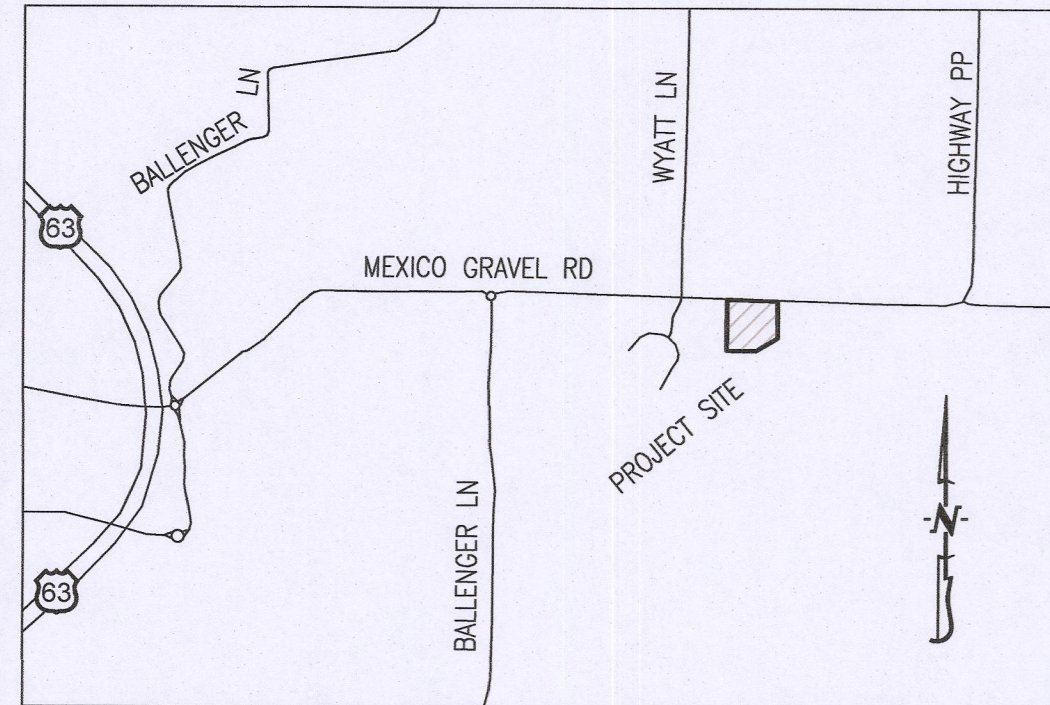
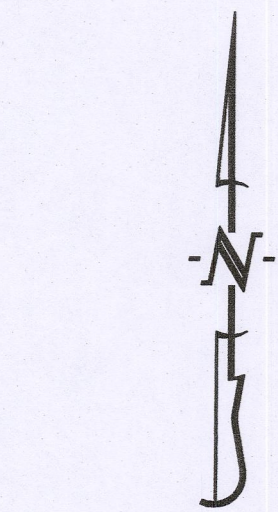


FINAL PLAT GERAU FARMS, PLAT No. 1

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 34, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 13, 2023



LOCATION MAP
NOT TO SCALE



SCALE: 1"=50'
0 25 50 100

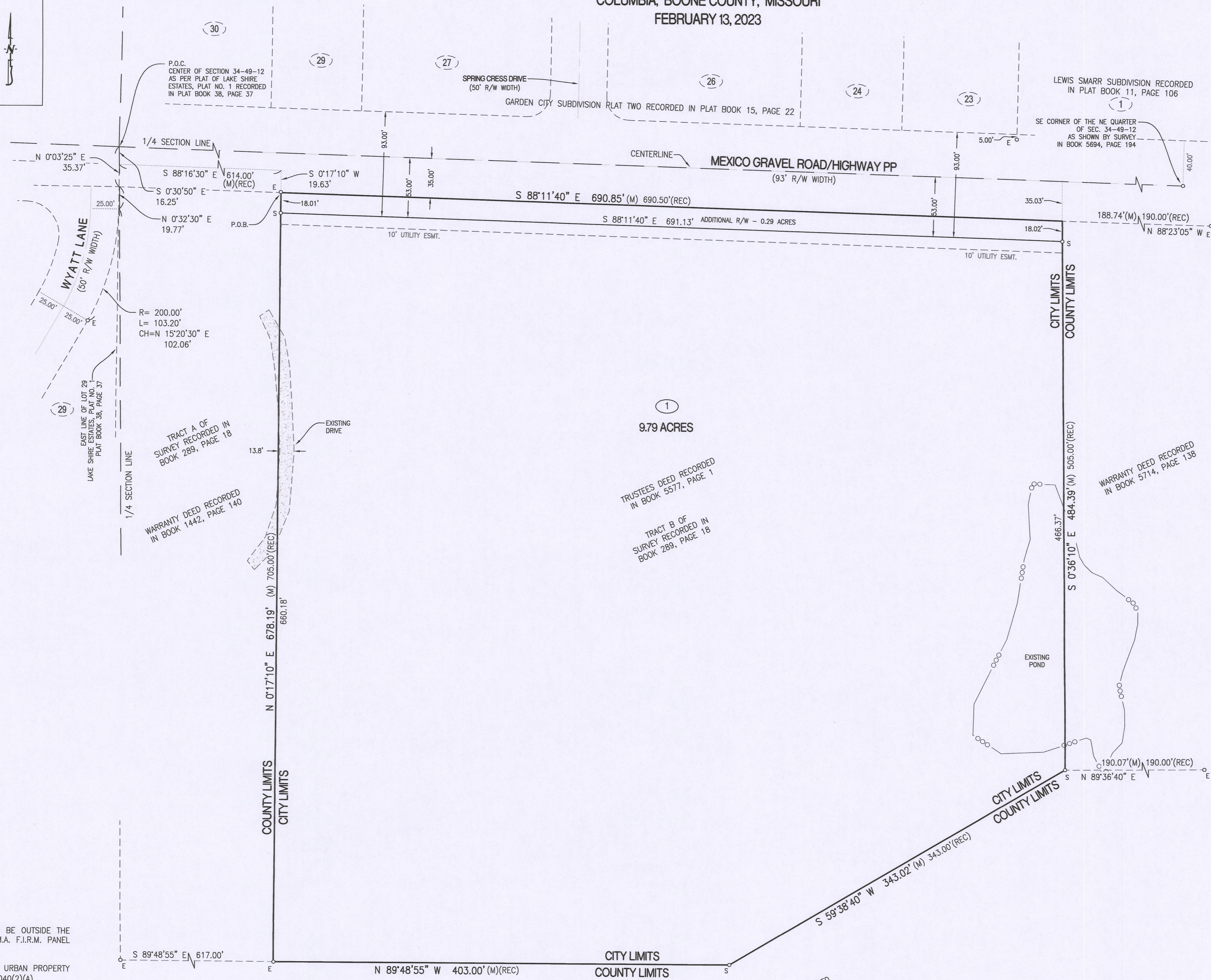
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

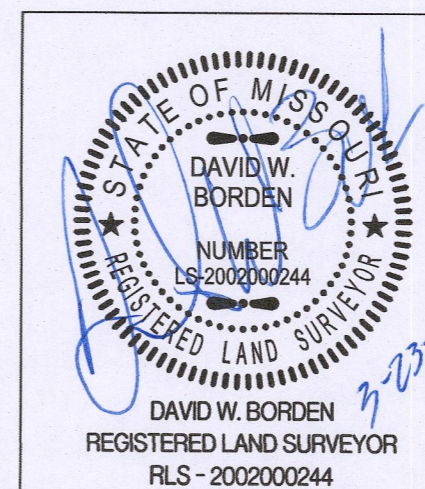
NOTES:

1. THIS TRACT IS LOCATED IN ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0282E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
5. AN EXISTING DRIVE IS ENCRANCHING THE WEST SIDE OF SUBJECT PROPERTY.



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 23rd DAY OF March, 2023

SHARON BEUEA JONES, CHAIRPERSON



GERAU FARMS, PLAT NO. 1	
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 2/13/2023	SCALE: 1"=50'
PROJECT: 220439	DRAWN BY: DWB

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2023, I COMPLETED A SURVEY AND SUBDIVISION FOR JOHN E. GERAU REVOCABLE LIVING TRUST U/T/A DATED NOVEMBER 15, 2002, OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED IN TRUSTEE'S DEED RECORDED IN BOOK 5577, PAGE 1 AND SHOWN AS TRACT B IN A SURVEY RECORDED IN BOOK 289, PAGE 18 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE WITH THE WEST LINE OF SAID QUARTER SECTION, S 0°30'50"E, 16.25 FEET TO THE NORTHWEST CORNER OF TRACT A AS SHOWN IN A SURVEY RECORDED IN BOOK 289, PAGE 18; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID TRACT A, S 88°16'30"E, 614.00 FEET; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID TRACT A, SAID LINE ALSO BEING THE WEST LINE OF SAID TRACT B, S 0°17'10"W, 19.83 FEET TO THE SOUTH RIGHT OF WAY LINE FOR MEXICO GRAVEL ROAD (A.K.A. HIGHWAY PP) SAID POINT BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND WITH THE SAID SOUTH RIGHT OF WAY LINE, S 88°11'40"E, 690.85 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID TRACT, S 0°36'10"E, 484.39 FEET; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTHEAST LINE OF SAID TRACT, S 59°38'40"W, 343.02 FEET; THENCE LEAVING SAID SOUTHEAST LINE AND WITH THE SOUTH LINE OF SAID TRACT, N 89°48'55"W 403.00 FEET; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID TRACT, N 0°17'10"E, 678.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.08 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 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 W. BORDEN, PLS-2002000244
3-23-23
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF March, IN THE YEAR 2023.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN E. GERAU, TRUSTEE OF THE JOHN E. GERAU REVOCABLE LIVING TRUST U/T/A DATED NOVEMBER 15, 2002 IS OWNER OF THE HEREON DESCRIBED TRACT AND THAT HE HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. 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 "GERAU FARMS, PLAT NO. 1".

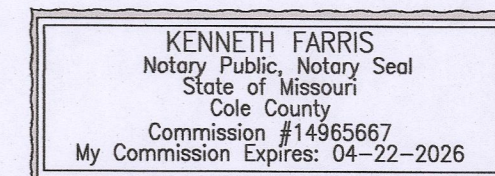
IN WITNESS WHEREOF, JOHN E. GERAU HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS 23rd DAY OF March, 2023.

John E. Gerau
JOHN E. GERAU, TRUSTEE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 23rd DAY OF March, IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN E. GERAU, TRUSTEE OF THE JOHN E. GERAU REVOCABLE LIVING TRUST U/T/A DATED NOVEMBER 15, 2002 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK