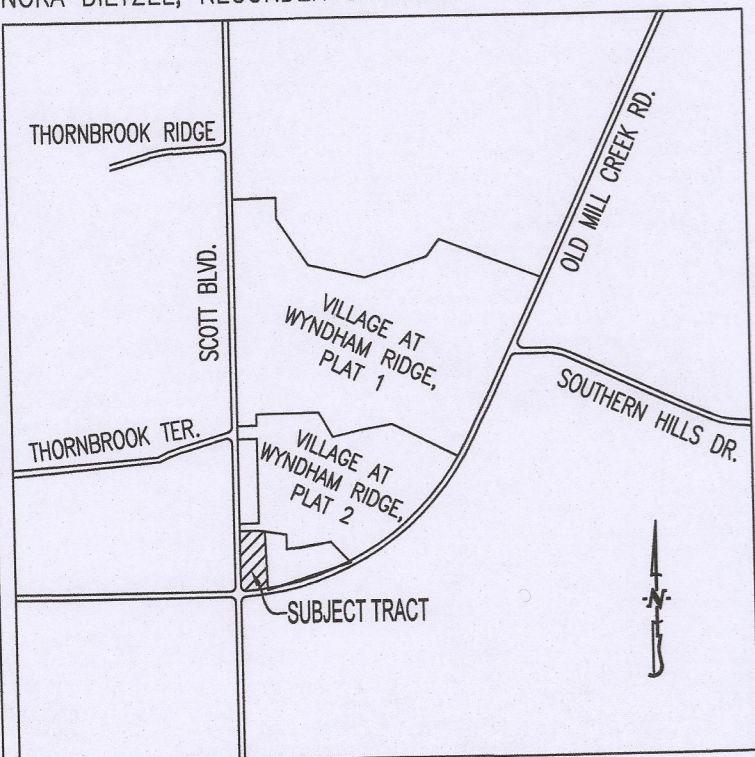
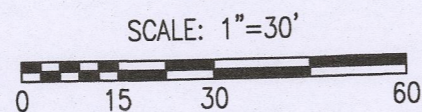


FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS



LOCATION MAP
NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

FINAL PLAT WYNDHAM COMMERCIAL CORNER, PLAT NO. 2

A REPLAT OF LOT 1, WYNDHAM COMMERCIAL CORNER
LOCATED IN THE NORTHWEST QUARTER OF
SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 12, 2020

LEGEND:

- E EXISTING
- S SET
- o 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊕ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH x DRILL HOLE
- W/CHISELED X

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER 2020, I COMPLETED A SURVEY FOR R2M2, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING LOT 1, WYNDHAM COMMERCIAL CORNER RECORDED IN PLAT BOOK 50, PAGE 65 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4861, PAGE 143 CONTAINING 2.50 ACRES.

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

SURVEY AND PLAT BY:

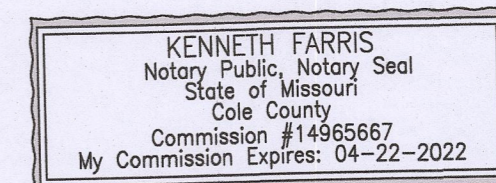
CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
11/30/2020
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 30th DAY OF November, 2020.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT R2M2, LLC, IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WYNDHAM COMMERCIAL CORNER, PLAT NO. 2".

IN WITNESS WHEREOF, R2M2, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, WITH SEAL TO BE AFFIXED THIS 15th DAY OF December, 2020.

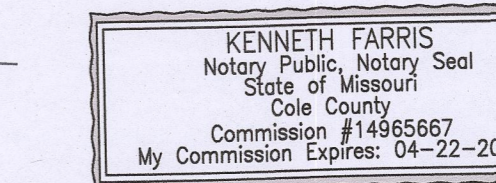
JARED REYNOLDS, MEMBER
NICOLE REYNOLDS, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 15th DAY OF December, 2020 BEFORE ME PERSONALLY APPEARED JARED REYNOLDS, MEMBER AND NICOLE REYNOLDS, MEMBER TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE MEMBERS OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF December IN THE YEAR 2020.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2020.

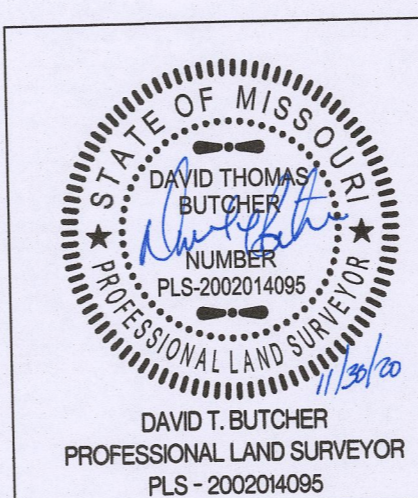
BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0267E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE HUNTSDALE USGS QUADRANGLE.
5. THIS PLAT IS SUBJECT TO A RIGHT OF WAY EASEMENT FOR BOONE ELECTRIC AS RECORDED IN BOOK 4952, PAGE 67.



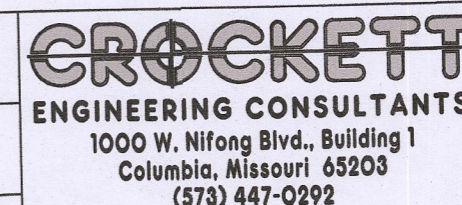
WYNDHAM COMMERCIAL CORNER, PLAT NO. 2

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 10/12/2020
PROJECT: 981040

SCALE: 1" = 60'
DRAWN BY: DWB



www.crockettengineering.com