

LEGEND
S SET
F FOUND
DH DRILL HOLE
PM PERMANENT MONUMENT
• 1/2" IRON ROD OR PIPE
○ 5/8" OR LARGER IRON
+ DRILL HOLE OR CHISEL +
△ RIGHT OF WAY MARKER
B STONE MONUMENT
• CORNER POST
X FENCE LINE
OHE OVERHEAD ELECTRIC
G GAS LINE
S SEWER LINE
① LOT NUMBER

KNOW ALL MEN BY THESE PRESENTS

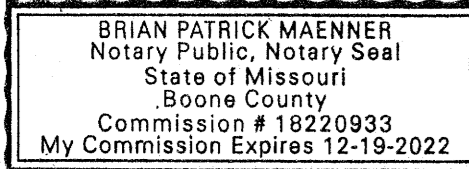
ON THIS 7th DAY OF JULY, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jon Odle TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF DISCOVERY PARK APARTMENTS II, LLC, A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

THE UTILITY EASEMENTS AT THE LOCATIONS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

DISCOVERY PARK APARTMENTS II, LLC.

Jon Odle (SIGNED)
MEMBER
Jon Odle (PRINTED)
MANAGING MEMBER

SUBSCRIBED AND SWORN BEFORE ME ON THIS 7th DAY OF JULY, 2020 MY COMMISSION EXPIRES December 19, 2022.



NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS

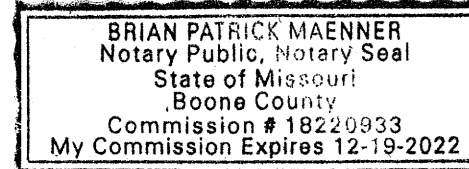
ON THIS 7th DAY OF JULY, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jon Odle TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "P1316, LLC", A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

THE UTILITY EASEMENTS AT THE LOCATIONS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

P1316, LLC.

Jon Odle (SIGNED)
MEMBER
Jon Odle (PRINTED)
MANAGING MEMBER

SUBSCRIBED AND SWORN BEFORE ME ON THIS 7th DAY OF JULY, 2020 MY COMMISSION EXPIRES December 19, 2022.



NOTARY PUBLIC

NOTES

1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOTS 5 & 7 OF DISCOVERY PARK SUBDIVISION PLAT 2-B RECORDED IN PLAT BOOK 48, PAGE 45 OF THE BOONE COUNTY RECORDS.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MARCH, 2020
3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
4. ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.
5. ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ADJUTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.
6. ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.
7. TRACTS 2 & 5 OF THE EASEMENT FOR DRAINAGE AND UTILITIES (BK. 4542, PG. 186 IS PARTIALLY LOCATED ON THE SUBJECT TRACTS. THEY ARE VACATED BY CITY OF COLUMBIA ORDINANCE # _____ AND RECORDED IN BK. _____, PG. _____.

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED 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.

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #290019C0295E, DATED APRIL 19, 2017.

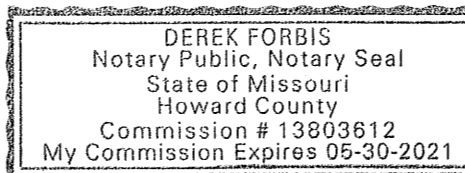
DESCRIPTION:

A REPLAT OF ALL OF LOT 401 AND 402C OF DISCOVERY PARK SUBDIVISION PLAT 4 AND A PORTION OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069 PAGE 102, LOCATED IN THE WEST HALF (W 1/2) OF SECTION 33 AND THE EAST HALF (E 1/2) OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 401 OF DISCOVERY PARK SUBDIVISION PLAT 4 RECORDED IN PLAT BOOK 50, PAGE 70;
THENCE ALONG THE EAST LINE OF LOT 402C AND THE WEST RIGHT OF WAY LINE OF NOCONA PARKWAY 30.13 FEET ALONG A 750.75 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD OF S17°33'15"W, A DISTANCE OF 30.13 FEET) TO THE SOUTHEAST CORNER OF LOT 402C;
THENCE N67°06'20"W ALONG THE SOUTH LINE OF SAID LOT 402C, 236.24 FEET;
THENCE LEAVING THE SOUTH LINE OF SAID LOT 402C N86°23'20"W, 42.39 FEET;
THENCE S22°54'05"W, 16.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 402C N67°06'20"W, 818.69 FEET;
THENCE N22°53'40"E, 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 402C;
THENCE N00°05'30"E, A DISTANCE OF 183.93 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 6 OF SAID DISCOVERY PARK PLAT 2-B;
THENCE S89°34'50"E ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 371.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE N00°26'10"W ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 190.80 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 5 OF DISCOVERY PARK PLAT 2-B;
THENCE N80°35'25"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 209.16 FEET;
THENCE N05°07'55"W ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 168.55 FEET;
THENCE N51°17'15"E, A DISTANCE OF 135.48 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF NOCONA PARKWAY;
THENCE 39.77 FEET ALONG A 108.00 FOOT-RADIUS NON-TANGENT CURVE TO THE LEFT, (HAVING A CHORD OF S73°53'05"E, A DISTANCE OF 39.55 FEET);
THENCE 34.71 FEET ALONG A 32.00 FOOT-RADIUS CURVE TO THE RIGHT, (HAVING A CHORD OF S53°21'45"E, A DISTANCE OF 33.03 FEET);
THENCE S22°17'25"E, A DISTANCE OF 193.95 FEET;
THENCE 4.60 FEET ALONG A 465.75 FOOT-RADIUS CURVE TO THE LEFT, (HAVING A CHORD OF S22°00'25"E, A DISTANCE OF 4.60 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF NOCONA PARKWAY;
THENCE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID NOCONA PARKWAY, 76.07 FEET ALONG A 544.25 FOOT-RADIUS CURVE TO THE LEFT, (HAVING A CHORD OF S26°36'30"E, A DISTANCE OF 76.01 FEET);
THENCE S30°36'50"E, A DISTANCE OF 200.84 FEET;
THENCE 616.08 FEET ALONG A 750.75 FOOT-RADIUS CURVE TO THE RIGHT, (HAVING A CHORD OF S07°06'15"E, A DISTANCE OF 598.94 FEET) TO THE POINT OF BEGINNING.

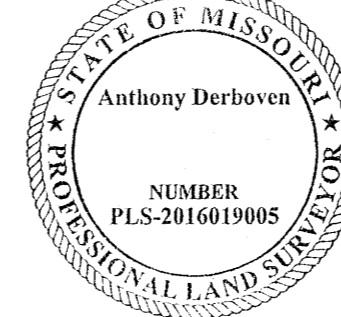
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 13.49 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3790, PAGES 48 & 49 AND BOOK 4763, PAGE 50 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

SUBSCRIBED AND SWORN BEFORE ME ON THIS 1ST DAY OF JULY, 2020 MY COMMISSION EXPIRES MAY 30, 2021.



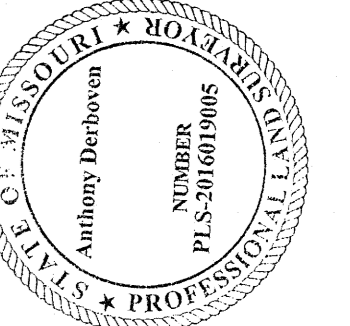
Derek Forbis (SIGNED)
DEREK FORBIS
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF DISCOVERY PARK APARTMENTS II, LLC., A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

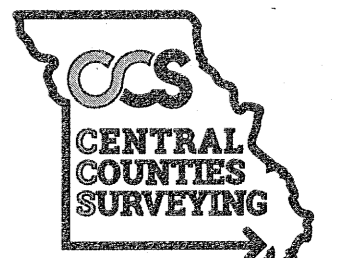


Anthony Derboven (SIGNED)
ANTHONY DERBOVEN, P.L.S. 2016019005
DATE: JULY 1, 2020.

FINAL PLAT OF
DISCOVERY PARK SUBDIVISION PLAT 4-A
A REPLAT OF LOT 401 & 402C OF DISCOVERY PARK PLAT 4 AND A PORTION OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069 PAGE 102. LOCATED IN THE WEST HALF (W 1/2) OF SECTION 33 AND THE EAST HALF (E 1/2) OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI



Anthony Derboven (SIGNED)
ANTHONY DERBOVEN, P.L.S. 2016019005
DATE: JULY 1, 2020.



600 W. Morrison St., Suite 11
Fayette, MO 65248
Phone (660) 728-5028
Missouri Commission # 2014035993
Steven R. Proctor PLS # 2000146868
Anthony Darboven PLS # 2016019005

NOCONA PARKWAY
Columbia, Boone County, MO

Plotted: 7/1/2020

SHT. 1 OF 01

APPROVED BY THE COLUMBIA CITY COUNCIL THIS DAY OF _____, 2020

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK