORDED IN BOOK 3427 PAGE 134; THENCE ALONG SAID LINE, AND THE NORTHERLY RIGHT-OF-WAY LINE OF STADIUM BOULEVARD (STATE ROUTE 740), S 0°08'40"W 68.54 FEET; THENCE S 20°27'00"W 169.66 FEET; THENCE S 68°06'10"W 171.80 FEET; THENCE S 71°46'10"W 19.53 FEET TO THE WESTERLY LINE OF TRACT #1 OF A SURVEY RECORDED IN BOOK 326 PAGE 272; THENCE N 0°00'00"E, ALONG SAID LINE, 363.26 FEET TO THE BEGINNING AND CONTAINING 1.59 ACRES.

THIS URBAN PROPERTY WAS SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS AND SERVICES
 MISSOURI L.S. CORP. #2004004672
 1113 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (573) 449-2646
 EMAIL: TRED@ESS-INC.COM

11/28/2017
 STATE OF MISSOURI
 TIMOTHY J. REED
 NUMBER 195-2089
 PROFESSIONAL LAND SURVEYOR

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Timothy J. Reed
 TIMOTHY J. REED
 PROFESSIONAL LAND SURVEYOR
 LS 2089

BRANHAM - RENFRO SUBDIVISION - PLAT 2
 SECTION 14 T48N R13W
 COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2017 BEFORE ME PERSONALLY APPEARED TIMOTHY J. REED TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES DECEMBER 6, 2019.

JOSHUA D. LEHMEN, NOTARY PUBLIC

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE PAUL ALAN BRANHAM REVOCABLE TRUST, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT. UTILITY EASEMENTS, A SEWER EASEMENT, AND AN ELECTRIC EASEMENT, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

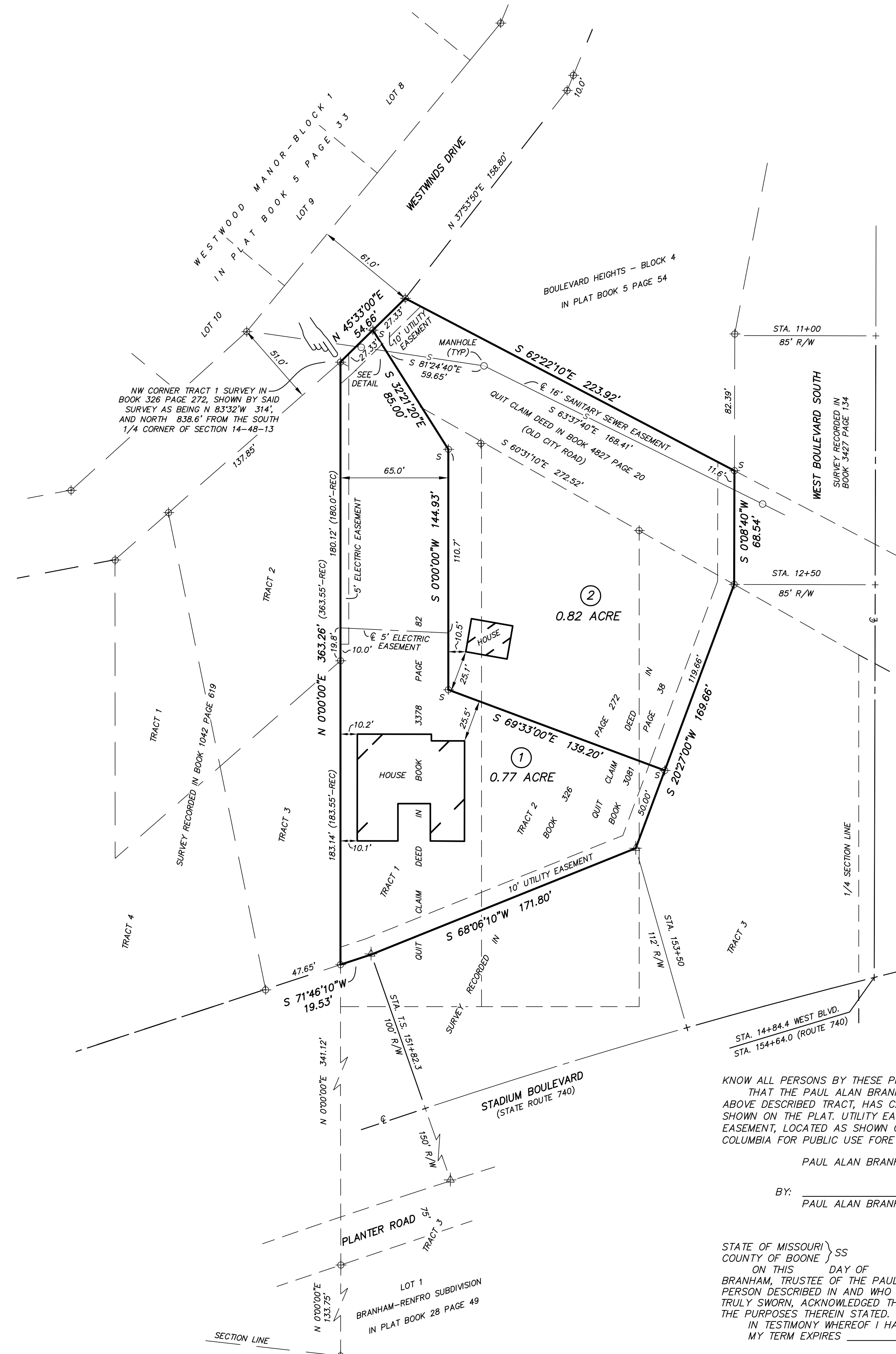
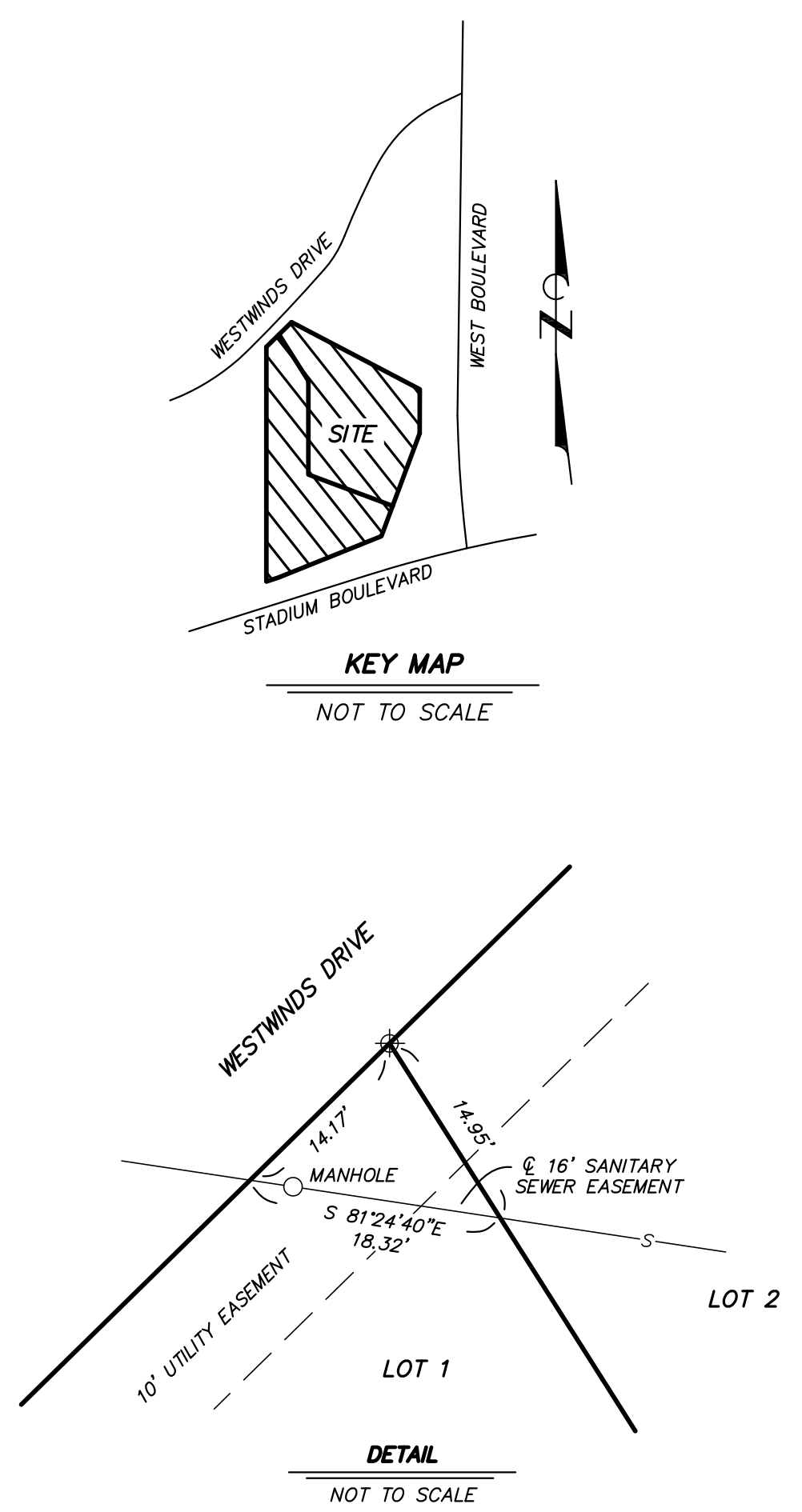
PAUL ALAN BRANHAM REVOCABLE TRUST
 BY: _____
 PAUL ALAN BRANHAM, TRUSTEE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2017, BEFORE ME PERSONALLY APPEARED PAUL ALAN BRANHAM, TRUSTEE OF THE PAUL ALAN BRANHAM REVOCABLE TRUST, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO, BEING BY ME TRULY SWORN, ACKNOWLEDGED THAT HE EXECUTED THE SAME 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. MY TERM EXPIRES _____

_____, NOTARY PUBLIC



- NOTES:
1. THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C0280E, DATED APRIL 19, 2017.
 2. THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT 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.

APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON JANUARY 4, 2018.

 RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS FEBRUARY 19, 2018.

 BRIAN TREECE, MAYOR

ATTEST: _____
 SHEELA AMIN, CITY CLERK

F:\CURRENTDRAWINGS\BRANHAM\1525\1525 PLAT.DWG 11/28/2017