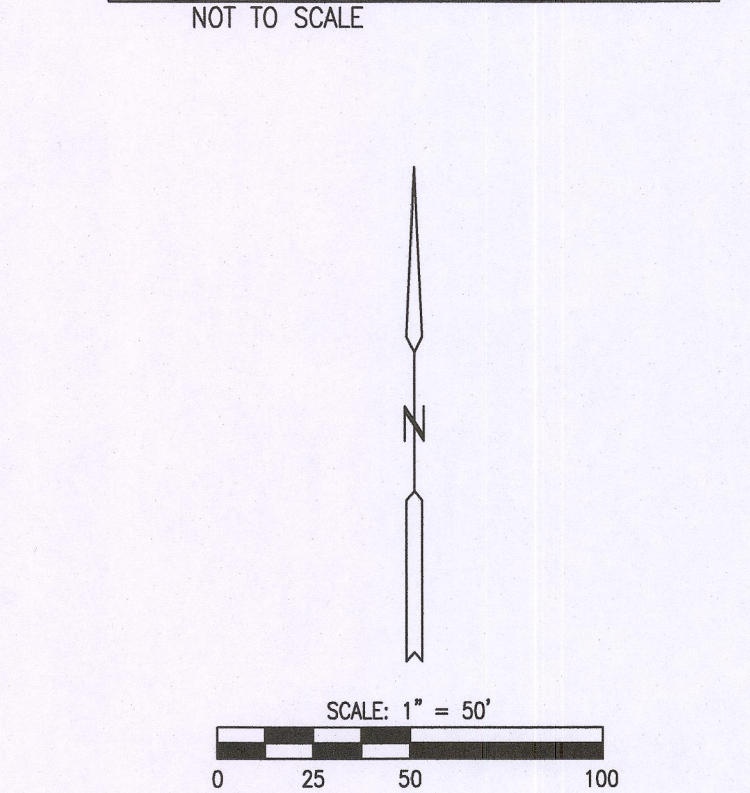
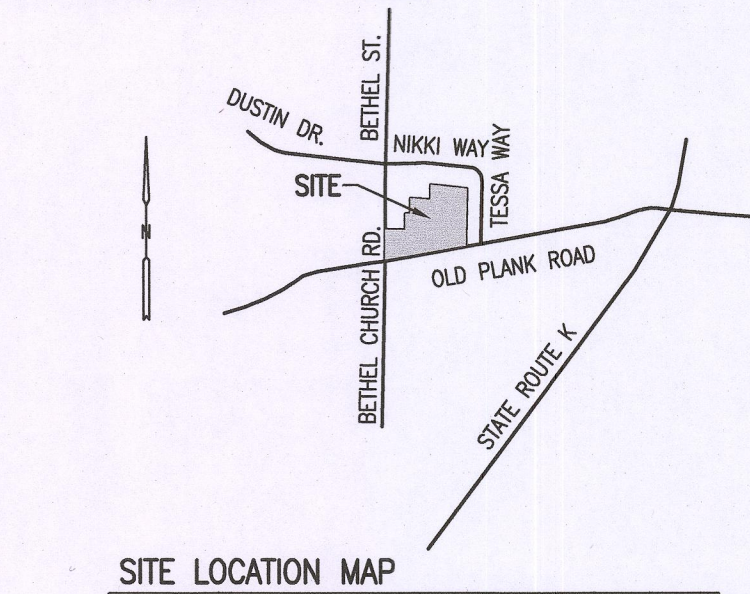




BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - S SET 5/8" REBAR WITH CAP 2007000167 (UNLESS OTHERWISE NOTED)
 - PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - IP IRON PIPE
 - RE REBAR
 - (REC.) RECORD MEASUREMENT
 - X_{CH} DRILL HOLE WITH CHISELED "X"
 - ℄ CENTERLINE
 - - - FENCE
 - REC. RECORDED
 - WD WARRANTY DEED
 - TD TRUSTEE'S DEED
 - L= ARC LENGTH
 - R= CURVE RADIUS
 - CH= CHORD BEARING AND DISTANCE

NOTES

- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT.
- THESE LOTS ARE SUBJECT TO THE GAS PIPELINE EASEMENT RECORDED IN BOOK 4816, PAGE 90. THE EASEMENT IS "FIFTEEN (15) FEET WIDE, LYING ADJACENT TO AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF SOUTH BETHEL CHURCH ROAD...". ACCORDING TO THE LOCATION OF THE EXISTING GAS LINE, THE EASEMENT IS WITHIN THE RIGHTS-OF-WAY OR THE TEN (10) FOOT UTILITY EASEMENTS BEING DEDICATED. FOR CLARITY THE EASEMENT IS NOT SHOWN HEREON.
- OTHER THAN THE DIFFERENCES SHOWN FOR THE RECORD AND MEASURED DIMENSIONS, IN THE OPINION OF THE PROFESSIONAL LAND SURVEYOR, THERE IS NO MATERIAL VARIATION BETWEEN RECORD AND MEASURED DIMENSIONS SHOWN ON THIS PLAT.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING THIS 10TH DAY OF July, 2025.

SHARON GEUEA JONES, CHAIRPERSON

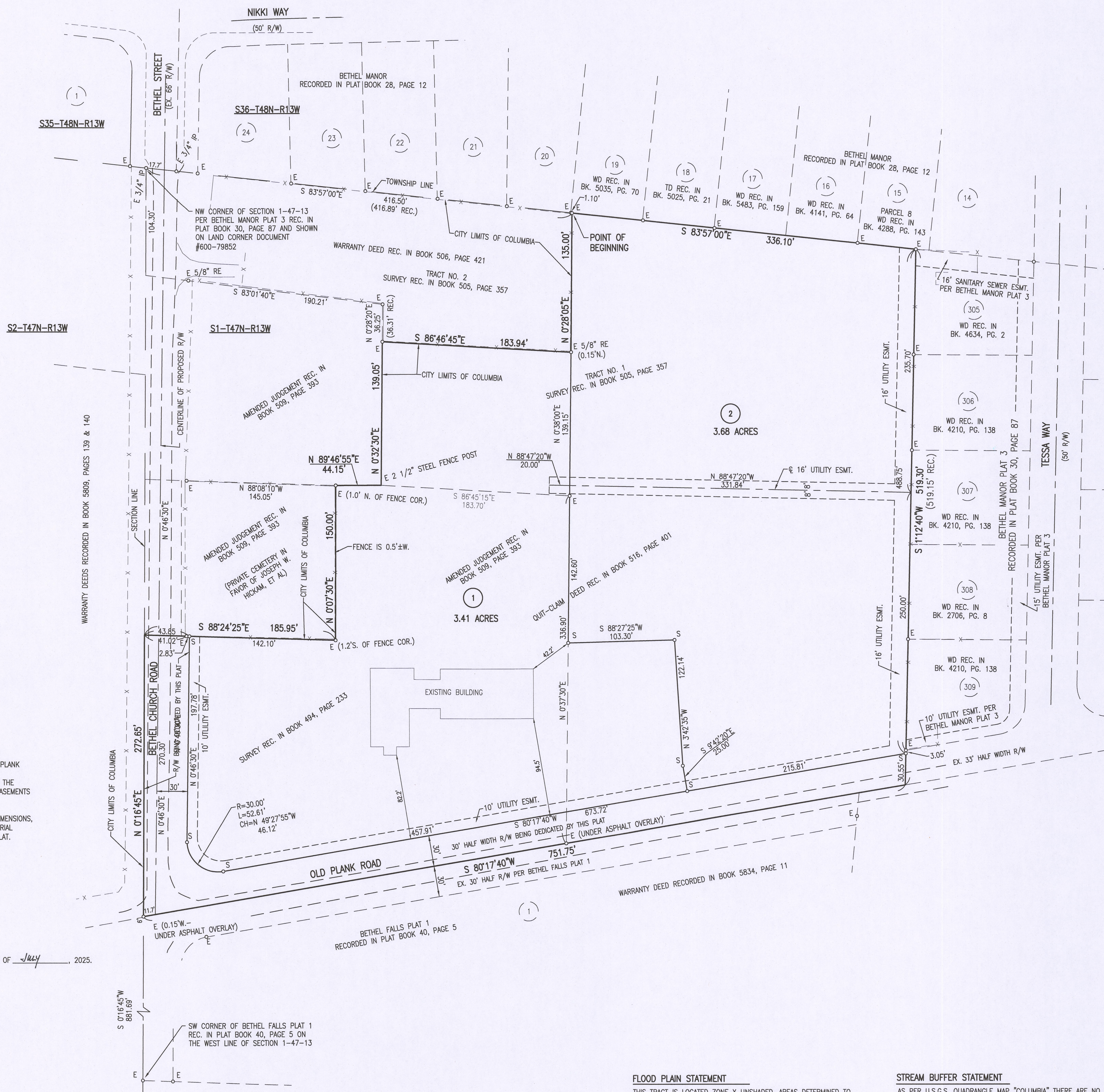
APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____

THIS _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



KNOW ALL MEN BY THESE PRESENTS

BETHEL BAPTIST CHURCH, INC. RT. 3, COLUMBIA, MO. 65201, A MISSOURI NON-PROFIT CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, JANENE HILLBRICK AND ABBIE SULLENS HAVE CAUSED THESE PRESENTS TO BE SIGNED.

PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND THE BOONE COUNTY REGIONAL SEWER DISTRICT AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THERETO) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

RIGHTS-OF-WAY FOR BETHEL CHURCH ROAD AND OLD PLANK ROAD ARE HEREBY DEDICATED TO THE PUBLIC USE, FOREVER.

BETHEL BAPTIST CHURCH, INC. RT. 3, COLUMBIA, MO. 65201

Janene Hillbrick JANENE HILLBRICK, PRESIDENT
Abbie Sullens ABBIE SULLENS, SECRETARY

STATE OF MISSOURI
COUNTY OF BOONE } SS

ON THIS 8TH DAY OF August, IN THE YEAR 2025, BEFORE ME, *Tamika Lashay Johnson*, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JANENE HILLBRICK, PRESIDENT AND ABBIE SULLENS, SECRETARY OF BETHEL BAPTIST CHURCH, INC. RT. 3, COLUMBIA, MO. 65201, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Tamika Lashay Johnson NOTARY PUBLIC
MY COMMISSION # 17636415
EXPIRES: 07-31-2029

CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACTS DESCRIBED BY THE AMENDED JUDGEMENT RECORDED IN BOOK 509, PAGE 393 AND THE QUIT CLAIM DEED RECORDED IN BOOK 516, PAGE 401 AND PART OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 494, PAGE 233 AND TRACT NO. 1 OF THE SURVEY RECORDED IN BOOK 505, PAGE 357 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1-47-13; THENCE WITH THE TOWNSHIP LINE, S83°57'00"E, 416.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT NO. 1 OF THE SURVEY RECORDED IN BOOK 505, PAGE 357 AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING S83°57'00"E, 336.10 FEET TO THE NORTHWEST CORNER OF BETHEL MANOR PLAT 3, RECORDED IN PLAT BOOK 30, PAGE 87; THENCE LEAVING SAID TOWNSHIP LINE AND WITH THE WEST LINE OF SAID BETHEL MANOR PLAT 3, S11°24'00"W, 519.30 FEET TO THE SOUTHWEST CORNER OF SAID BETHEL MANOR PLAT 3 IN THE CENTER OF OLD PLANK ROAD; THENCE LEAVING THE WEST LINE OF SAID BETHEL MANOR PLAT 3 AND WITH SAID CENTER OF OLD PLANK ROAD, S80°17'40"W, 751.75 FEET TO THE WEST LINE OF SAID SECTION 1-47-13; THENCE LEAVING THE CENTER OF OLD PLANK ROAD AND ALONG SAID WEST SECTION LINE, N0°16'45"E, 272.65 FEET; THENCE LEAVING SAID SECTION LINE AND ALONG THE SOUTH LINE OF THE JOSEPH W. HICKAM TRACT DESCRIBED BY SAID AMENDED JUDGEMENT RECORDED IN BOOK 509, PAGE 393, S88°24'25"E, 185.95 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WITH THE EAST LINE OF SAID TRACT, N0°07'30"E, 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING THE LINES OF SAID TRACT, N89°46'55"E, 44.15 FEET TO A CORNER OF SAID TRACT NO. 1 OF THE SURVEY RECORDED IN BOOK 505, PAGE 357; THENCE WITH THE LINES OF SAID TRACT NO. 1, N0°32'30"E, 139.05 FEET; THENCE S86°46'45"E, 183.94 FEET; THENCE N0°28'05"E, 135.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.85 ACRES.

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

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

James R. Jeffries JAMES R. JEFFRIES, PLS-2500
DATE: 08-07-2025

STATE OF MISSOURI
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10TH DAY OF August, 2025.

Tamika Lashay Johnson NOTARY PUBLIC
MY COMMISSION # 17636415
EXPIRES JULY 31, 2029

FINAL PLAT		
BETHEL BAPTIST CHURCH PLAT 1		
LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI		
DATE MAY 20, 2025	JOB NUMBER 24067.02	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500
		RESERVED FOR RECORDER'S STAMP

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FIRM PANEL NO. 29019C0290E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

AS PER U.S.G.S. QUADRANGLE MAP "COLUMBIA" THERE ARE NO REGULATED STREAMS ON THIS TRACT AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A-232 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.