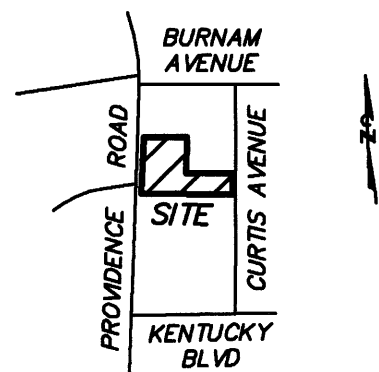


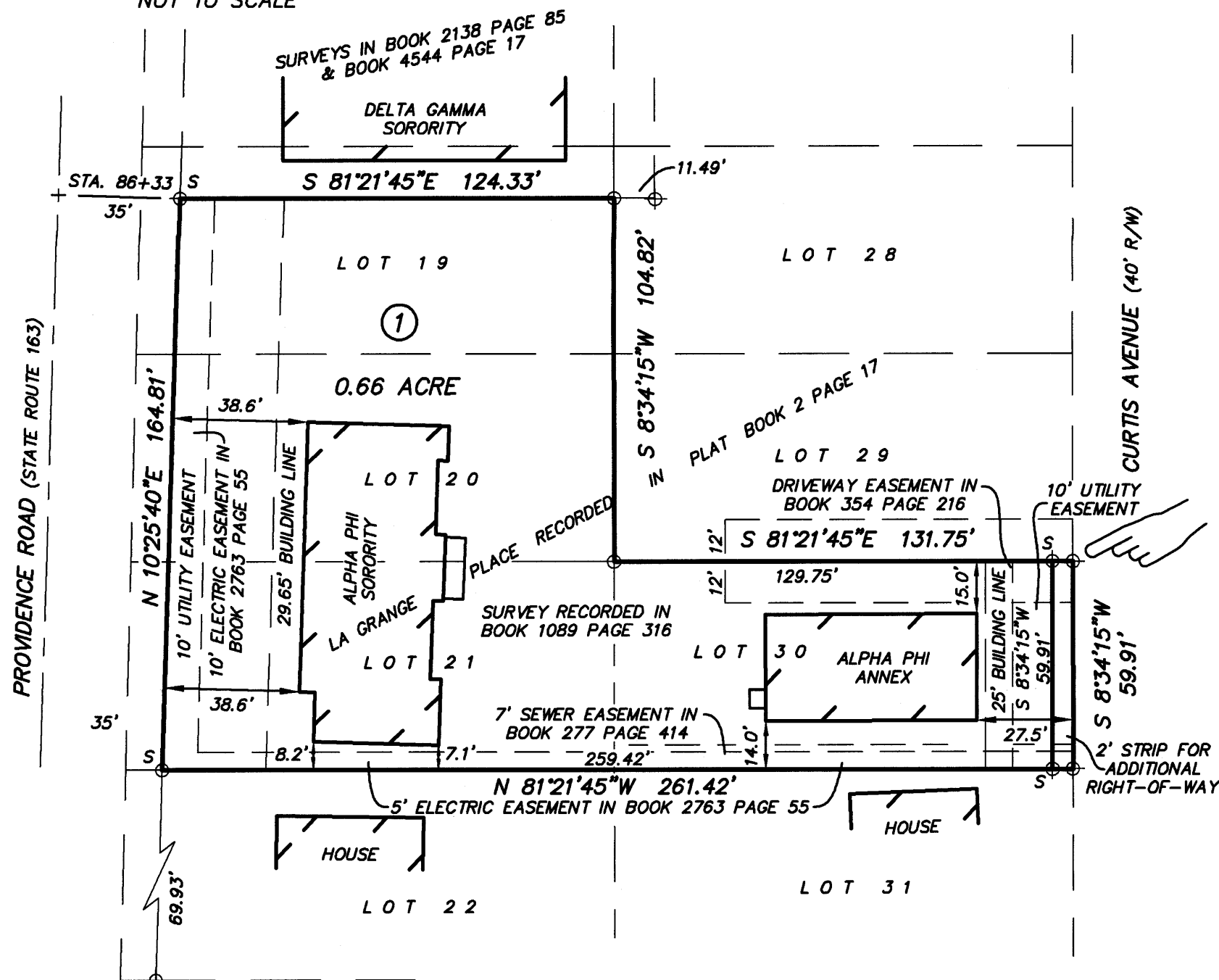
ALPHA PHI SUBDIVISION

A REPLAT OF LOT 30, AND PART OF LOTS 19, 20, & 21 OF LA GRANGE PLACE DECEMBER 21, 2016



KEY MAP

NOT TO SCALE

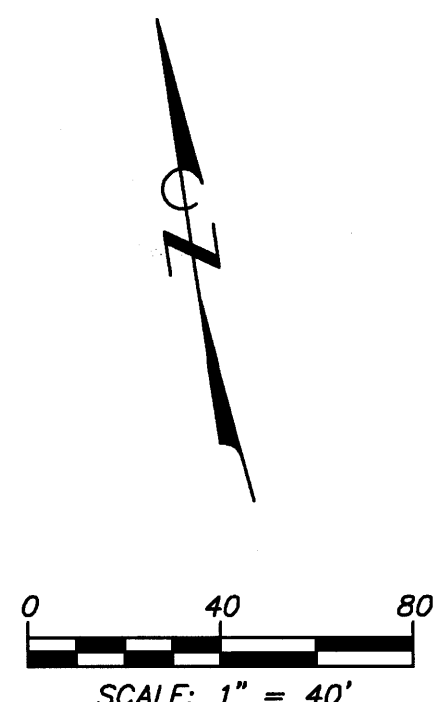


A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 30, AND PART OF LOTS 19, 20, AND 21 OF LA GRANGE PLACE, RECORDED IN PLAT BOOK 2 PAGE 17, BEING THE TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 1089 PAGE 316, AND ALSO BY A DEED RECORDED IN BOOK 1675 PAGE 436, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 30 IN LA GRANGE PLACE, THENCE ALONG THE LINES OF LOT 30 AND LOT 21, S 8°34'15"W 59.91 FEET; THENCE N 81°21'45"W 261.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 163 (PROVIDENCE ROAD); THENCE ALONG SAID LINE, N 10°25'40"E 164.81 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY SURVEYS RECORDED IN BOOK 2138 PAGE 85 AND BOOK 4544 PAGE 17; THENCE S 81°21'45"E, ALONG THE SOUTHERLY LINE THEREOF, 124.33 FEET TO THE EASTERLY LINE OF LOT 19 IN LA GRANGE PLACE; THENCE ALONG THE LINES OF LOTS 19, 20 AND 30, S 8°34'15"W 104.82 FEET; THENCE S 81°21'45"E 131.75 FEET TO THE BEGINNING AND CONTAINING 0.66 ACRE.

THIS TRACT IS SUBJECT TO A SEWER EASEMENT RECORDED IN BOOK 277 PAGE 414, A DRIVEWAY EASEMENT RECORDED IN BOOK 354 PAGE 216, AND AN ELECTRIC EASEMENT RECORDED IN BOOK 2763 PAGE 55, LOCATED AS SHOWN ON THE PLAT.

THIS URBAN PROPERTY WAS SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 4544 PAGE 17

MONUMENT LEGEND

⊕ IRON

ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET

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



Timothy J. Reed

TIMOTHY J. REED
 PROFESSIONAL LAND SURVEYOR
 LS 2089

1/27/2017

ALPHA PHI SUBDIVISION - SE 1/4 SEC 13-48-13

KNOW ALL PERSONS BY THESE PRESENTS:

WE, THE ALPHA PHI HOUSE CORPORATION BOARD - UNIVERSITY OF MISSOURI, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT.

UTILITY EASEMENTS, 10 FEET WIDE, ALONG CURTIS AVENUE AND PROVIDENCE ROAD, AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER. A STRIP OF LAND, TWO FEET WIDE, ALONG CURTIS AVENUE, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

ALPHA PHI HOUSE CORPORATION BOARD - UNIVERSITY OF MISSOURI

BY: TAMMY GRZESKOWIAK, PRESIDENT

STATE OF MISSOURI }
 COUNTY OF } SS

ON THIS DAY OF 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TAMMY GRZESKOWIAK, PRESIDENT OF ALPHA PHI HOUSE CORPORATION BOARD - UNIVERSITY OF MISSOURI, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO BEING BY ME TRULY SWORN, ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
 MY TERM EXPIRES

, NOTARY PUBLIC

NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C0280D, DATED MARCH 17, 2011.
2. THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT THEREFORE, THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON JANUARY 5, 2017.

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 20th DAY OF FEBRUARY, 2017

BRIAN TREECE, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS 27th DAY OF JANUARY, 2017 BEFORE ME PERSONALLY APPEARED TIMOTHY J. REED 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, NOTARY PUBLIC