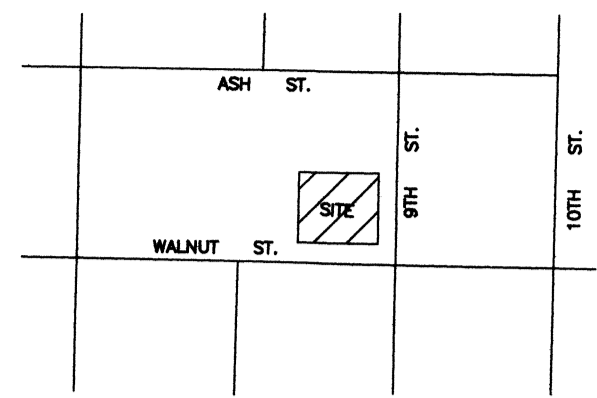


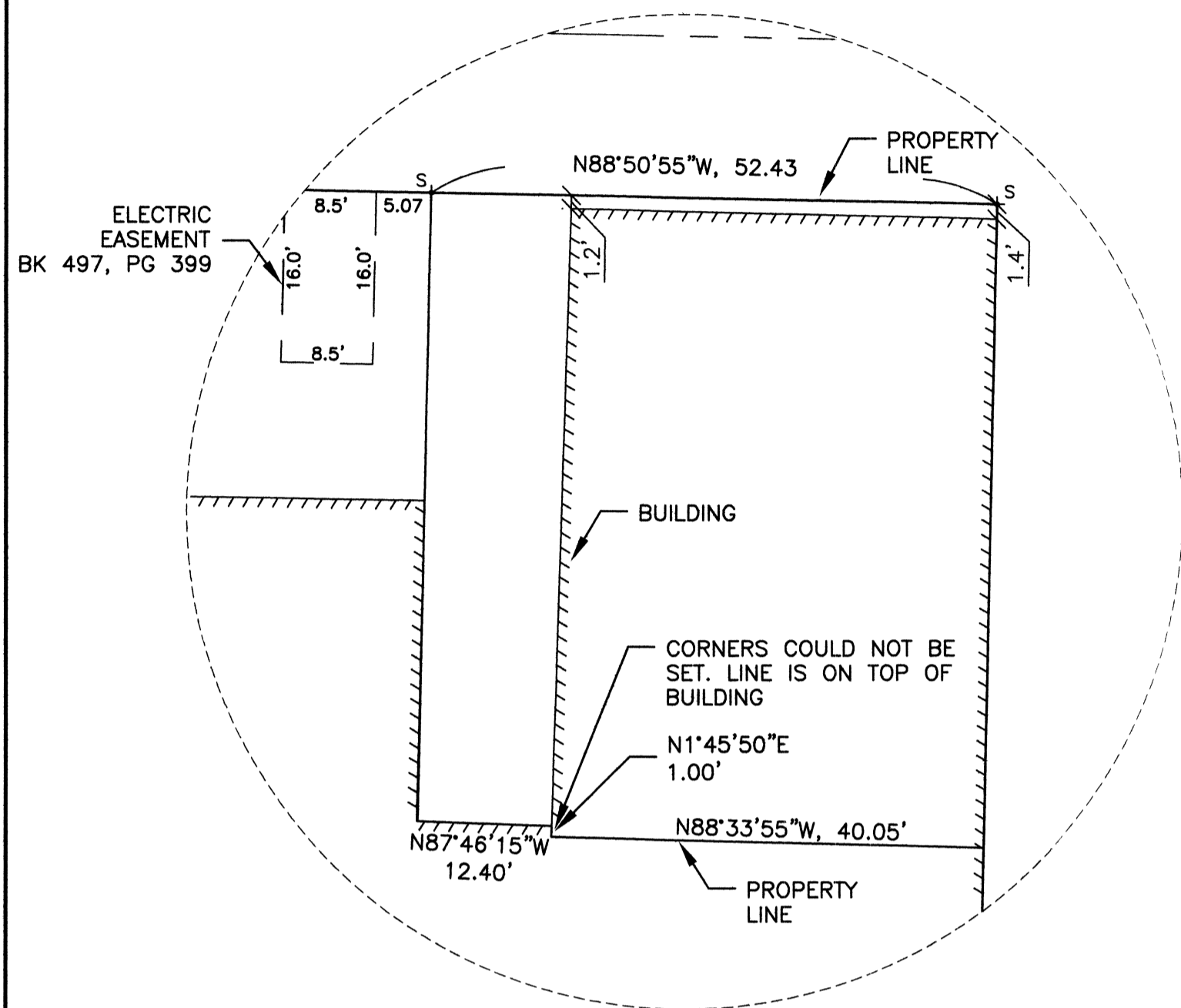
**FINAL PLAT OF  
 ATHENS SUBDIVISION PLAT 1**  
 A REPLAT OF ALL OF LOT 281 AND LOT 282 OF THE ORIGINAL TOWN, NOW CITY, OF COLUMBIA,  
 LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST  
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



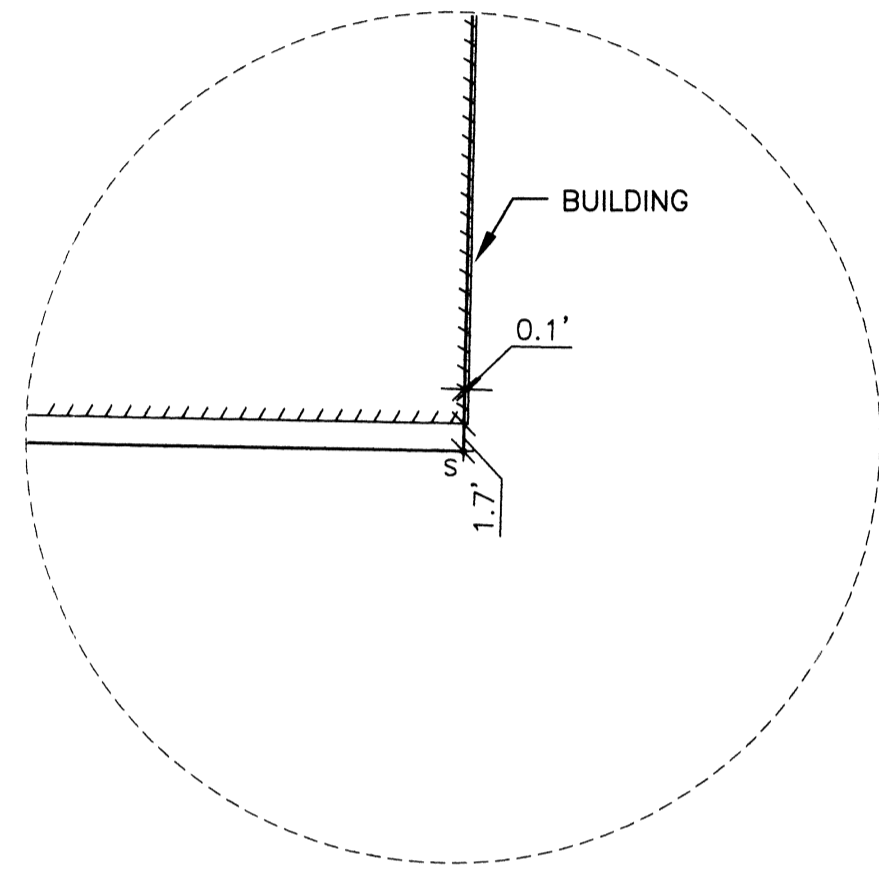
**LOCATION MAP**  
 Not To Scale

SCALE: 1"=40'

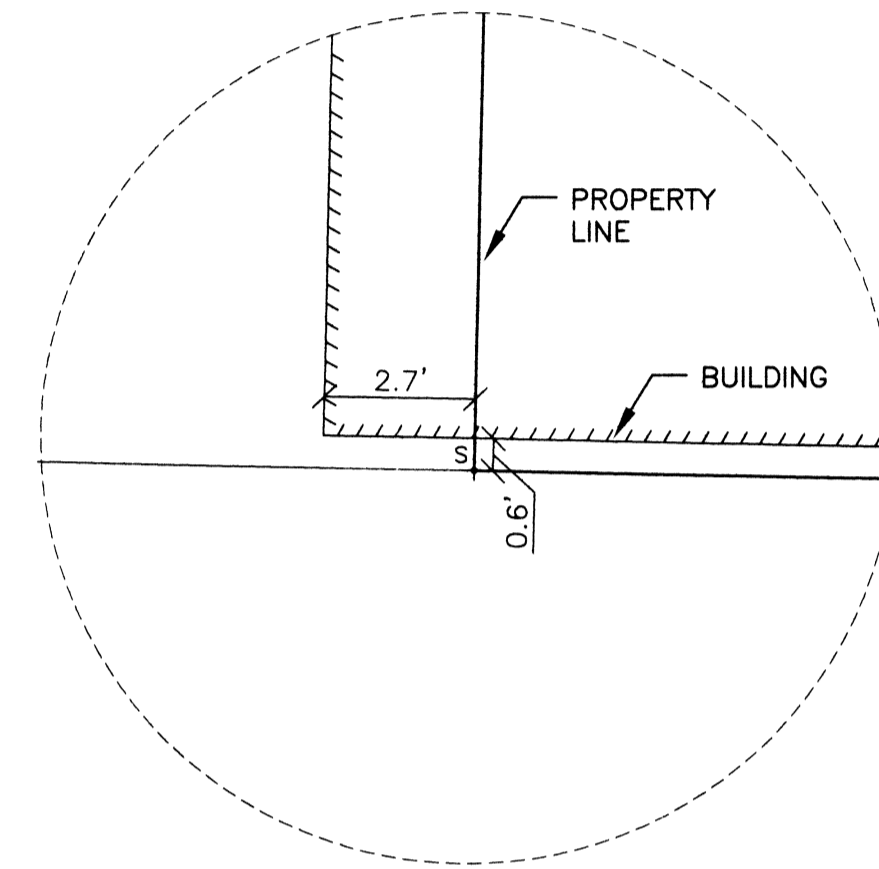
- LEGEND**
- S SET
  - F FOUND
  - DH DRILL HOLE
  - PM PERMANENT MONUMENT
  - 1/2" IRON ROD OR PIPE
  - 5/8" OR LARGER IRON
  - + DRILL HOLE OR CHISEL +
  - △ RIGHT OF WAY MARKER
  - STONE MONUMENT
  - CORNER POST
  - × FENCE LINE
  - OVERHEAD ELECTRIC
  - GAS LINE
  - SEWER LINE
  - PROPOSED LOT NUMBERS



**DETAIL "A"**  
 N.T.S.



**DETAIL "B"**  
 N.T.S.



**DETAIL "C"**  
 N.T.S.

**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 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #29019C0280E, DATED APRIL 19, 2017.

**NOTES**

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2017

**KNOW ALL MEN BY THESE PRESENTS:**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "WABASH ARMS OF COLUMBIA, LLC", A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE HEREON DESCRIBED TRACT HAVE CAUSED THE SAME TO BE RESUBDIVIDED AS SHOWN HEREON. SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WABASH ARMS OF COLUMBIA, LLC

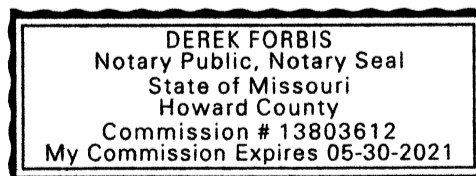
\_\_\_\_\_(SIGNED)

\_\_\_\_\_(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017 MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

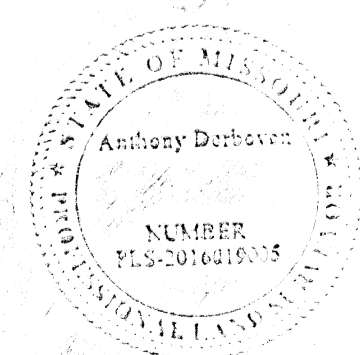
SUBSCRIBED AND SWORN BEFORE ME ON THIS 6TH DAY OF SEPTEMBER, 2017 MY COMMISSION EXPIRES MAY 30, 2021.



DEREK FORBIS  
 NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF JOHN ROGERS ON BEHALF OF WABASH ARMS OF COLUMBIA, 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, P.L.S. 2016019005  
 Date: SEPTEMBER 6, 2017



SURVEY RECORDED IN BOOK 2636, PAGE 26  
 J.C. CONLEY'S SUBDIVISION  
 PLAT BK 87, PAGE 515

**DESCRIPTION**

A REPLAT OF ALL OF LOT 281 & LOT 282 OF THE ORIGINAL TOWN, NOW CITY, OF COLUMBIA, RECORDED IN PLAT BOOK A, PAGE 335 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 282;  
 THENCE WITH THE SOUTH LINE THEREOF N88°51'55"W, 160.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 281;  
 THENCE N1°09'10"E ALONG THE WEST LINE OF SAID LOT 281, 142.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 281;  
 THENCE S88°50'55"E ALONG THE NORTH LINE OF SAID LOTS 281 & 282, 160.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 282;  
 THENCE S1°09'10"W ALONG THE EAST LINE OF SAID LOT 282, 142.10 FEET TO THE SOUTHEAST CORNER OF LOT 282 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.52 ACRES OR 22,739 SQUARE FEET AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3408, PAGE 48 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

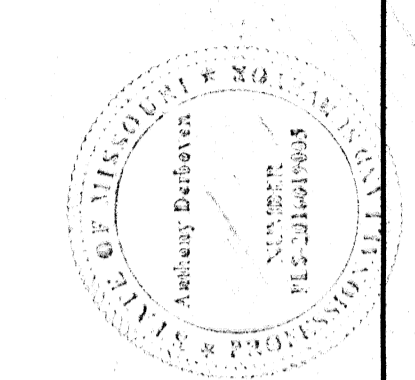
APPROVED BY THE PLANNING & ZONING COMMISSION, COLUMBIA, MO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017

RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



ANTHONY DERBOVEN, P.L.S. 2016019005  
 Date: SEPTEMBER 6, 2017

**C.C.S.**  
 Central Counties  
 Surveying  
 800 W. Morrison St, Suite 11  
 Fayette, MO 65248  
 Phone (660) 728-5028  
 Missouri Commission # 2014035993  
 Steven R. Proctor PLS # 2000148666  
 Anthony Derboven PLS # 2016019005

**ATHENS SUBDIVISION PLAT 1**  
 ALL OF LOT 281 AND LOT 282  
 OF THE ORIGINAL TOWN, NOW CITY OF COLUMBIA  
 Columbia, Boone County, MO

Plotted: 9/6/2017  
 SHT. 1 OF 01