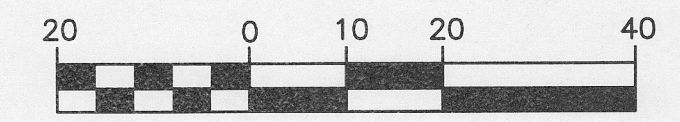


# FINAL PLAT MPC STATION #94

A TRACT OF LAND BEING PART OF MARKET SQUARE OF THE ORIGINAL TOWN, NOW CITY OF COLUMBIA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M., CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



**CERTIFICATE OF OWNERSHIP:**  
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, THE STREET RIGHT OF WAY AS SHOWN IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE SUBDIVISION SHALL HEREAFTER BE KNOWN AS "MPC STATION #94," AND WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS 13 DAY OF October, 2020.

MIDWEST PETROLEUM COMPANY

JAMES MCNUITT, PRESIDENT

**NOTARY PUBLIC CERTIFICATION:**

STATE OF MISSOURI  
 COUNTY OF St. Louis } SS  
 ON THIS 13 DAY OF October, 2020, BEFORE ME PERSONALLY APPEARED JAMES MCNUITT, PRESIDENT OF MIDWEST PETROLEUM COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAID INSTRUMENT AS AN OFFICER OF AND ON BEHALF OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

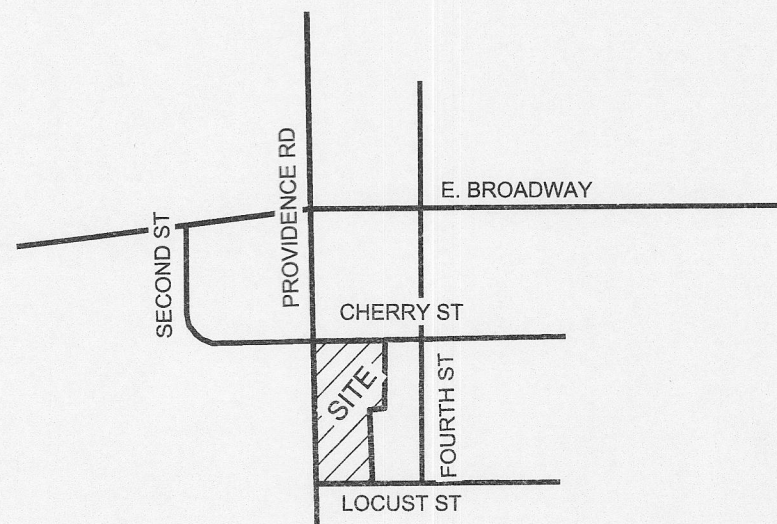
JEFFREY T. ZIEGLER  
 My Commission Expires July 18, 2022  
 St. Louis County  
 Commission #14460208

EASEMENT NOTES: PER INFORMATIONAL REPORT BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 2041947 DATED JUNE 04, 2020 AT 8:00 A.M.

- ITEM #2 GRANT OF EASEMENT FOR SEWER PURPOSES TO THE CITY OF COLUMBIA BY INSTRUMENT DATED MARCH 27, 1939 AND RECORDED IN BOOK 220, PAGE 7, RECORDS OF BOONE COUNTY, MISSOURI. AFFECTS SUBJECT PARCEL. DESCRIPTION OF EASEMENT TOO VAGUE TO PLOT.
- ITEM #3 RIGHTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, BY INSTRUMENTS RECORDED IN ROAD BOOK 3 AT PAGES 544, 545 AND 546, RECORDS OF BOONE COUNTY, MISSOURI. AFFECTS SUBJECT PARCEL. SHOWN HEREON.
- ITEM #4 TERMS AND PROVISIONS OF A RIGHT OF USE PERMIT GRANTED TO PROVIDENCE ROAD, L.L.P. DATED MAY 16, 2000 AND RECORDED IN BOOK 1821, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI. AFFECTS SUBJECT PARCEL. SHOWN HEREON.
- ITEM #5 EASEMENT FOR MAINTENANCE AND CONSERVATION OF FLAT BRANCH CREEK GRANTED TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT RECORDED MAY 17, 2000 IN BOOK 1621, PAGE 19, RECORDS OF BOONE COUNTY, MISSOURI. AFFECTS SUBJECT PARCEL. SHOWN HEREON.
- ITEM #6 EASEMENT FOR MAINTENANCE AND CONSERVATION OF FLAT BRANCH CREEK GRANTED TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT RECORDED MAY 17, 2000 IN BOOK 1621, PAGE 22, RECORDS OF BOONE COUNTY, MISSOURI. DOES NOT AFFECT SUBJECT PARCEL. LAYS TO THE EAST.
- ITEM #7 GRANT OF EASEMENT FOR UNDERGROUND ELECTRIC UTILITY PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED APRIL 12, 2006 AND RECORDED IN BOOK 2958, PAGE 122, RECORDS OF BOONE COUNTY, MISSOURI. AFFECTS SUBJECT PARCEL. SHOWN HEREON.
- ITEM #8 GRANT OF EASEMENT FOR WATER UTILITY PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED APRIL 27, 2011 AND RECORDED IN BOOK 3819, PAGE 79, RECORDS OF BOONE COUNTY, MISSOURI. AFFECTS SUBJECT PARCEL. SHOWN HEREON.
- ITEM #9 EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION DATED JUNE 14, 2018 AND RECORDED IN BOOK 4912, PAGE 67, RECORDS OF BOONE COUNTY, MISSOURI. AFFECTS SUBJECT PARCEL. SHOWN HEREON.
- ITEM #10 EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION DATED JUNE 14, 2018 AND RECORDED IN BOOK 4912, PAGE 68, RECORDS OF BOONE COUNTY, MISSOURI. AFFECTS SUBJECT PARCEL. SHOWN HEREON.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SARA LOE - CHAIR PERSON



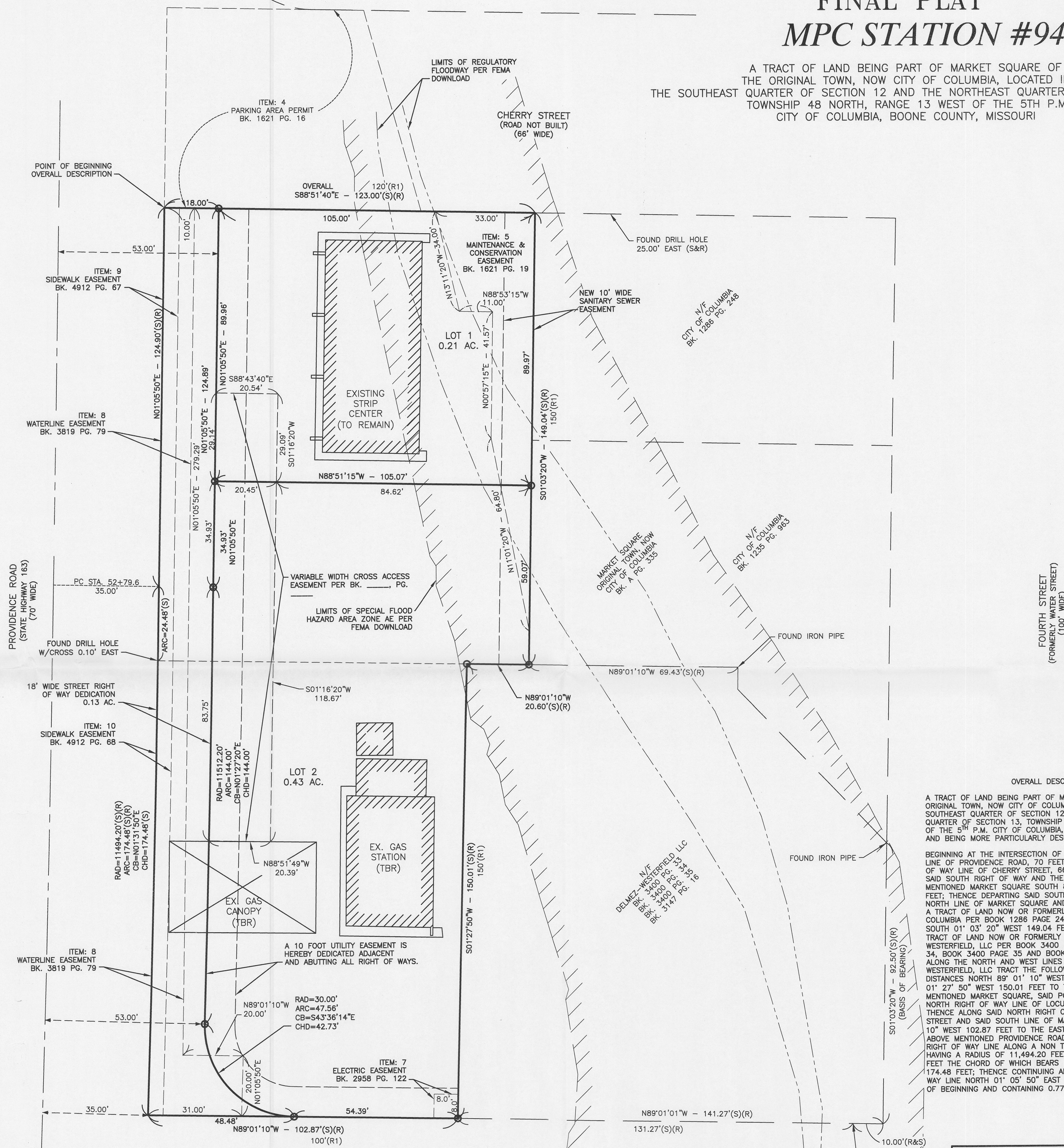
VICINITY MAP  
 NOT TO SCALE

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

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



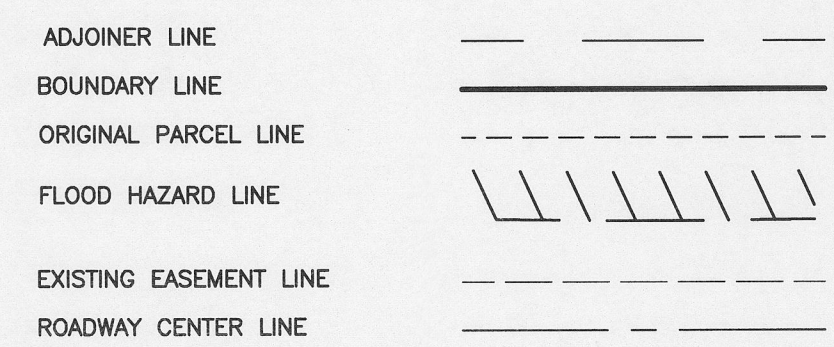
**OVERALL DESCRIPTION**  
 A TRACT OF LAND BEING PART OF MARKET SQUARE OF THE ORIGINAL TOWN, NOW CITY OF COLUMBIA AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M., CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF PROVIDENCE ROAD, 70 FEET WIDE AND THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET, 66 FEET WIDE, THENCE ALONG SAID SOUTH RIGHT OF WAY AND THE NORTH LINE OF ABOVE MENTIONED MARKET SQUARE SOUTH 89° 51' 40" EAST 123.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY AND SAID NORTH LINE OF MARKET SQUARE AND ALONG THE WEST LINE OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO THE CITY OF COLUMBIA PER BOOK 1286 PAGE 248 AND BOOK 1235 PAGE 963 SOUTH 01° 03' 20" WEST 149.04 FEET TO THE NORTH LINE OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO DELMEZ - WESTERFIELD, LLC PER BOOK 3400 PAGE 33, BOOK 3400 PAGE 34, BOOK 3400 PAGE 35 AND BOOK 3147 PAGE 16; THENCE ALONG THE NORTH AND WEST LINES OF SAID DELMEZ - WESTERFIELD, LLC TRACT THE FOLLOWING COURSES AND DISTANCES NORTH 89° 01' 10" WEST 20.60 FEET; THENCE SOUTH 01° 27' 50" WEST 150.01 FEET TO THE SOUTH LINE OF ABOVE MENTIONED MARKET SQUARE, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF LOCUST STREET, 66 FEET WIDE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF LOCUST STREET AND SAID SOUTH LINE OF MARKET SQUARE NORTH 89° 01' 10" WEST 102.87 FEET TO THE EAST RIGHT OF WAY LINE OF ABOVE MENTIONED PROVIDENCE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11,494.20 FEET, AN ARC LENGTH OF 174.48 FEET THE CHORD OF WHICH BEARS NORTH 01° 31' 50" EAST - 174.48 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH 01° 05' 50" EAST 124.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 ACRES.

**GENERAL NOTES**

1. BASIS OF BEARING: PER THE PLAT OF GATEWAY PLAZA-FLAT BRANCH PARK PLAT 1, RECORDED AS INSTRUMENT NO. 2019024738, PLAT BOOK 53 PAGE 91.
2. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
3. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
5. SOURCE OF DEED: BOOK 4853 PAGE 88 OF THE BOONE COUNTY RECORDER OF DEEDS OFFICE.  
 TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:  
 MIDWEST PETROLEUM COMPANY
6. (S) - DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.  
 (R) - DENOTES RECORDED SURVEY INFORMATION PER THE PLAT OF GATEWAY PLAZA-FLAT BRANCH PARK PLAT 1 RECORDED AS INSTRUMENT NO. 2019024738, PLAT BOOK 53 PAGE 91.  
 (R1) - DENOTES RECORDED INFORMATION PER DEED RECORDED IN BOOK 4853 PAGE 88.  
 (O) - DENOTES SET IRON ROD WITH PLASTIC CAP STAMPED LS 380 OR CUT CROSS AS DETERMINED BY SITE CONDITIONS.  
 (TBR) - DENOTES "TO BE REMOVED"
7. THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND "ZONE AE" SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION DETERMINED PER FLOOD INSURANCE RATE MAP FOR BOONE COUNTY, MISSOURI, PANEL 280 OF 470, COMMUNITY PANEL NUMBER 29019C0280E, EFFECTIVE DATE APRIL 19, 2017.
8. THIS PLAT CONTAINS 2 LOTS AND A TOTAL OF 0.77 ACRES.
9. THIS TRACT WOULD HAVE A STREAM BUFFER HOWEVER IT IS EXEMPT FROM THE REGULATION SEC.12A232(A)(2)
10. EXISTING EASEMENTS AS DEPICTED AND DIMENSIONED HEREON ARE DERIVED FROM THE TITLE EXCEPTIONS AS LISTED HEREON. THE INFORMATION CONTAINED WITHIN THE EXISTING DOCUMENTS OF RECORD SHALL BE HELD OVER THE DIMENSIONS AS SHOWN HEREON.
11. AREAS AS SHOWN HEREON AS SQUARE FEET ARE CALCULATED AND NOT REPRESENTATIVE OF THE ACCURACY OF THIS SURVEY.
12. A 10 (TEN) FOOT UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT AND ABUTTING ALL RIGHT OF WAYS.

**LEGEND**



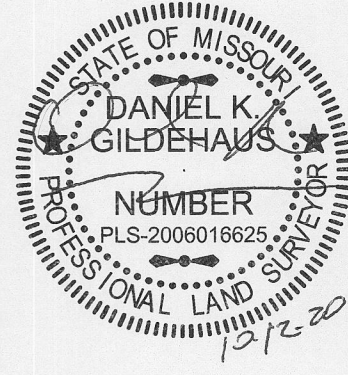
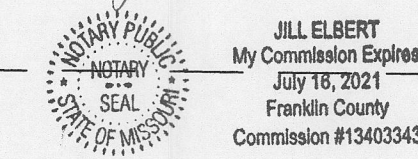
**SURVEYOR'S CERTIFICATE:**  
 AT THE REQUEST OF THE MIDWEST PETROLEUM COMPANY, WE HAVE DURING THE MONTH OF SEPTEMBER, 2020, EXECUTED A PROPERTY BOUNDARY SURVEY AND RESUBDIVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING PART OF MARKET SQUARE OF THE ORIGINAL TOWN, NOW CITY OF COLUMBIA, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M., BOONE COUNTY, MISSOURI AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.  
 DBA COCHRAN  
 LS-380

BY: DANIEL K. GILDEHAUS, P.L.S. #2006016625  
 STATE OF MISSOURI  
 PROFESSIONAL LAND SURVEYOR  
 FOR COCHRAN

STATE OF MISSOURI  
 COUNTY OF Franklin  
 SUBSCRIBED AND AFFIRMED BEFORE ME THIS 13th DAY OF October, 2020

Jill Elbert  
 My Commission Expires July 18, 2021  
 Franklin County  
 Commission #13403343



|   |                                     |  |  |
|---|-------------------------------------|--|--|
| FINAL PLAT<br>MPC STATION #94<br>CITY OF COLUMBIA<br>BOONE COUNTY, MISSOURI |                                     |  |  |
|   |                                     | COCHRAN<br>5504 E. Independence Dr.<br>Union, Missouri 63084<br>636-284-0560 (tel.)<br>636-284-0512 (fax)<br>mol@cochransurvey.com |  |
| DWN. BY: JRC<br>AREA: S13,T48N,R13W   | DATE: 10-12-2020<br>SCALE: 1" = 20' | PROJ. NO.: 19-7981<br>SHEET NO.: 1 OF 1  | MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380 |

RESERVED FOR RECORDER'S STAMP