

NOVA PLAZA SUBDIVISION

A REPLAT OF LOTS 14, 15, & 16 OF ROCKBRIDGE SUBDIVISION BLOCK IX

MARCH 3, 2016

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 36 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 14, 15, AND 16 OF ROCKBRIDGE SUBDIVISION BLOCK IX, RECORDED IN PLAT BOOK 23 PAGE 48, AND FURTHER DESCRIBED AS FOLLOWS:

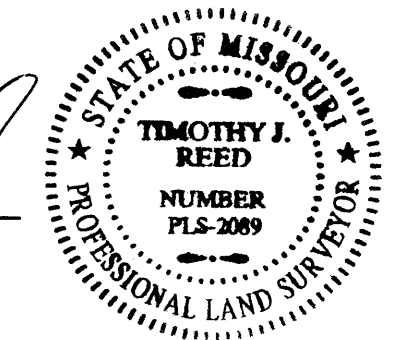
BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 OF ROCKBRIDGE SUBDIVISION BLOCK IX, THENCE N 31°00'00"W, ALONG THE WESTERLY LINE THEREOF AND THE WESTERLY LINE OF LOTS 15 AND 16, A DISTANCE OF 642.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE LINES OF SAID LOT, N 89°46'50"E 423.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.92 FEET, A DISTANCE OF 78.93 FEET, THE CHORD BEING S 28°27'50"E 78.78 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 42.97 FEET, THE CHORD BEING S 6°38'10"W 39.39 FEET; THENCE CONTINUING ALONG THE EASTERLY LINE OF LOT 16, AND THE EASTERLY LINES OF LOT 15 AND LOT 14, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 420.97 FEET, A DISTANCE OF 329.45 FEET, THE CHORD BEING S 25°15'10"W 321.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 16.85 FEET, THE CHORD BEING S 18°57'40"W 16.63 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET, A DISTANCE OF 102.12 FEET, THE CHORD BEING S 27°11'30"E 83.19 FEET; THENCE S 0°33'50"W 157.66 FEET TO THE SOUTHEAST CORNER OF LOT 14; THENCE N 89°26'00"W, ALONG THE SOUTHERLY LINE THEREOF, 313.12 FEET TO THE BEGINNING AND CONTAINING 5.16 ACRES.

THIS TRACT IS SUBJECT TO UTILITY EASEMENTS AND A SANITARY SEWER EASEMENT, DEDICATED BY THE PLAT OF ROCKBRIDGE SUBDIVISION BLOCK IX, AND LOCATED AS SHOWN ON THE PLAT.

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

BY:
 ENGINEERING SURVEYS AND SERVICES
 MISSOURI L.S. CORP. #2004004672
 1113 FAY STREET
 COLUMBIA, MO 65201
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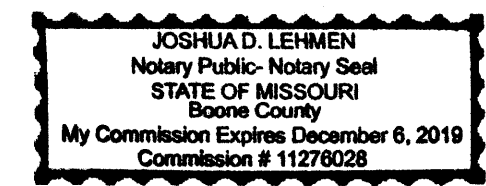
Timothy J. Reed
 TIMOTHY J. REED
 PROFESSIONAL LAND SURVEYOR
 LS 2089
 3/3/2016



STATE OF MISSOURI)
 COUNTY OF BOONE) SS

ON THIS 3rd DAY OF March, 2016 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.

Joshua D. Lehmen
 JOSHUA D. LEHMEN, NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS: THAT, THE CITY OF COLUMBIA, A MUNICIPAL CORPORATION, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT. LAND FOR STREET RIGHT-OF-WAY FOR NOVA WAY, LOCATED AS SHOWN ON THE PLAT, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. UTILITY EASEMENTS LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

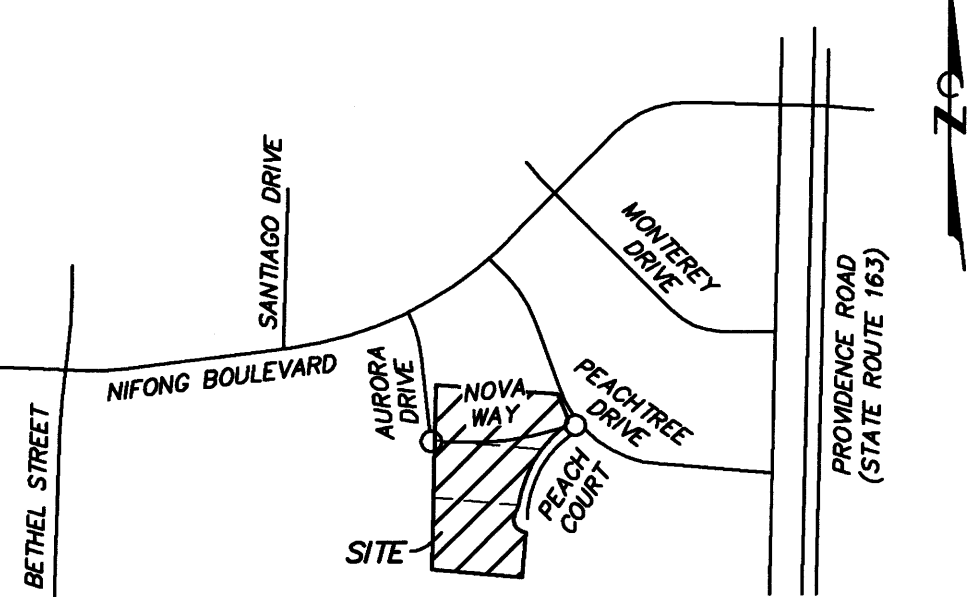
CITY OF COLUMBIA

MIKE MATTHES, CITY MANAGER

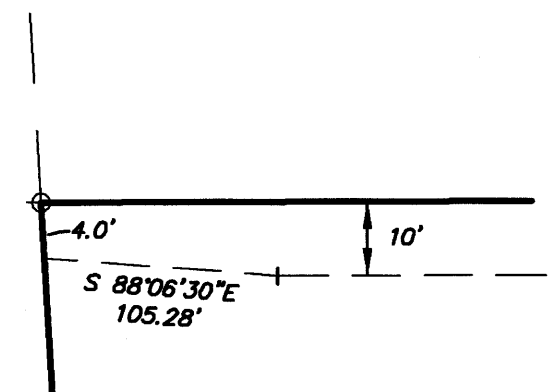
STATE OF MISSOURI)
 COUNTY OF BOONE) SS
 ON THIS _____ DAY OF _____, 2016 BEFORE ME APPEARED MIKE MATTHES TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE CITY MANAGER OF COLUMBIA, MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CITY BY AUTHORITY OF ITS CITY COUNCIL AND THE SAID CITY MANAGER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CITY.

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 _____

_____, NOTARY PUBLIC



VICINITY MAP
 NOT TO SCALE



SEWER EASEMENT DETAIL
 NOT TO SCALE

NOTES

- THESE LOTS ARE PART OF THE ROCKBRIDGE SUBDIVISION BLOCK IX FINAL PLAT RECORDED IN PLAT BOOK 23 PAGE 48 IN 1989. THEREFORE THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE DOES NOT APPLY PER CHAPTER 12A, SECTION 12A-32(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0290D, DATED MARCH 17, 2011.
- DUE TO A SCRIVENER'S ERROR GENTRY ESTATES SHOWS THIS DISTANCE AS 172.53 FEET.

MONUMENT LEGEND

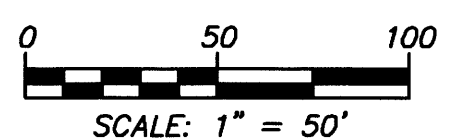
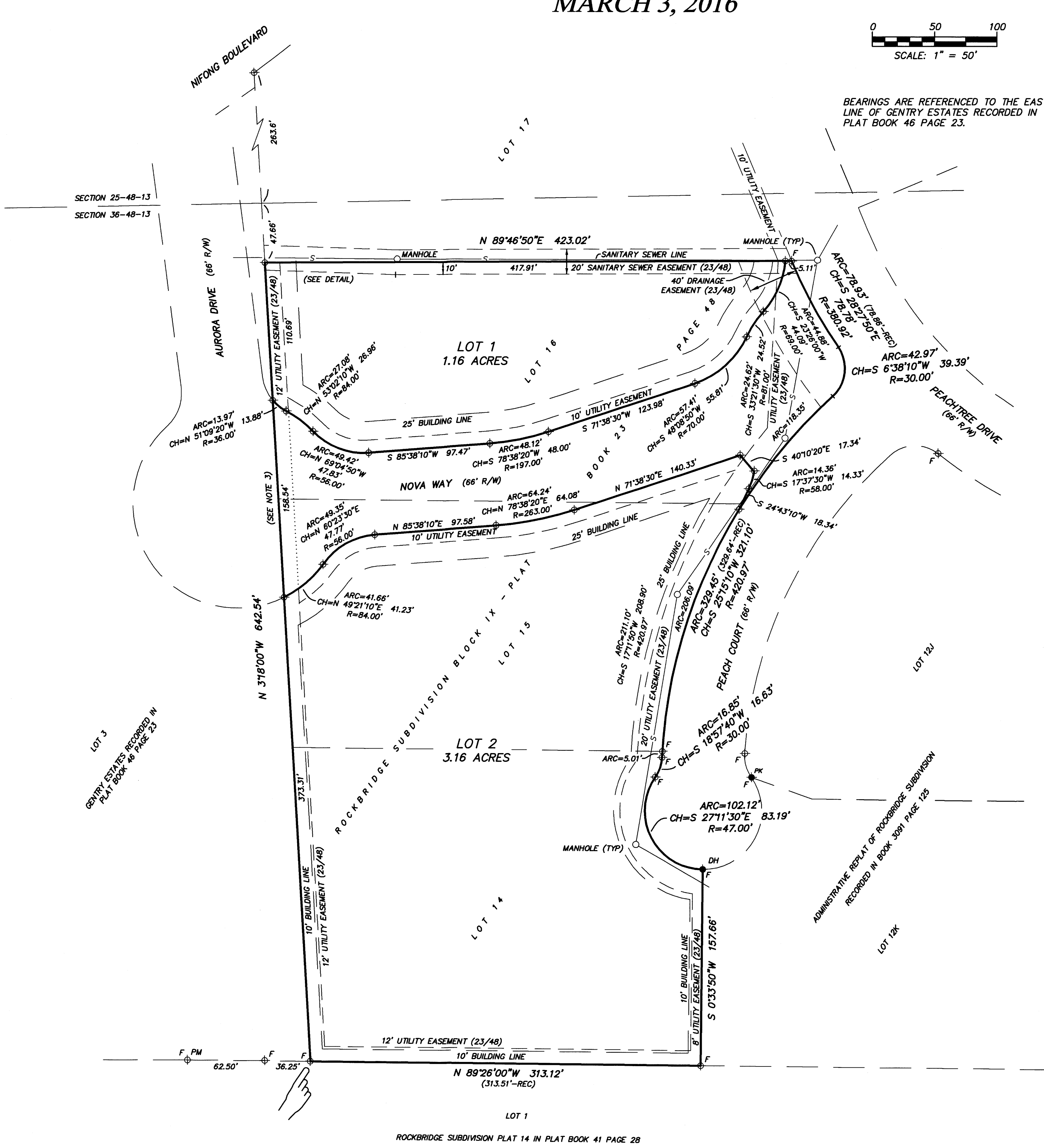
- IRON
- DRILL HOLE
- PK NAIL
- PERMANENT MONUMENT

ALL MONUMENTS ARE SET UNLESS SHOWN (F) FOUND

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2016

ROBERT MCDAVID, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK



BEARINGS ARE REFERENCED TO THE EAST LINE OF GENTRY ESTATES RECORDED IN PLAT BOOK 46 PAGE 23.

ROCKBRIDGE SUBDIVISION PLAT 14 IN PLAT BOOK 41 PAGE 28