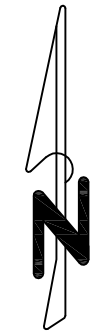
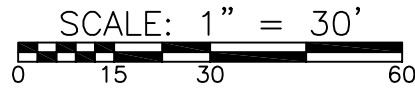


FILED FOR RECORD IN BOONE COUNTY, MISSOURI.
NORA DIETZEL, RECORDER OF DEEDS.

BASIS OF BEARINGS: RENAISSANCE MEADOWS PLAT 1,
RECORDED IN PLAT BOOK 32, PAGE 3
FLOOD STATEMENT: THESE LOTS DO NOT LIE WITHIN
THE 100 YEAR FLOOD PLAIN PER FEMA FIRM NO.
29019C0284E, EFFECTIVE APRIL 19, 2017
SURVEY CLASSIFICATION: URBAN TYPE



- LEGEND**
- FOUND 1/2" REBAR WITH CAP "LS 1417" (UNLESS NOTED OTHERWISE)
 - SET 1/2" REBAR WITH CAP "CSH 1991"
 - ②③ LOT NO. FOR RENAISSANCE MEADOWS PLAT 1, IN PLAT BOOK 32, PAGE 3
 - ⑪ FORMER LOT NO. FOR RENAISSANCE MEADOWS PLAT 1

A FINAL MAJOR REPLAT
RENAISSANCE MEADOWS - PLAT 3

BEING LOT 11 & 12 OF RENAISSANCE MEADOWS PLAT 1, AND THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 1775, PAGE 826, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST CITY OF COLUMBIA, BOONE COUNTY, MISSOURI JULY 17, 2017

SURVEYOR'S DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 11 AND 12 OF RENAISSANCE MEADOWS PLAT 1, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 3; AND THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1775, PAGE 826, BOTH OF THE RECORDS OF BOONE COUNTY, MISSOURI, AND FURTHER DESCRIBED AS FOLLOWS:

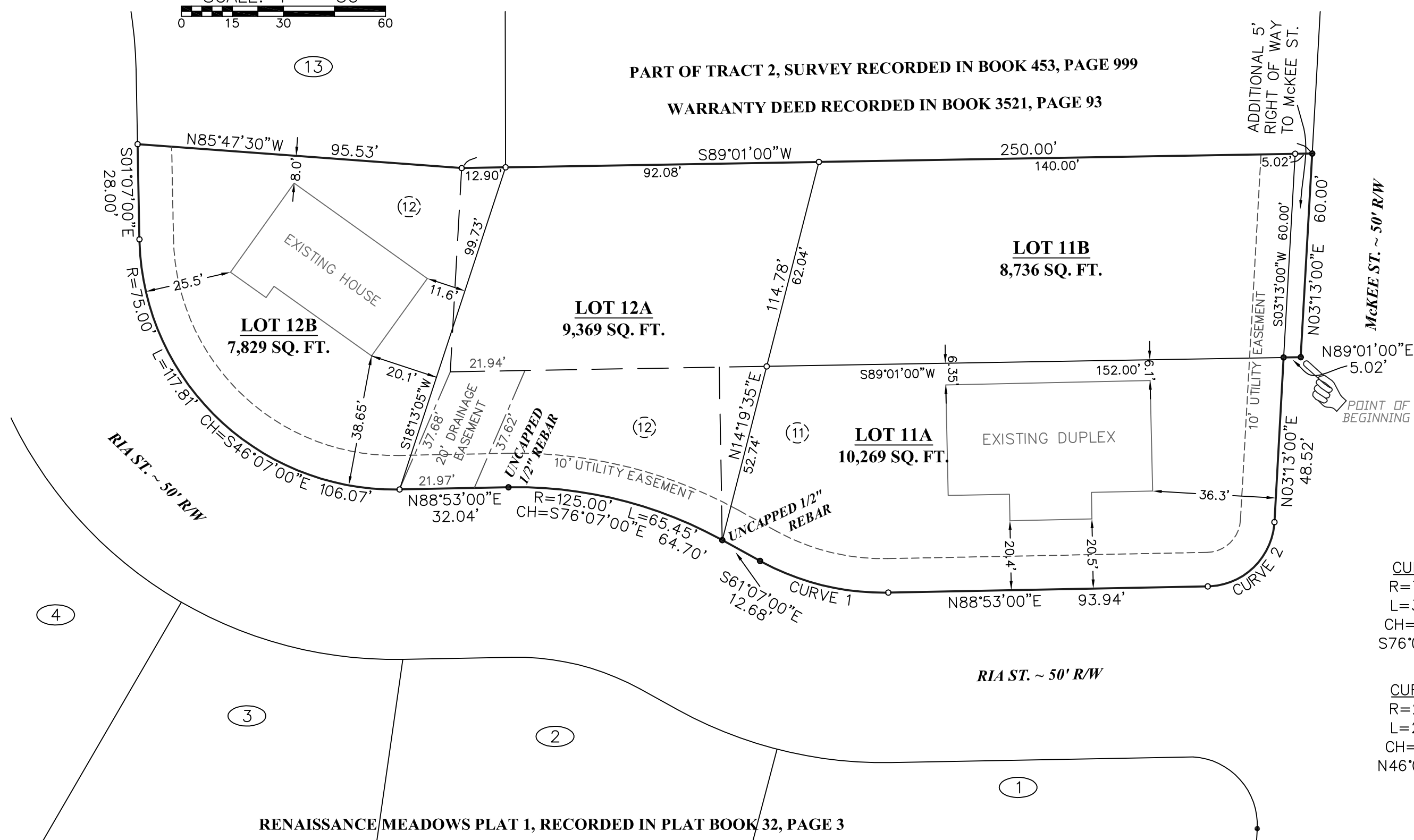
BEGINNING AT THE NORTHEAST CORNER OF SAID RENAISSANCE MEADOWS PLAT 1, LOCATED 5.02 FEET EAST OF THE NORTHEAST CORNER OF LOT 11 OF SAID SUBDIVISION; THENCE N 03°-13'-00" E ~ 60.00 FEET TO THE SOUTHEAST CORNER OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 453, PAGE 999; THENCE S 89°-01'-00" W ~ 250.00 FEET; THENCE N 85°-47'-30" W ~ 95.53 FEET; THENCE S 01°-07'-00" E ~ 28.00 FEET; THENCE, ALONG A CURVE TO THE LEFT OF RADIUS 75.00 FEET AND LENGTH 117.81 FEET, WITH A CHORD BEARING S 46°-07'-00" E ~ 106.07 FEET; THENCE N 88°-53'-00" E ~ 32.04 FEET; THENCE, ALONG A CURVE TO THE RIGHT OF RADIUS 125.00 FEET AND LENGTH 65.45 FEET, WITH A CHORD BEARING S 76°-07'-00" E ~ 64.70 FEET; THENCE S 61°-07'-00" E ~ 12.68 FEET; THENCE, ALONG A CURVE TO THE LEFT OF RADIUS 75.00 FEET AND LENGTH 39.27 FEET, WITH A CHORD BEARING S 76°-07'-00" E ~ 38.82 FEET; THENCE N 88°-53'-00" E ~ 93.94 FEET; THENCE, ALONG A CURVE TO THE LEFT OF RADIUS 20.00 FEET AND LENGTH 29.90 FEET, WITH A CHORD BEARING N 46°-03'-00" E ~ 27.19 FEET; THENCE N 03°-13'-00" E ~ 48.52 FEET; THENCE N 89°-01'-00" E ~ 5.02 FEET TO THE POINT OF BEGINNING, CONTAINING 36,503 SQUARE FEET (OR 0.84 ACRES) IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

THIS SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND SUBDIVIDED IT AS SHOWN ON THE ATTACHED DRAWING WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. STEPHEN HEYING, M.P.L.S. # 1991

CURVE 1
R=75.00'
L=39.27'
CH=38.82'
S76°07'00"E

CURVE 2
R=20.00'
L=29.90'
CH=27.19'
N46°03'00"E



RIA ST. ~ 50' R/W

McKEE ST. ~ 50' R/W

RENAISSANCE MEADOWS PLAT 1, RECORDED IN PLAT BOOK 32, PAGE 3

NOTES

- 1) THIS SUBDIVISION CONTAINS A TOTAL OF 36,503 SQUARE FEET (OR 0.84 ACRES) IN THE CITY OF COLUMBIA.
- 2) THERE ARE NO REGULATED STREAMS WITHIN OR ABUTTING THIS TRACT 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.
- 3) SUBJECT TO EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
- 4) THERE IS AN EXISTING 12.5' BUILDING LINE ALONG THE SOUTH LINE OF LOT 11A, SHOWN ON THE PLAT OF RENAISSANCE MEADOWS PLAT 1, RECORDED IN PLAT BOOK 32, PAGE 3.
- 5) THE 20' DRAINAGE EASEMENT IN THE SOUTHWEST CORNER OF LOT 12A IS SHOWN AS PER THE PLAT OF RENAISSANCE MEADOWS PLAT 1, RECORDED IN PLAT BOOK 32, PAGE 3.

KNOW ALL MEN BY THESE PRESENTS: THAT HORIZON STEEL BUILDINGS, LLC IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ATTACHED DRAWING.

NEW RIGHT OF WAY AND EASEMENTS OF THE TYPES AND WIDTHS SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER IN THE PLACES SHOWN.

R. EDWARD BERENDZEN - MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS ____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI, PERSONALLY APPEARED EDDIE BERENDZEN, MEMBER OF HORIZON STEEL BUILDINGS, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN SURVEY AND SUBDIVISION IN BEHALF OF SAID PRINCIPAL, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

APPROVED ON THIS ____ DAY OF _____, 2017 BY THE CITY OF COLUMBIA CITY COUNCIL.

BRIAN TREECE - MAYOR

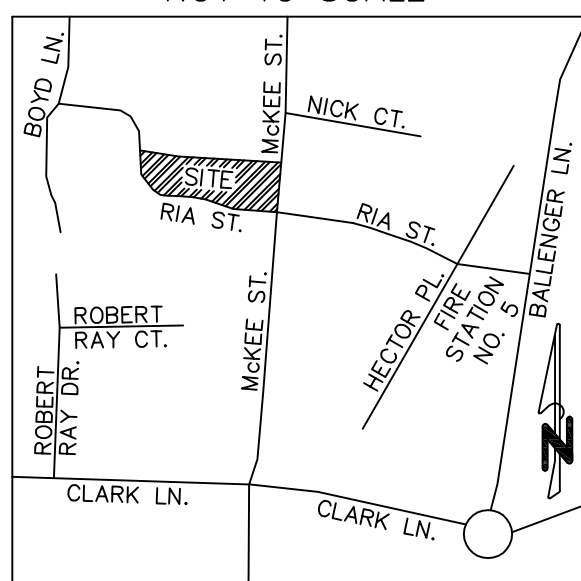
ATTEST:

SHEELA AMIN - CITY CLERK

APPROVED ON THIS ____ DAY OF _____, 2017 BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION.

RUSTY STRODTMAN - CHAIRPERSON

VICINITY MAP NOT TO SCALE



RENAISSANCE MEADOWS - PLAT 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST

RIA & McKEE ST., COLUMBIA, MISSOURI

C. STEPHEN HEYING
MPLS # 1991

DATE
JULY 17, 2017



PREPARED BY:
C. STEPHEN HEYING SURVEYING
1202 MADISON STREET
COLUMBIA, MISSOURI 65203
PHONE & FAX (573) 442-3455

STATE OF MISSOURI } SCT
COUNTY OF BOONE

DATE:

JOB # 17-0606-01

KDM