

ATKINSON WOODS PLAT 2

REPLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 48 NORTH, RANGE 13 WEST
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
JULY 22, 2025

NOTES

- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
 - SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
 - TOTAL TRACT AREA = 1.92 ACRES.
 - ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
 - SOURCE PLAT FOR SURVEY RECORDED IN PLAT BOOK 29, PAGE 19
SOURCE WARRANTY DEED RECORDED IN BOOK 5822, PAGE 50.
 - PART OF A UTILITY EASEMENT HAS BEEN VACATED PER CITY ORDINANCE
- # _____ IN BK _____ PG _____

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS LOTS 1, 2, 3 AND 4 OF ATKINSON WOODS PLAT 1 AS RECORDED IN PLAT BOOK 29, PAGE 19, ALSO BEING DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5822, PAGE 50, ALSO BEING ALL OF THE VACATED RIGHT-OF-WAY PER ORDINANCE #025807 RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE ALONG THE NORTH LINE OF SAID LOTS 3 AND 1, S 83°21'35"E, 275.12 FEET; THENCE LEAVING SAID NORTH LINE, ALONG THE WEST RIGHT-OF-WAY LINE OF MERIDETH DRIVE, S 01°03'35"W, 304.78 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4, N 83°20'15"W, 275.12 FEET; THENCE LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF SAID LOTS 4 AND 3, N 01°03'25"E, 304.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.92 ACRES.

STREAM BUFFER STATEMENT

PER SECTION 12A-232 (a)(2) THIS TRACT IS EXEMPT FROM STREAM BUFFER REGULATIONS AS IT WAS INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED IN ZONE AE AND ZONE X. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0267E, DATED APRIL 19, 2017.

STORMWATER MANAGEMENT

THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(d).

KNOW ALL MEN BY THESE PRESENTS

STARR PROPERTY INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA 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.

IN WITNESS WHEREOF, THE SAID MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED.

STARR PROPERTY INVESTMENTS, LLC

JUSTIN STARR, MANAGER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

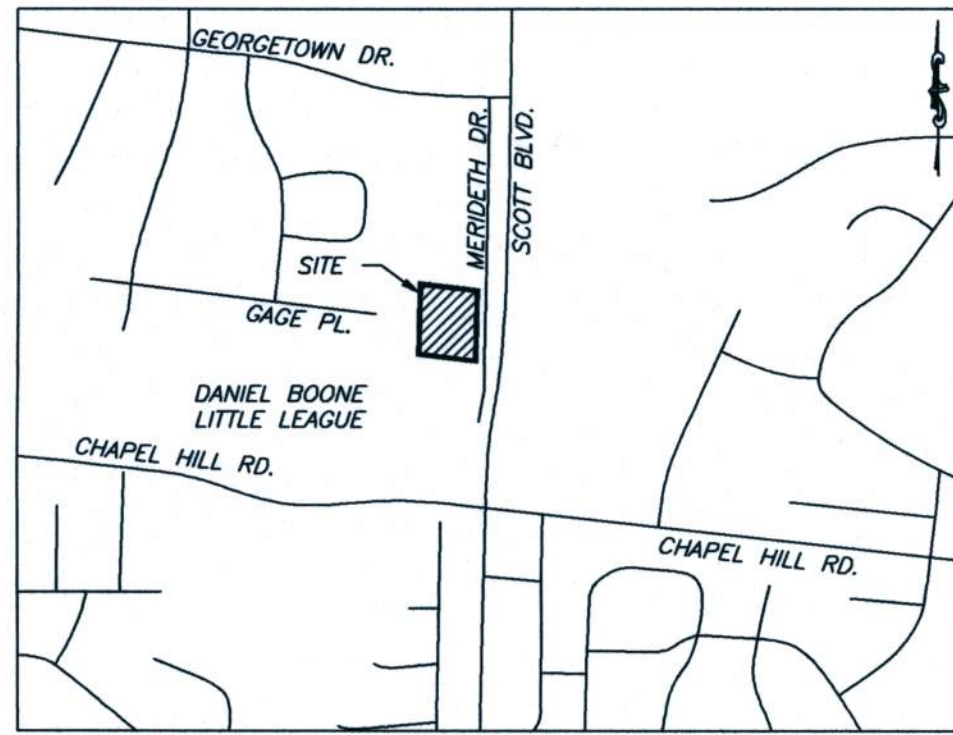
ON THIS _____ DAY OF _____, IN THE YEAR 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JUSTIN STARR, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS A MANAGER OF STARR PROPERTY INVESTMENTS, LLC, AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

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

Lara Flores, NOTARY PUBLIC

Lara Flores
PRINTED NAME

MY COMMISSION EXPIRES: 3/16/28



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD PLAT BOOK ## - PG ##
- IP ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- 0.000 SQUARE FEET
- € CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- (R) RADIAL

CERTIFICATION

I HEREBY CERTIFY THAT IN AUGUST 2024, I COMPLETED A SURVEY FOR STARR PROPERTY INVESTMENTS, LLC FOR THE DESCRIBED PROPERTY AND SUBMITTED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

<u>Jay Gebhardt</u> JAY GEBHARDT, L.S. 2001001909 MO. LAND SURVEYOR PROJECT#: STAR24-01		DATE: JULY 22, 2025
 A CIVIL GROUP, LLC MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (573) 817-5750 MO. CERT. OF AUTHORITY: 2001006115		
A REPLAT ATKINSON WOODS PLAT 2 NE 1/4 S 20, T 48 N, R 13 W, COLUMBIA, BOONE COUNTY, MISSOURI		

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 22nd DAY OF July, 2025.

Lara Flores
NOTARY PUBLIC SIGNATURE

Lara Flores
PRINTED NAME

3/16/28

MY COMMISSION EXPIRES
APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA,
MISSOURI PURSUANT TO

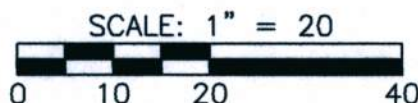
ORDINANCE # _____

ON THE _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



BEARINGS ARE REFERENCED TO GRID NORTH
OF THE MISSOURI STATE PLANE COORDINATE
SYSTEM NAD83(2011), EPOCH DATE 2010.00,
CENTRAL ZONE, BY GPS OBSERVATIONS
USING MODOT VRS NETWORK.