

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 5/8" REBAR W/CAP (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (TYPE A ALUM. MONUMENT)
- IP IRON PIPE
- RE REBAR
- X_{CH} CHISELED + IN CONCRETE
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- (PB 53-92) PLAT BOOK AND PAGE OF RECORD DOCUMENT
- ⊕ CENTERLINE
- - - FENCE
- R= RADIUS OF CURVE
- L= LENGTH OF ARC
- CH= CHORD BEARING

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
3. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY INFORMATIONAL COMMITMENT NUMBER 2304100, DATED OCTOBER 20, 2023.
4. PART OF THE AREA DESCRIBED WITHIN THE STREET EASEMENT RECORDED IN BOOK 519, PAGE 753 IS BEING DEDICATED AS RIGHT-OF-WAY AS SHOWN. THE 2017 CATSO MAJOR ROADWAY PLAN SHOWS N. FAIRVIEW ROAD AS A MINOR ARTERIAL SO NINE (9) FEET IS BEING DEDICATED ADJACENT TO THE STREET EASEMENT FOR A FORTY TWO (42) FOOT HALF WIDTH RIGHT-OF-WAY.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ THIS _____ DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

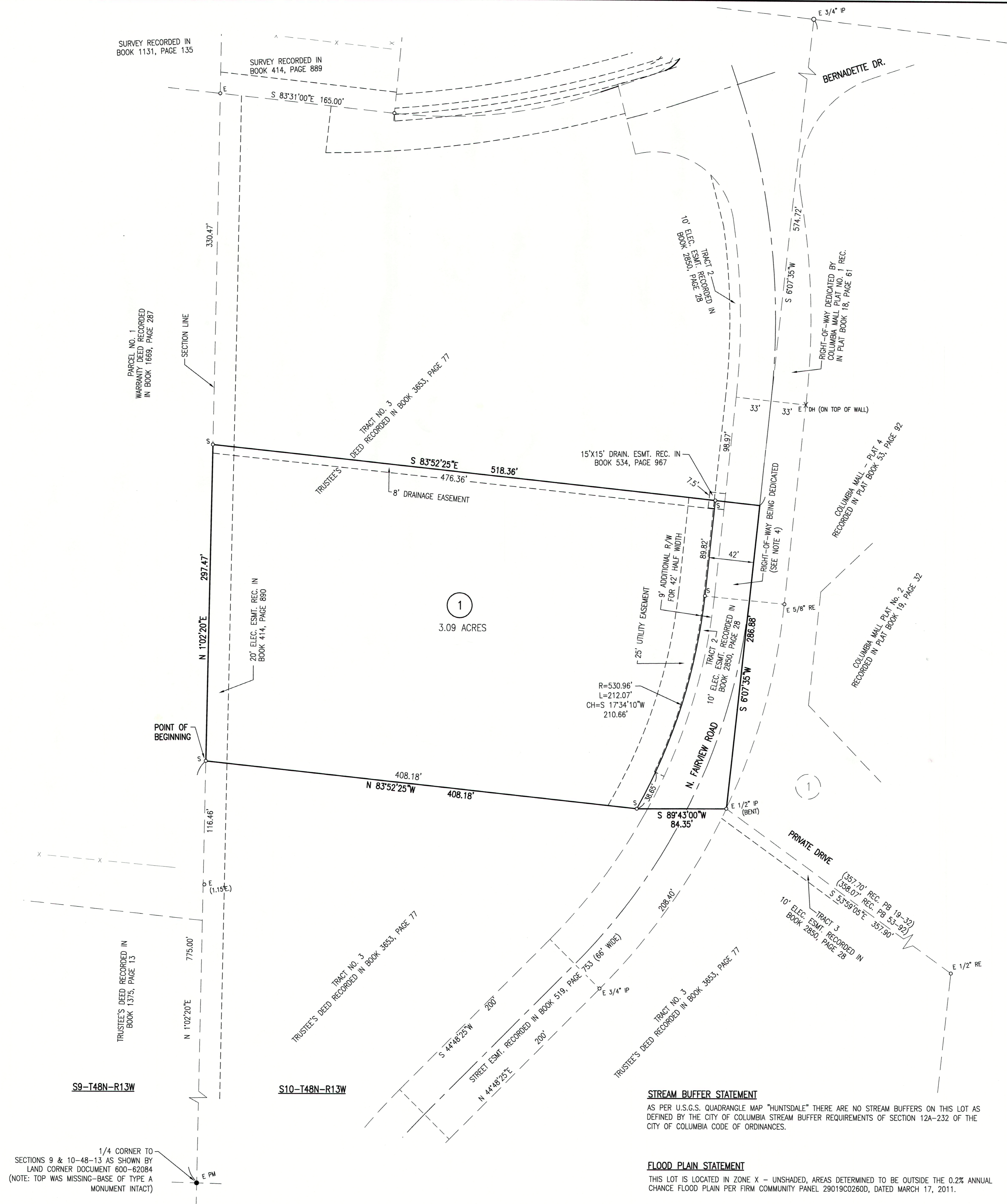
ATTEST:

SHEELA AMIN, CITY CLERK

1/4 CORNER TO SECTIONS 9 & 10-48-13 AS SHOWN BY LAND CORNER DOCUMENT 600-62084 (NOTE: TOP WAS MISSING-BASE OF TYPE A MONUMENT INTACT)

S9-T48N-R13W

S10-T48N-R13W



STREAM BUFFER STATEMENT

AS PER U.S.G.S. QUADRANGLE MAP "HUNTSDALE" THERE ARE NO STREAM BUFFERS ON THIS LOT AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF SECTION 12A-232 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THIS LOT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM COMMUNITY PANEL 29019C0260D, DATED MARCH 17, 2011.

KNOW ALL MEN BY THESE PRESENTS

ROCK IVY L.L.P. AND THOMAS KYLE GORDON, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, JOHN M. GORDON, JR., ON BEHALF OF ROCK IVY, L.L.L.P. AND THOMAS KYLE GORDON HAVE CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

RIGHT-OF-WAY FOR NORTH FAIRVIEW ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ROCK IVY, L.L.L.P.

John M. Gordon, Jr.
JOHN M. GORDON, JR., PARTNER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 29th DAY OF Mar, IN THE YEAR 2024, BEFORE ME, KAREN SAYRE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN M. GORDON, JR., PARTNER, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF ROCK IVY, L.L.L.P. FOR THE PURPOSES THEREIN STATED.

Karen Sayre
KAREN SAYRE
NOTARY PUBLIC
MY COMMISSION #22170127
EXPIRES APRIL 14, 2026

KAREN SAYRE
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires: April 14, 2026
Commission # 22170127

Thomas Kyle Gordon
THOMAS KYLE GORDON

STATE OF South Carolina }
COUNTY OF Greenville } SS

ON THIS 11th DAY OF March, IN THE YEAR 2024, BEFORE ME, ZACHARY COOPER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS KYLE GORDON, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Zachary Cooper
ZACHARY COOPER
NOTARY PUBLIC
MY COMMISSION #
EXPIRES 01-11-2023



CERTIFICATION

A TRACT OF LAND BEING PART OF TRACT NO. 3 DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 3653, PAGE 77, LOCATED IN NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE WITH THE SECTION LINE, N1°02'20"E, 775.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING N1°02'20"E, 297.47 FEET; THENCE LEAVING SAID SECTION LINE, S83°52'25"E, 518.36 FEET TO THE EAST LINE OF THE STREET EASEMENT RECORDED IN BOOK 519, PAGE 753 ON THE WEST LINE OF COLUMBIA MALL - PLAT 4, RECORDED IN PLAT BOOK 53, PAGE 92; THENCE WITH SAID WEST LINE OF COLUMBIA MALL - PLAT 4 AND SAID STREET EASEMENT, S67°35'W, 286.88 FEET TO A CORNER OF SAID COLUMBIA MALL - PLAT 4; THENCE LEAVING SAID WEST LINE AND SAID STREET EASEMENT, S89°43'00"W, 84.35 FEET; THENCE N83°52'25"W, 408.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.43 ACRES.

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

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

KAREN SAYRE
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires: April 14, 2026
Commission # 22170127

STATE OF MISSOURI }
COUNTY OF BOONE } SS

James R. Jeffries
JAMES R. JEFFRIES, PLS-2500
DATE MAR 6, 2024

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10th DAY OF Mar, 2024.

Karen Sayre
KAREN SAYRE
NOTARY PUBLIC
MY COMMISSION #22170127
EXPIRES APRIL 14, 2026

FINAL PLAT GORDON FARMS PLAT 1		
LOCATED IN SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI		
DATE JANUARY 29, 2024	JOB NUMBER 23114.02	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500
ALLSTATE CONSULTANTS 3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799 ALLSTATE CONSULTANTS LLC MO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167		RESERVED FOR RECORDER'S STAMP