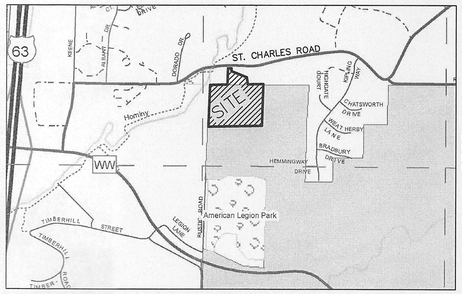
FILED FOR RECORD, BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

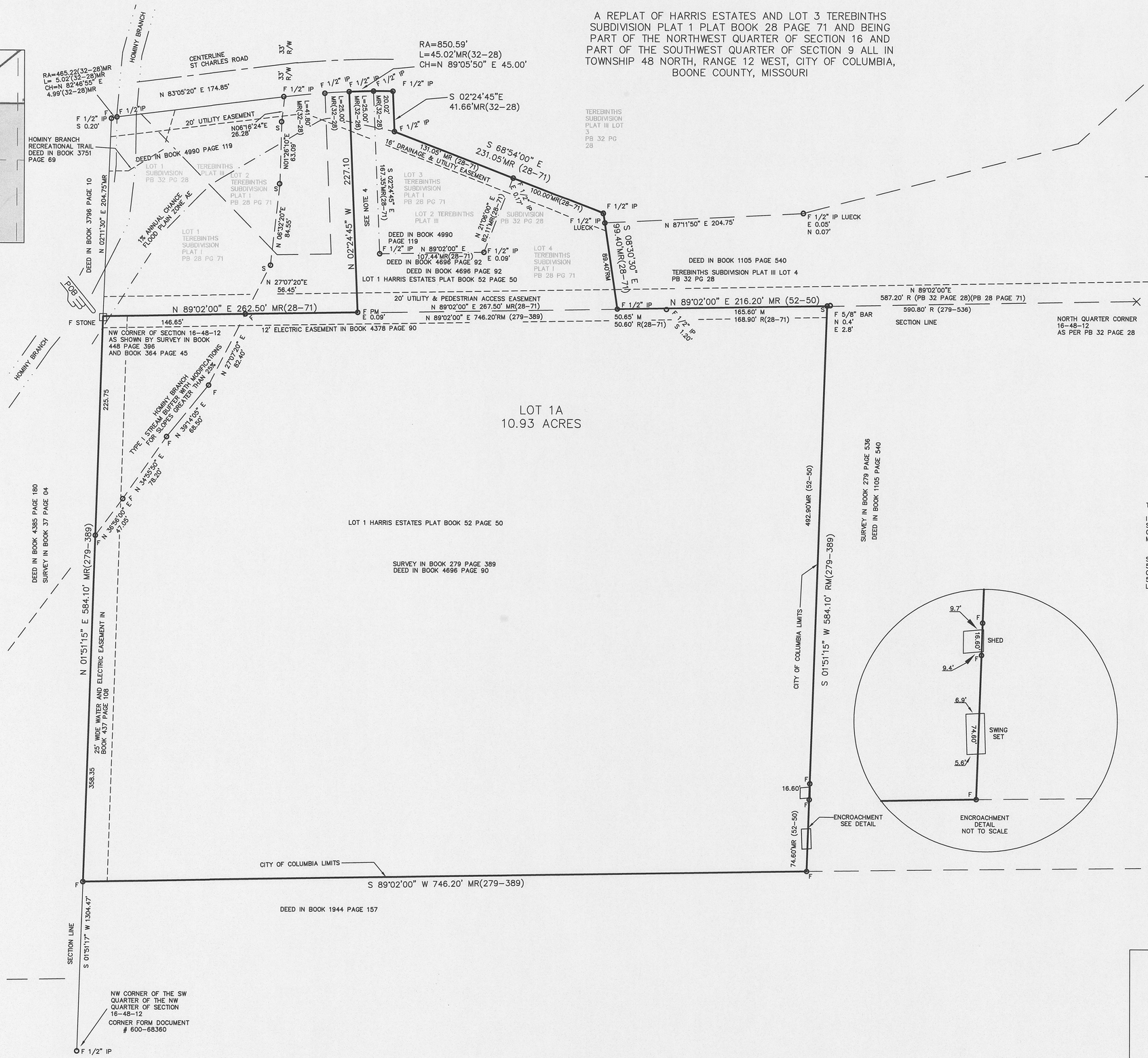
HARRIS ESTATES PLAT 2

A REPLAT OF HARRIS ESTATES AND LOT 3 TEREBINTHS SUBDIVISION PLAT 1 PLAT BOOK 28 PAGE 71 AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHWEST QUARTER OF SECTION 9 ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

SITE LOCATION MAP
NOT TO SCALE



SCALE 1"= 50'
0 25' 50' 100'



LEGEND

F	FOUND 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
S	SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321
PM	PERMANENT MONUMENT
R/W	RIGHT-OF-WAY
R	RECORD
M	MEASURED
℄	CENTER LINE
△	FOUND RIGHT-OF-WAY MARKER
X	FENCE
ON	ORIGINAL NOTES
BCS	BOONE COUNTY SURVEY
POB	POINT OF BEGINNING
⊡	F STONE
PB	PLAT BOOK
(279-389)	BOOK AND PAGE RECORDED DOCUMENT
RA	CURVE RADIUS
CH	CHORD
L	ARC LENGTH

DESCRIPTION
A TRACT LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 4696 PAGE 90 AND THE DEED IN BOOK 4696 PAGE 92 AND THE DEED IN BOOK 4990 PAGE 119 ALSO BEING ALL OF THE TRACT SHOWN BY SURVEY IN BOOK 279 PAGE 389, ALSO BEING LOTS 3 AND 4 OF TEREBINTHS SUBDIVISION PLAT 1 AS SHOWN IN PLAT BOOK 28 PAGE 71, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 16, AS SHOWN BY SURVEY IN BOOK 448 PAGE 396 AND SURVEY IN BOOK 364 PAGE 45 BOTH OF THE BOONE COUNTY RECORDS. THENCE WITH THE LINES OF THE TRACTS SHOWN BY SAID SURVEY IN BOOK 279 AND PAGE 389 AND SAID LOTS 3 AND 4 N 89°02'00" E 262.50' FEET; THENCE N 02°24'45" W, 227.10 FEET; THENCE 45.02 FEET WITH A CURVE TO THE RIGHT, CURVE RADIUS OF 850.59 FEET, CHORD N 89°05'50" E, 45.00 FEET; THENCE S 02°24'45" E, 41.66 FEET; THENCE S 68°54'00" E, 231.05 FEET; THENCE S 08°30'30"E, 99.40 FEET; THENCE N 89°02'00"E, 216.20 FEET; THENCE S 01°51'15" W, 584.10 FEET; THENCE S 89°02'00" W, 746.20 FEET; THENCE N 01°51'15" E, 584.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.93 ACRES.

KNOW ALL MEN BY THESE PRESENTS:
THAT, JAMES AND GINA HARRIS, HUSBAND AND WIFE, ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT AND HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT. THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER.

JAMES HARRIS

GINA HARRIS

STATE OF MISSOURI)
) SS
COUNTY OF BOONE)

ON THIS 22 DAY OF August, 2019 BEFORE ME APPEARED, JAMES AND GINA HARRIS, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN DID SAY THAT THIS INSTRUMENT WAS SIGNED AND SEALED AS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I, A NOTARY PUBLIC, HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN ABOVE.

KEVIN M. SCHWEIKERT NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

KEVIN M. SCHWEIKERT
Notary Public – Notary Seal
Boone County – State of Missouri
Commission Number 13399734
My Commission Expires Jan 2, 2022

DATE: JUNE 6, 2019

SURVEY FOR: JIM HARRIS
PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 20 CSR 2030-16.040

REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MODOT VRS STATION.

NOTES:
1) PART OF THIS TRACT IS LOCATED IN THE 1% ANNUAL CHANCE FLOOD PLAIN AS PER FIRM MAP #29019C0283E DATED: APRIL 19, 2017.

2). AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA QUADRANGLE, THERE IS A TYPE I STREAM BUFFER WITH MODIFICATIONS FOR SLOPES GREATER THAN 25% AS DEFINED BY CITY OF COLUMBIA CODE OF ORDINANCES 12A-23 LOCATED ON THIS SITE AS SHOWN.

3.) CURRENT TITLE INSURANCE POLICY WAS NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.

4.) THERE SHALL BE NO AREA RESERVED FOR ACCESS FOR LOT 3 TEREBINTHS PLAT I AND LOT 1 TEREBINTHS PLAT III

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC
506 NICHOLS STREET SUITE A
COLUMBIA, MO. 65201
573-442-3110
LC 321

KEVIN M. SCHWEIKERT PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 22nd DAY OF August, 2019

NOTARY PUBLIC

MARGARET A. GROSECLOSE
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 9/13/2021
Commission # 17185304

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE

_____

ON THE _____DAY OF _____, 2019

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN CITY CLERK

HARRIS ESTATES
PLAT 2
A REPLAT OF HARRIS ESTATES AND LOT 3 TEREBINTHS SUBDIVISION PLAT 1 PLAT BOOK 28 PAGE 71 PART OF THE NORTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHWEST QUARTER OF SECTION 9 ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

BRUSH AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201
PHONE: (573) 442-3110
FAX: (573) 442-4851
WWW.BRUSHENGSURV.COM
PLSC 321 ENC 001450

STATE OF MISSOURI
KEVIN M. SCHWEIKERT
NUMBER PLS 2013020068

KEVIN M. SCHWEIKERT
PLS 2013020068
DATE: August 6, 2019

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