

COLUMBIA COLLEGE EAST SUBDIVISION

REPLAT FEBRUARY 10, 2017

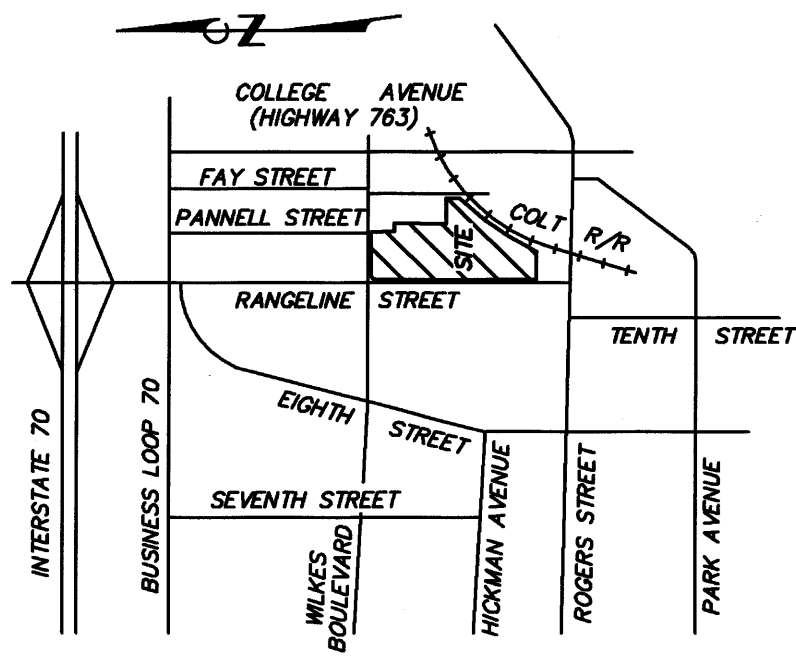
- NOTES:
- THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C0280D, DATED MARCH 17, 2011.
 - THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

MONUMENT LEGEND

⊕ IRON
 ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET

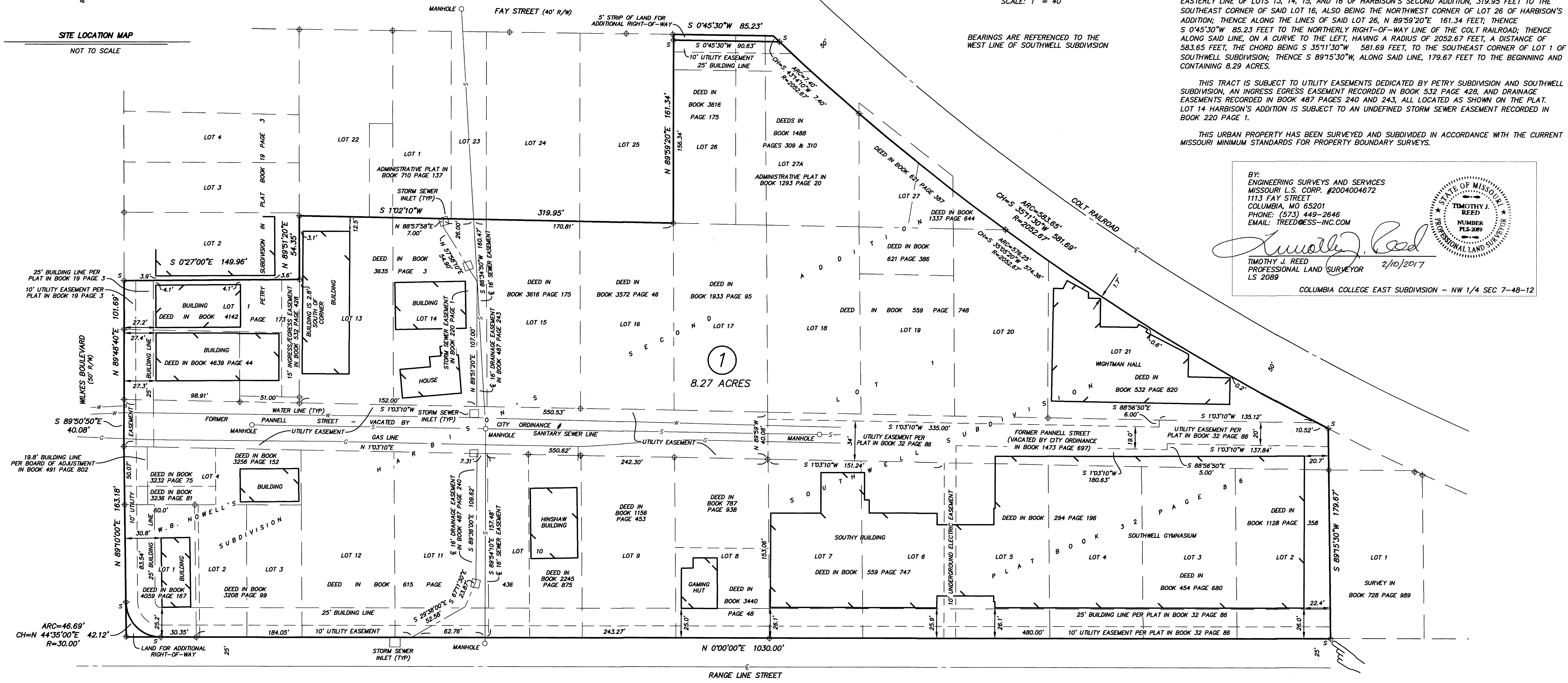


SCALE: 1" = 40'



SITE LOCATION MAP

NOT TO SCALE



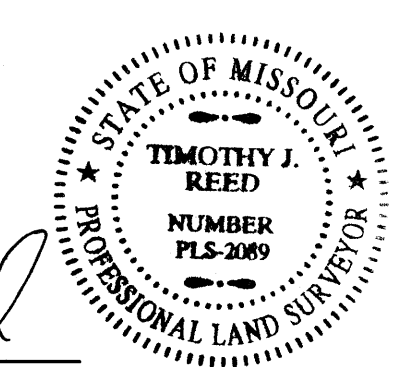
A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 7 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND PART OF 26 AND 27 IN HARBISON'S SECOND ADDITION, LOT 27A OF THE ADMINISTRATIVE PLAT RECORDED IN BOOK 1293 PAGE 20, LOTS 1, 2, 3 AND 4 OF W.B. NOWELL'S SUBDIVISION, LOT 1 OF PETRY SUBDIVISION, AN UNPLATTED TRACT AT THE SOUTHEAST CORNER OF WILKES BOULEVARD AND PANNELL STREET, DESCRIBED BY A DEED RECORDED IN BOOK 4639 PAGE 44, AND THE RIGHT-OF-WAY OF PANNELL STREET, VACATED BY CITY ORDINANCE NUMBER _____, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SOUTHWELL SUBDIVISION, THENCE NORTH, ALONG THE WEST LINE OF HARBISON'S SECOND ADDITION, AND THE WEST LINE OF W.B. NOWELL'S SUBDIVISION, 1030.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF W.B. NOWELL'S SUBDIVISION; THENCE N 89°10'00"E, ALONG THE NORTHERLY LINE OF LOT 1 AND LOT 4 OF W. B. NOWELL'S SUBDIVISION, 163.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S 89°50'50"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WILKES BOULEVARD, 40.08 FEET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF WILKES BOULEVARD AND PANNELL STREET, AS SHOWN BY PETRY SUBDIVISION; THENCE N 89°48'40"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WILKES BOULEVARD, ALSO BEING THE NORTHERLY LINE OF PETRY SUBDIVISION, 101.69 FEET TO THE NORTHEAST CORNER OF LOT 1 OF PETRY SUBDIVISION; THENCE S 0°27'00"E, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 149.96 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF LOT 2 OF PETRY SUBDIVISION; THENCE N 89°51'20"E, ALONG THE SOUTHERLY LINE THEREOF, 54.35 FEET TO THE NORTHEAST CORNER OF LOT 13 OF HARBISON'S SECOND ADDITION; THENCE S 1°02'10"W, ALONG THE EASTERLY LINE OF LOTS 13, 14, 15, AND 16 OF HARBISON'S SECOND ADDITION, 319.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16, ALSO BEING THE NORTHWEST CORNER OF LOT 26 OF HARBISON'S ADDITION; THENCE ALONG THE LINES OF SAID LOT 26, N 89°59'20"E 161.34 FEET; THENCE S 0°45'30"W 85.23 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE COLT RAILROAD; THENCE ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2052.67 FEET, A DISTANCE OF 583.65 FEET, THE CHORD BEING S 35°11'30"W 581.69 FEET, TO THE SOUTHWEST CORNER OF LOT 1 OF SOUTHWELL SUBDIVISION; THENCE S 89°15'30"W, ALONG SAID LINE, 179.67 FEET TO THE BEGINNING AND CONTAINING 8.29 ACRES.

THIS TRACT IS SUBJECT TO UTILITY EASEMENTS DEDICATED BY PETRY SUBDIVISION AND SOUTHWELL SUBDIVISION, AN INGRESS EGRESS EASEMENT RECORDED IN BOOK 532 PAGE 428, AND DRAINAGE EASEMENTS RECORDED IN BOOK 487 PAGES 240 AND 243, ALL LOCATED AS SHOWN ON THE PLAT. LOT 14 HARBISON'S ADDITION IS SUBJECT TO AN UNDEFINED STORM SEWER EASEMENT RECORDED IN BOOK 220 PAGE 1.

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

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



Timothy J. Reed
 TIMOTHY J. REED
 PROFESSIONAL LAND SURVEYOR 2/10/2017

COLUMBIA COLLEGE EAST SUBDIVISION - NW 1/4 SEC 7-48-12

KNOW ALL MEN BY THESE PRESENTS:
 WE, COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE RESUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. EASEMENTS LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. LAND FOR ADDITIONAL RIGHT-OF-WAY AT THE CORNER OF RANGELINE STREET AND WILKES BOULEVARD AND ALONG FAY STREET, AS SHOWN ON THE PLAT, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017

 BRIAN TREECE, MAYOR

STATE OF MISSOURI)
 COUNTY OF BOONE) SS

ON THIS _____ DAY OF _____, IN THE YEAR 2017 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DR. SCOTT DALRYMPLE, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE PRESIDENT OF COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID CORPORATION TO EXECUTE THE SAME AND ATTESTED BY SECRETARY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
 MY TERM EXPIRES _____

STATE OF MISSOURI)
 COUNTY OF BOONE) SS

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.

ATTEST: _____
 SHEELA AMIN, CITY CLERK

COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI.

 DR. SCOTT DALRYMPLE, PRESIDENT

 JOSHUA D. LEHMEN, NOTARY PUBLIC

ATTEST: _____
 SECRETARY

 NOTARY PUBLIC