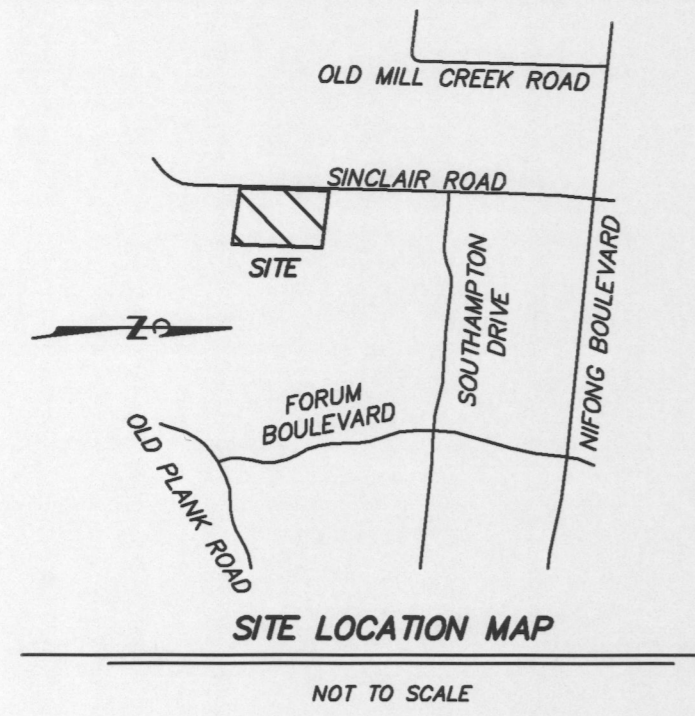
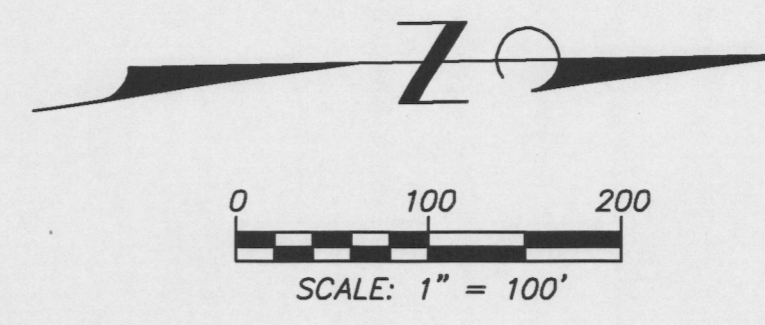


CPS MIDDLE SCHOOL SUBDIVISION

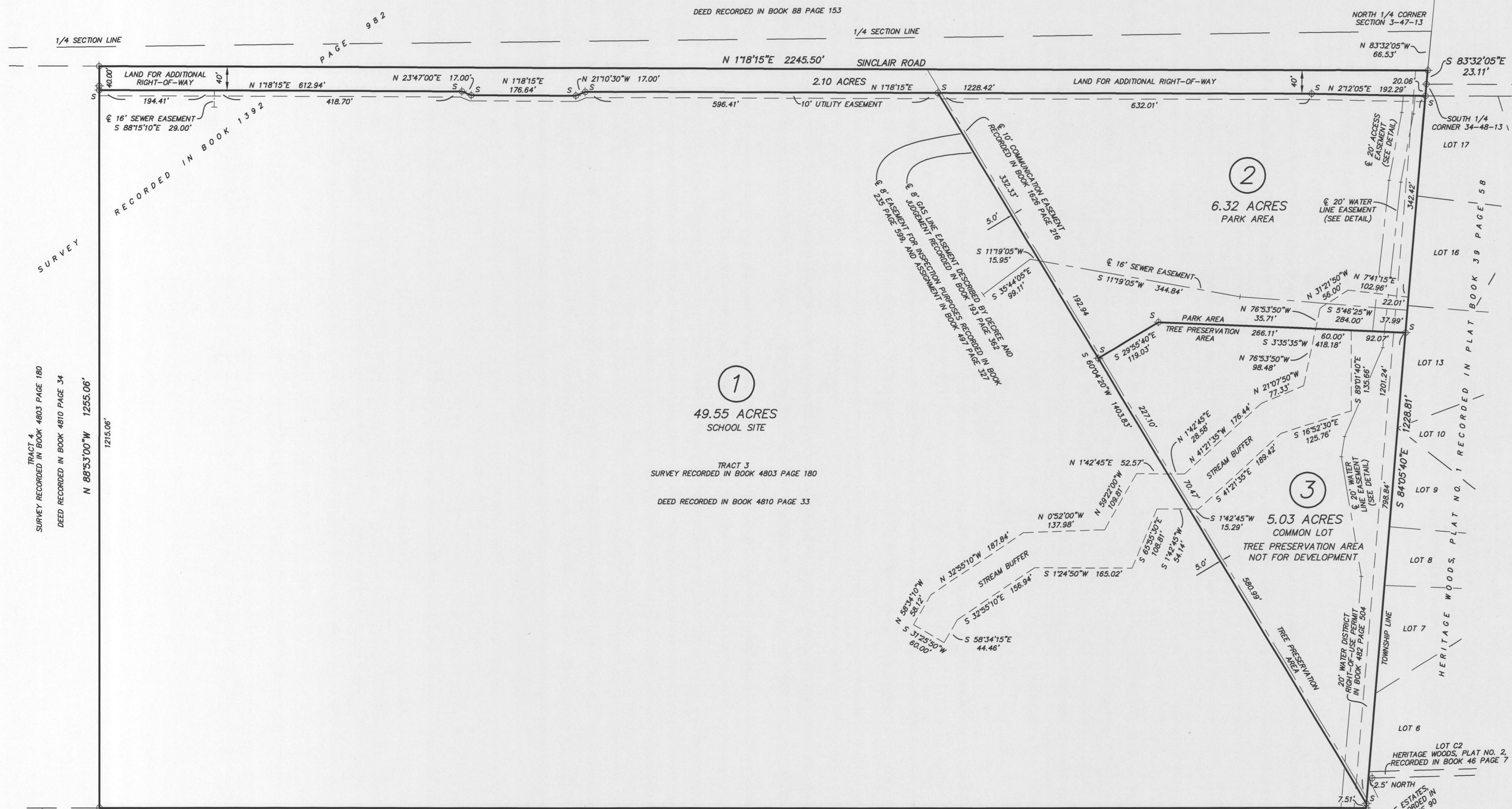
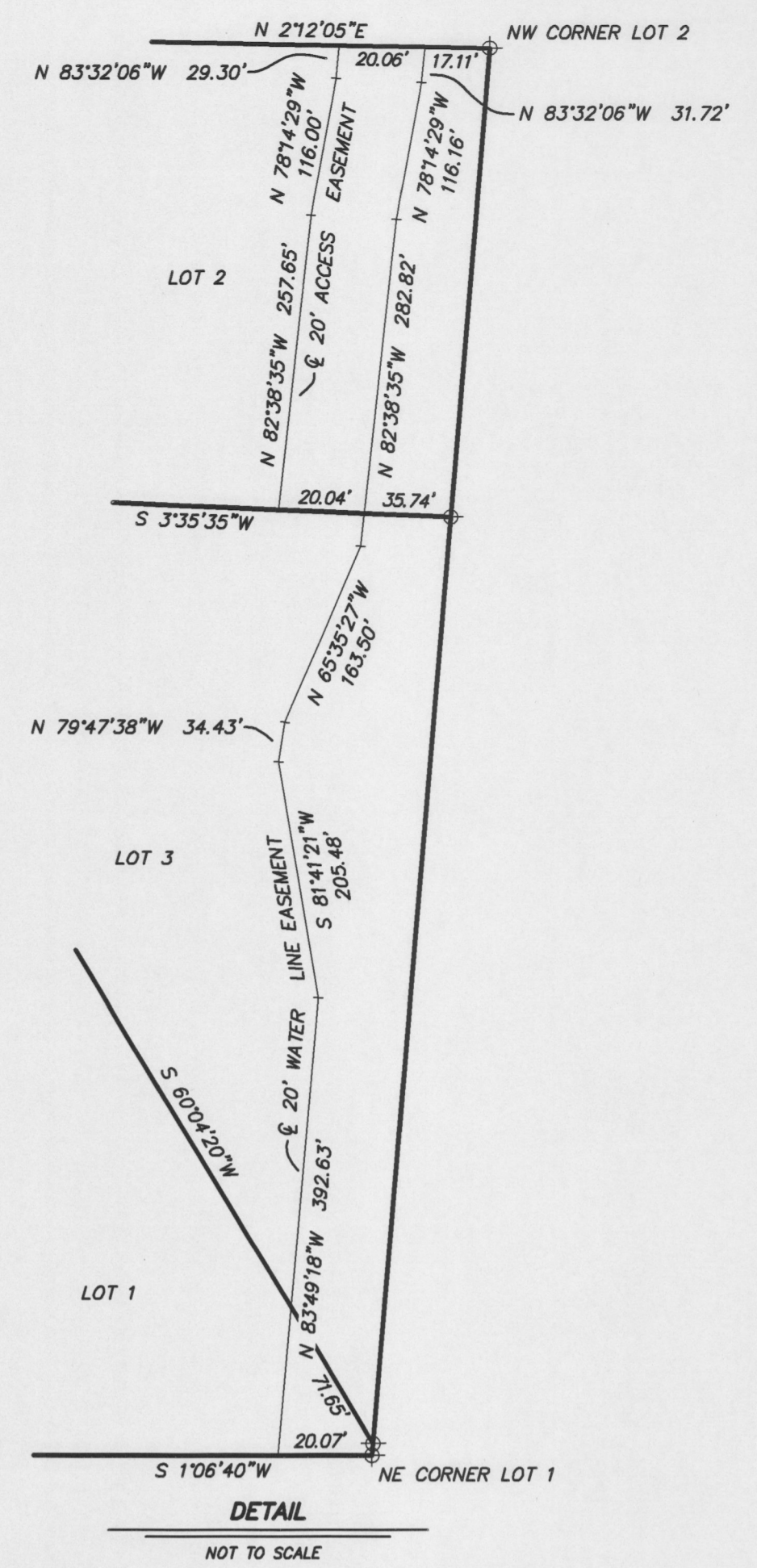
MAJOR SUBDIVISION JANUARY 30, 2018



MONUMENT LEGEND
⊕ IRON
ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET



BEARINGS ARE REFERENCED TO THE LINES OF A SURVEY RECORDED IN BOOK 4803 PAGE 180



A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 3 T47N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4810 PAGE 33, BEING TRACT 3 OF A SURVEY RECORDED IN BOOK 4803 PAGE 180, CONTAINING 63.00 ACRES.
THIS TRACT IS SUBJECT TO A 20 FOOT WATER DISTRICT RIGHT-OF-USE PERMIT RECORDED IN BOOK 482 PAGE 504, A 10 FOOT EASEMENT RECORDED IN BOOK 1626 PAGE 216, AN 8 FOOT GAS LINE EASEMENT DESCRIBED BY DECREE AND JUDGEMENT RECORDED IN BOOK 193 PAGE 362, AND AN 8 FOOT EASEMENT FOR INSPECTION PURPOSES RECORDED IN BOOK 235 PAGE 599 AND ASSIGNMENT IN BOOK 497 PAGE 327, ALL LOCATED AS SHOWN ON THE PLAT.
A CATHODIC PROTECTION SYSTEM EASEMENT RECORDED IN BOOK 560 PAGE 417 WAS RELEASED BY THE DOCUMENT RECORDED IN BOOK 4786 PAGE 22.
THIS URBAN PROPERTY WAS SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

Frederick E. Carroz III
3/14/2018
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

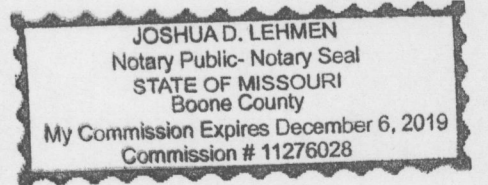


CPS MIDDLE SCHOOL SUBDIVISION
NE 1/4 SEC 3-47-13
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 16th DAY OF MARCH, 2018 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
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 TERM EXPIRES DECEMBER 6, 2019.

Joshua D. Lehmen
JOSHUA D. LEHMEN, NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS:
THAT WE, THE COLUMBIA SCHOOL DISTRICT NO. 93, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO THREE LOTS AS SHOWN ON THE PLAT. THE LAND FOR ADDITIONAL STREET RIGHT-OF-WAY ALONG SINCLAIR ROAD, A 10' UTILITY EASEMENT ALONG SINCLAIR ROAD, TWO 16' SEWER EASEMENTS, A 20' ACCESS EASEMENT, AND TREE PRESERVATION AREA, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER. THE 20' WATER LINE EASEMENT, LOCATED AS SHOWN ON THE PLAT, IS HEREBY DEDICATED TO CONSOLIDATED WATER SUPPLY DISTRICT NO. 1, FOR PUBLIC USE FOREVER.

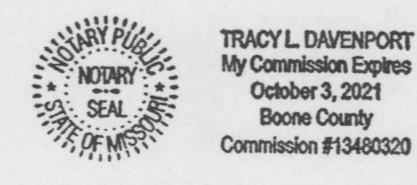
COLUMBIA SCHOOL DISTRICT NO. 93
BY: *Jan Mees*, PRESIDENT, BOARD OF EDUCATION

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2018.

BRIAN TREECE, MAYOR
SHEELA AMIN, CITY CLERK

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 9th DAY OF April, 2018, BEFORE ME APPEARED *Jan Mees* PERSONALLY KNOWN TO ME, WHO BEING BY ME DULY SWORN, DID SAY THAT *she* IS THE PRESIDENT OF THE BOARD OF EDUCATION OF THE COLUMBIA SCHOOL DISTRICT NO. 93 AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF THE COLUMBIA SCHOOL DISTRICT NO. 93 BY AUTHORITY OF ITS SCHOOL BOARD AND THAT *she* ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE COLUMBIA SCHOOL DISTRICT NO. 93 AND THAT IT WAS EXECUTED FOR THE CONSIDERATION STATED THEREIN AND NO OTHER.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR WRITTEN ABOVE.
MY COMMISSION EXPIRES Oct. 3, 2021



Tracy L. Davenport
TRACY L. DAVENPORT, NOTARY PUBLIC

- NOTES:
- LOT 2 AND LOT 3 AS LOCATED ON THIS PLAT SHALL FOREVER BE AVAILABLE AS CREDIT TO LOT 1 TOWARDS THE FOLLOWING:
 - MINIMUM CLIMAX FOREST PRESERVATION REQUIREMENTS, OR AS MAY BE SIMILARLY DEFINED BY CITY OF COLUMBIA REQUIREMENTS.
 - MINIMUM SIGNIFICANT TREE PRESERVATION REQUIREMENTS, OR AS MAY BE SIMILARLY DEFINED BY CITY OF COLUMBIA REQUIREMENTS.
 - STORMWATER BEST MANAGEMENT PRACTICE VALUE RATING FOR "NATIVE VEGETATION PRESERVED OR ESTABLISHED", OR AS MAY BE SIMILARLY DEFINED BY CITY OF COLUMBIA REQUIREMENTS.ACTUAL CREDIT SHALL BE DETERMINED BASED ON HOW THE EXISTING VEGETATION WITHIN LOTS 2 AND 3 APPLIES TO EACH OF THE ABOVE LISTED ITEMS.
 - LOT 2 SHALL BE DEVELOPED AS A PARK OR SCHOOL FACILITY.
 - THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C0290E, DATED APRIL 19, 2017.
 - IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE III STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA QUADRANGLE MAP DATED 2015, AND IS LOCATED AS SHOWN ON THE PLAT.