



LOCATION MAP
NOT TO SCALE

- LEGEND**
- 1/2" IRON PIPE WITH CAP #2001006115
 - E EXISTING
 - S SET
 - (REC) RECORD
 - DH DRILL HOLE
 - PK PK NAIL
 - IP IRON PIPE 1/2" UNLESS OTHERWISE NOTED
 - RB REBAR
 - △ MONUMENT
 - STONE
 - ▲ RIGHT-OF-WAY MARKER
 - PM PERMANENT MONUMENT
 - ⊕ CENTERLINE
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE
 - P.O.B. POINT OF BEGINNING
 - EXISTING LOT LINE
 - M MEASURED
 - (REC 2-9) RECORD FROM PB 2 PG 9
 - 0.000 SQUARE FEET
 - 00.00 AC ACRES

FINAL PLAT MIKEL'S SUBDIVISION PLAT 4

FINAL PLAT
A REPLAT OF LOTS 29, 30, 50, 51, AND 52
OF MIKEL'S SUBDIVISION

CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 9, 2020

KNOW ALL MEN BY THESE PRESENTS

McROB INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, McROB INVESTMENTS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

McROB INVESTMENTS, LLC

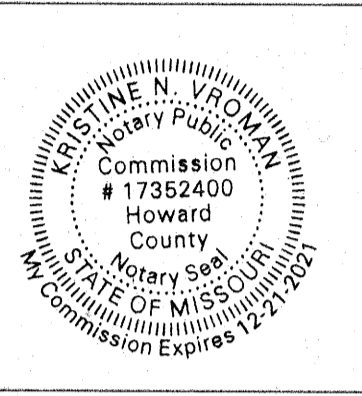
BY: *Benjamin Moeve*
BENJAMIN MOEVE, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 18th DAY OF March IN THE YEAR 2020, BEFORE ME, *Kristine N. Vroman*, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BENJAMIN MOEVE, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS A MEMBER OF McROB INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THE HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

Kristine N. Vroman
KRISTINE N. VROMAN, NOTARY PUBLIC

MY COMMISSION EXPIRES
12-21-2021



PROPERTY DESCRIPTION

FIVE TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11 IN TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE ENTIRETY OF LOTS TWENTY-NINE (29), THIRTY (30), FIFTY (50), FIFTY-ONE (51) AND FIFTY-TWO (52) OF MIKEL'S SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 9, ALSO BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5100, PAGE 62, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 30, THENCE WITH THE NORTHERLY LINE OF LOTS 30 AND 50, N 55°06'15" E, 333.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF JACKSON STREET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF JACKSON STREET, S 34°39'45" E, 179.72 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY ALONG THE SOUTHERLY LINE OF SAID LOT 52, S 55°06'15" W, 166.70 FEET; THENCE LEAVING SAID SOUTHERLY LINE, ALONG THE WESTERLY LINE OF LOT 52, N 35°51'00" W, 60.78 FEET; THENCE LEAVING SAID WESTERLY LINE ALONG THE SOUTHERLY LINE OF SAID LOT 29, S 55°06'15" W, 169.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SEXTON ROAD; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SEXTON ROAD, N 33°52'15" W, 118.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.15 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN DECEMBER 2019, I COMPLETED A SURVEY FOR McROB INVESTMENTS, LLC FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

Jay Gebhardt
JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE: MARCH 9, 2020

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

A MAJOR SUBDIVISION FINAL PLAT
MIKEL'S SUBDIVISION PLAT 4
CITY OF COLUMBIA, MISSOURI

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X—STREAM BUFFER REQUIREMENTS, PER SECTION 124-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY ORD. 29-2.3 (4)(4), PER THE BOONE COUNTY FIRM PANEL #29019C0280E, DATED APRIL 19, 2017.

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

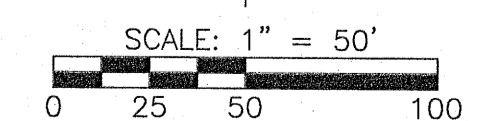
BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

NOTES:

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-18.040 (2) (A).
- RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT. OTHER DOCUMENTS OF RECORD, OR NOT OF RECORD, MAY EXIST WHICH AFFECT THE SURVEYED PROPERTY.
- THESE TRACTS ARE SUBJECT TO THE CITY OF COLUMBIA STORMWATER ORDINANCE.
- TOTAL AREA = 1.15 ACRES
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MODOT CORS VRS NETWORK, NAD83 (2011).