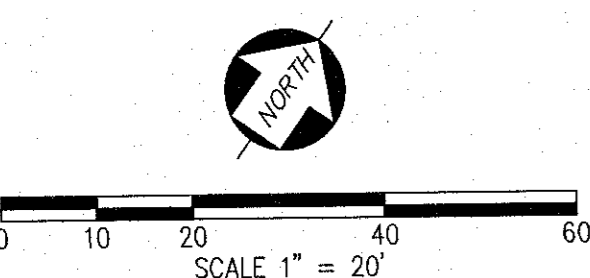


LOCATION MAP
N.T.S.



- LEGEND**
- SET IRON PIPE, UNLESS OTHERWISE NOTED AS EXISTING
 - E EXISTING
 - SET REBAR, UNLESS OTHERWISE NOTED AS EXISTING
 - SET DRILL HOLE
 - X- FENCE LINE
 - REC RECORD DISTANCE

- NOTES:**
- 1) The name, width and location of all known easements are shown on this survey. However, these lots may be subject to easements, unknown to me, that are not shown on this plat.
 - 2) These lots are exempt from the City of Columbia Stream Buffer Ordinance per Chapter 12A, Article X, Section 12A-232(a)(2) of the City of Columbia Ordinances. The closest intermittent stream is an unnamed tributary to Hinkson Creek (through Columbia Country Club) approximately a half mile southeast of this site.
 - 3) Porches, sidewalks, and steps shown are generally concrete. Sheds, decks, and ramps are wooden.
 - 4) No easement was found for the sanitary sewer across these existing lots. A 16" sanitary sewer easement is therefore provided by this replat.
 - 5) Distances along the boundary of this replat are both record plat and measured, unless otherwise noted as the measured distance followed by the record distance in parentheses.
 - 6) On this date, the Flood Insurance Rate Map, Community-Panel number 29019C0280E, dated April 19, 2017, was reviewed. The review showed that Tiger Tots Place, Columbia, Missouri, is contained in Zone X - area of minimal flooding.
 - 7) These lots are subject to requirements for Street Frontage Landscaping, as defined in Section 29-4.4(d)(2); also, these lots are subject to requirements for Preservation of Existing Landscaping as defined in Section 29-4.4(g)(2), both of the City of Columbia ordinances.
 - 8) These lots will be shown on a future site plan which will further detail plans for trash service, stormwater mitigation, landscaping and screening.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI.
THIS ____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK

LUECK SURVEYING
Ronald G. Lueck, PLS #1957
914 N. College Ave., Suite 2
Columbia, MO 65201
rlueck@rocket.net
Phone: (573) 443-6219

Project Name: Tiger Tots Place
Project Location: William St., Paris Rd., Sandifer Ave.
Columbia, Boone County, MO

Project Number: 2329K09
Date Prepared: January 14, 2019
Last Revised: March 20, 2019



TIGER TOTS PLACE

REPLAT OF LOTS 1, 2, 3, 4, 5 AND 6 SUNNY SLOPE AS SHOWN IN PLAT BOOK 3, PAGE 50; AND LOT 1, WEST 22' OF LOT 2, SOUTH 60' OF EAST 48' OF LOT 2 SOUTH 55' OF LOT 11 AND LOT 12, LOT 13, AND LOT 14, SANDIFER'S SUBDIVISION LOCATED IN THE NW QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, MISSOURI JANUARY 14, 2019

A Replat of Lots 1, 2, 3, 4, 5 and 6, all of Sunny Slope, Columbia, Missouri, being shown by the subdivision plat recorded in Plat Book 3, Page 50; ALSO Lot 1, the west 22 feet of Lot 2, the south 60 feet of the east 48 feet of Lot 2, Lots 14, 13, 12, and Lot 11 EXCEPT the northwest 5 feet thereof, all of Sandifer's Subdivision, Columbia, Missouri, being shown by the subdivision plat recorded in Plat Book 1, Page 38, both of the Boone County records. Area of said Lots and partial Lots contain a total of 2.44 acres.

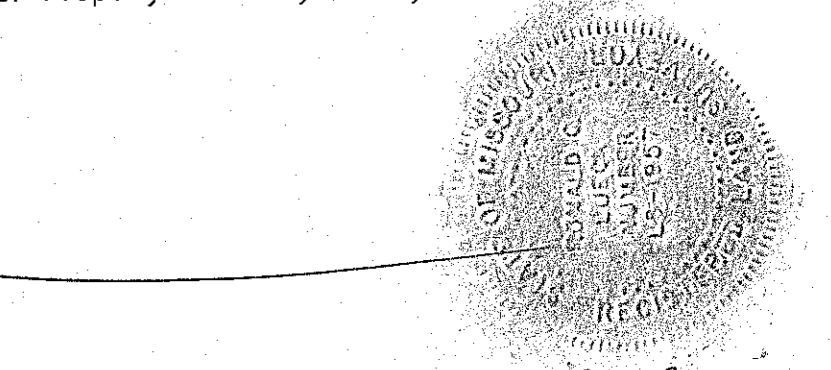
The west 22 feet of Lot 2, as described by a Missouri Corporation Warranty Deed recorded in Book 2847, Page 10, along with the south 60 feet of the east 48 feet of said Lot 2, as described by a Trustee's Deed recorded in Book 3967, Page 172, both being parts of Lot 2, Sandifer's Subdivision, Columbia, Missouri, shown in Plat Book 1, Page 38 of the Boone County records, and is further and needlessly described as follows: Beginning at the easternmost corner of Lot 2; thence Southwesterly, along the southwest line of said Lot, 70.02 feet to the south corner of said Lot; thence Northwesterly, along the southwest line of said Lot, 158.00 feet to the west corner of said Lot; thence Northeasterly, along the northwest line of said Lot, 22.08 feet to the north corner of the west 22 feet of said Lot; thence Southeasterly, along the northeast line of said west 22 feet of said Lot, 96.02 feet to the west corner of the south 60 feet of the east 48 feet, 48.02 feet to the northeasterly, along the northwest line of said south 60 feet of the east 48 feet, 48.02 feet to the northeast line of said Lot; thence Southeasterly, along last said lot line, 60.00 feet to the point of beginning and containing 0.145 acre.

Lot 11, EXCEPT the northwest 5 feet thereof, of Sandifer's Subdivision, Columbia, Missouri, shown in Plat Book 1, Page 38 of the Boone County records, and as described by a Warranty Deed recorded in Book 4926, Page 137, is further and needlessly described as follows: Beginning at the southernmost corner of Lot 11; thence Northwesterly, along the southwest or rear line of said Lot, 55.00 feet to a line 5 feet south of and parallel with the northwest line of said Lot; thence Northeasterly, along said parallel line, 140.41 feet to the northeast line of said Lot; thence Southeasterly, along last said lot line, 55.00 feet to the easternmost corner of said Lot; thence Southwesterly, along last said lot line, 140.43 feet to the point of beginning and containing 0.177 acre.

These lots are subject to easements and restrictions of record.
I then re-divided these lots into the southwestern Lot 101, containing 1.27 acre and the northeastern Lot 102, containing 1.11 acre, as shown on this plat, along with the 0.06 acre additional street right-of-way for Paris Road and Sandifer Avenue.

The results of the survey of this Urban Property, made for Market Ready, LLC, and executed in accordance with the current Missouri Standards for Property Boundary Surveys, are shown on this plat.

Lueck Surveying
by:
Ronald G. Lueck
Ronald G. Lueck
Professional Land Surveyor
LS #1957

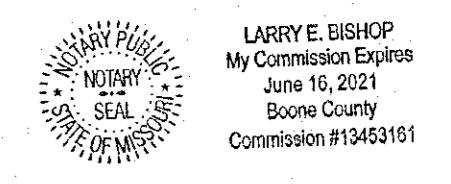


MARCH 20, 2019

Subscribed and sworn to before me, a notary public in and for Boone County, Missouri, this
20 day of MARCH, 2019.

My commission expires June 16, 2021.

Larry E. Bishop
Larry E. Bishop
Notary Public



KNOW ALL MEN BY THESE PRESENTS:
That Market Ready, LLC, the sole owner of the above described 12 lots, by and through its Managing Members, Christy S. Prevo and Paul A. Prevo, has caused the same to be surveyed and re-divided as shown on this plat. The additional street rights-of-way for Paris Road (three feet wide) and Sandifer Avenue (five feet wide), the sanitary sewer easement (sixteen feet wide), and the utility easements (ten feet wide), are hereby dedicated to the City of Columbia for public use forever.

MARKET READY, LLC
Christy S. Prevo, Member
Paul A. Prevo, Member

STATE OF MISSOURI }
COUNTY OF BOONE } SS

On this ____ day of _____, 2019, before me appeared Christy S. Prevo and Paul A. Prevo, Managing Members, to me personally known who by me duly sworn did say that they are the officers as stated of Market Ready, LLC, and that this instrument was signed and sealed on behalf of said limited liability company by authority of its Members and said person acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in said county and state, the day and year first above written.
My commission expires June 16, 2021.

Larry E. Bishop
Notary Public