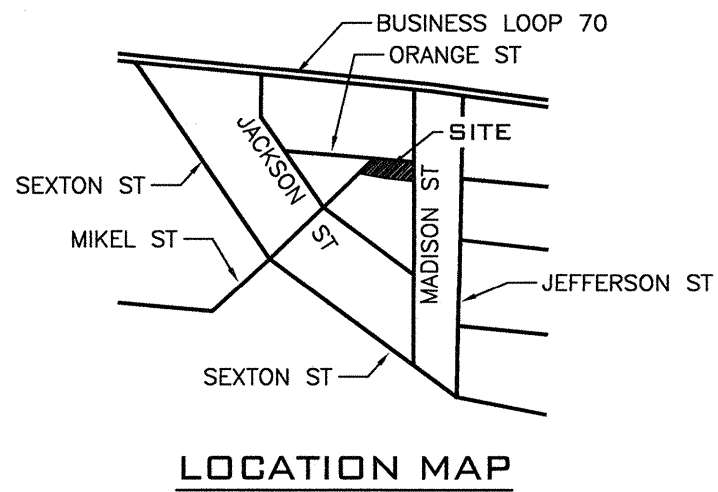
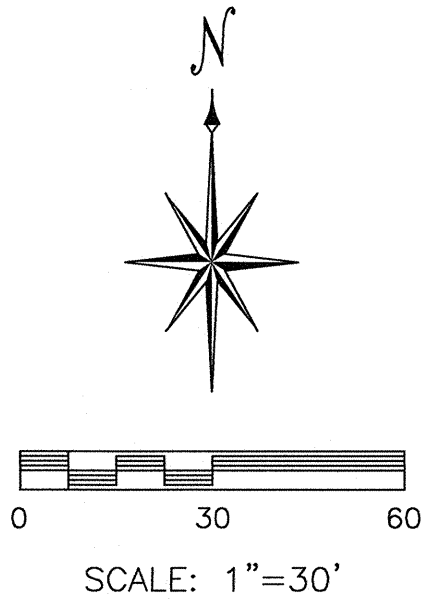


**MIKELS SUBDIVISION PLAT 2
 A MINOR SUBDIVISION**
 ALL OF LOTS 64 & 65 OF MIKEL'S SUBDIVISION RECORDED
 IN PLAT BOOK 2, PAGE 9 AND
 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST
 QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
 (DATE SUBMITTED: MAY 24, 2016)



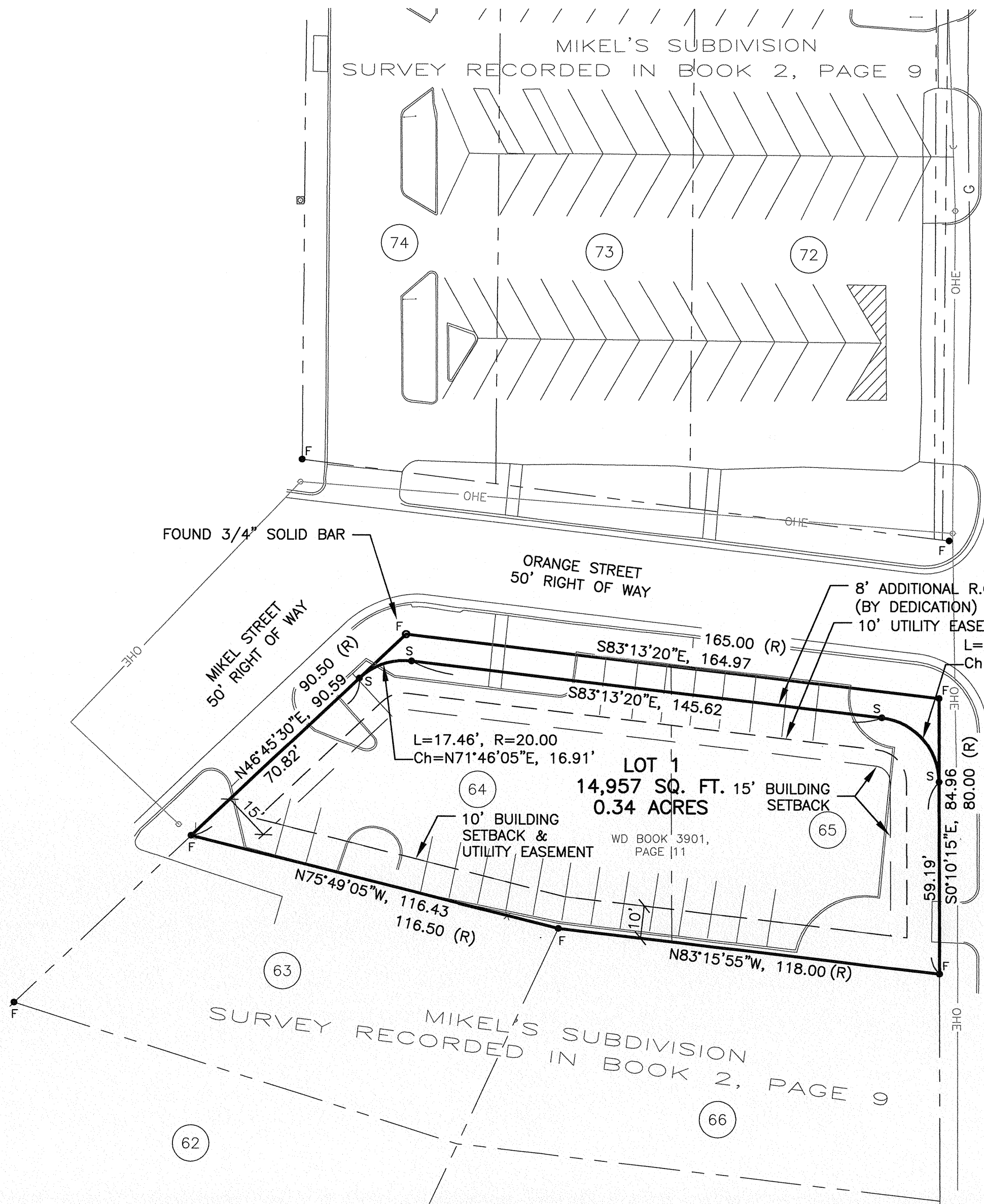
LOCATION MAP



LEGEND

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

C.C.S.
 Central Counties
 Surveying
 800 W. Morrison St, Suite 11
 Fayette, MO 65248
 Phone (660) 728-5028



NOTES

THE BASIS OF BEARINGS IS GRID NORTH OF THE CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. REFERENCED TO MONUMENT BO-11, GRID FACTOR IS 0.9999057.

THIS PLAT WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY APRIL, 2016

THIS IS A RE-SURVEY OF LOTS 64 AND 65 OF MIKEL'S SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 9 OF THE BOONE COUNTY RECORDS.

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 29019C0280D. DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. HOWEVER, THERE ARE NO REGULATED STREAMS PRESENT ON THIS TRACT.

DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI:

ALL OF LOTS 64 AND 65 OF MIKEL'S SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 9 OF THE BOONE COUNTY RECORDS.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 16,384 SQUARE FEET OR 0.38 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3901, PAGE 11 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

KNOW ALL MEN BY THESE PRESENTS

ON THIS _____ DAY OF _____, 2016, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "TRUE PROPERTIES, 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 10' UTILITY EASEMENTS AT THE LOCATIONS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

THE ADDITIONAL RIGHT OF WAY AT THE LOCATION SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER

TRUE PROPERTIES LLC.

_____(SIGNED)
 PRESIDENT

_____(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS ____ DAY OF _____, 2016 MY COMMISSION EXPIRES _____, 20____

 NOTARY PUBLIC

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2016

 BRIAN TREECE, MAYOR

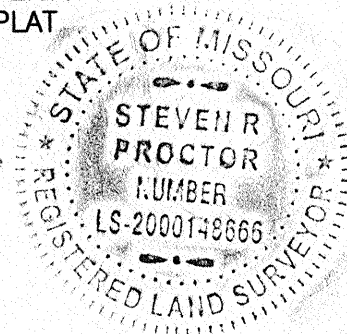
 SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING & ZONING COMMISSION, COLUMBIA, MO THIS _____ DAY OF _____, 2016

 RUSTY STRODTMAN, VICE-CHAIRMAN

THIS IS TO CERTIFY THAT AT THE REQUEST OF TRUE PROPERTIES, LLC. A SURVEY AND SUBDIVISION OF A PORTION OF THE LAND DESCRIBED IN DEED BOOK 3901, PAGE 11 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Steven R. Proctor
 STEVEN R. PROCTOR, P.L.S. 2000148666
 Date: AUGUST 11, 2016



SUBSCRIBED AND SWORN BEFORE ME ON THIS 11TH DAY OF AUGUST, 2016 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
 Notary Public - Notary Seal
 Comm. Number 13803612
 STATE OF MISSOURI
 Boone County
 My Commission Expires: May 31, 2017

Derek Forbis
 DEREK FORBIS
 NOTARY PUBLIC