

C.C.S.
Central Counties
Surveying
600 W. Morrison St. Suite 11
Fayette, MO 65249
Phone (660) 728-6028

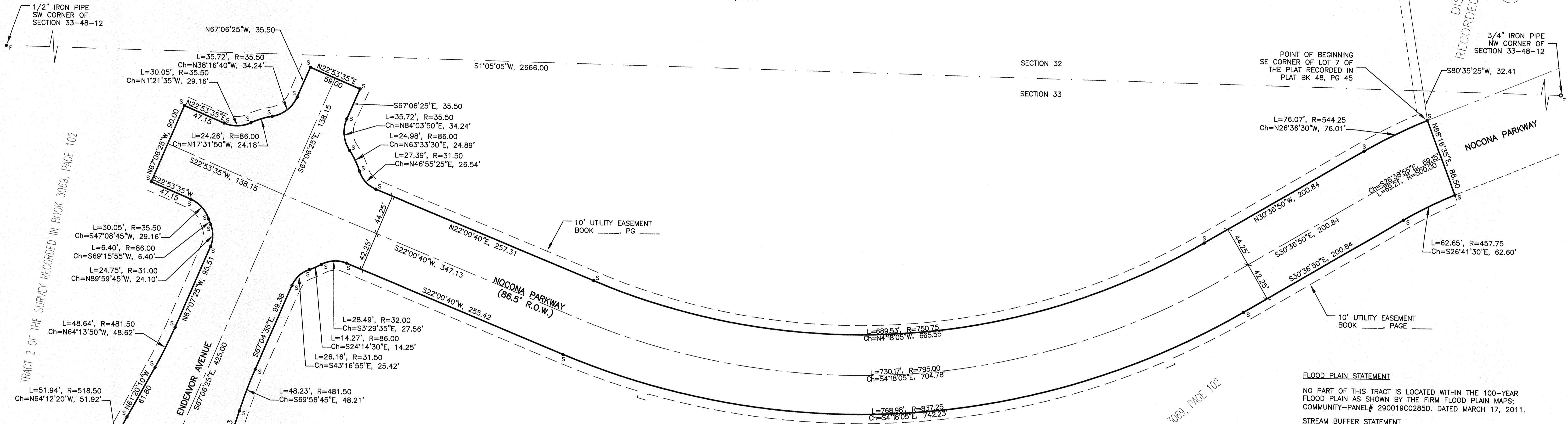
- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - PM PERMANENT MONUMENT
 - 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
 - + DRILL HOLE OR CHISEL +
 - △ RIGHT OF WAY MARKER
 - STONE MONUMENT
 - CORNER POST
 - X FENCE LINE
 - OVERHEAD ELECTRIC
 - G GAS LINE
 - S SEWER LINE
 - ① LOT NUMBER

**FINAL PLAT OF
DISCOVERY PARK SUBDIVISION PLAT 3-B
A PORTION OF THE LAND LOCATED IN SECTION 33,
TOWNSHIP 48 NORTH, RANGE 12 WEST
BOONE COUNTY, MISSOURI
SUBMITTED FEBRUARY 1, 2016**

NOTES

1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOTS 5 & 7 OF DISCOVERY PARK SUBDIVISION PLAT 2-B RECORDED IN PLAT BOOK 48, PAGE 45 OF THE BOONE COUNTY RECORDS.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MARCH, 2016
3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
4. ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.
5. ALL PREVIOUSLY PLATTED RIGHTS-OF-WAY FOR PREVIOUS NOCONA PARKWAY ALIGNMENT AS SHOWN IN PLAT BOOK 49, PAGE 19 HAVE BEEN VACATED PER ORDINANCE #22806, PASSED MAY 4, 2016.

TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102



DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 OF DISCOVERY PARK SUBDIVISION PLAT 2-B RECORDED IN PLAT BOOK 48, PAGE 45;

THENCE N68°16'35"E ALONG THE SOUTH RIGHT OF WAY LINE OF NOCONA PARKWAY, A DISTANCE OF 86.50 FEET;
 THENCE 62.65' ALONG A 457.75 FOOT NON-TANGENT CURVE TO THE RIGHT (HAVING A CHORD OF S26°41'30"E, A DISTANCE OF 62.60 FEET);
 THENCE S30°36'50"E, A DISTANCE OF 200.84 FEET;
 THENCE 768.98' ALONG A 837.25 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF S04°18'05"E, A DISTANCE OF 742.23 FEET);
 THENCE S22°00'40"W, A DISTANCE OF 255.42 FEET;
 THENCE 28.49' ALONG A 32.00 FOOT CURVE TO THE LEFT (HAVING A CHORD OF S03°29'35"E, A DISTANCE OF 27.56 FEET);
 THENCE 14.27' ALONG A 86.00 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF S24°14'30"E, A DISTANCE OF 14.25 FEET);
 THENCE 26.16' ALONG A 31.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF S43°16'55"E, A DISTANCE OF 25.42 FEET);
 THENCE S67°04'35"E, A DISTANCE OF 99.38 FEET;
 THENCE 48.23' ALONG A 481.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF S69°56'45"E, A DISTANCE OF 48.21 FEET);
 THENCE S72°48'55"E, A DISTANCE OF 104.43 FEET;
 THENCE 36.83' ALONG A 518.50 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF S70°46'45"E, A DISTANCE OF 36.83 FEET);
 THENCE S68°21'30"E, A DISTANCE OF 50.04 FEET;
 THENCE S22°53'35"W, A DISTANCE OF 125.89 FEET;
 THENCE N68°58'05"W, A DISTANCE OF 50.01 FEET;
 THENCE N67°04'35"W, A DISTANCE OF 33.79 FEET;
 THENCE 51.94' ALONG A 518.50 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF N64°12'20"W, A DISTANCE OF 51.92 FEET);
 THENCE N61°20'10"W, A DISTANCE OF 61.80 FEET;
 THENCE 48.64' ALONG A 481.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N64°13'50"W, A DISTANCE OF 48.62 FEET);
 THENCE N67°07'25"W, A DISTANCE OF 95.51 FEET;
 THENCE 24.75' ALONG A 31.00 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N89°59'45"W, A DISTANCE OF 24.10 FEET);
 THENCE 6.40' ALONG A 86.00 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF S69°15'55"W, A DISTANCE OF 6.40 FEET);
 THENCE 30.05' ALONG A 35.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N01°21'35"W, A DISTANCE OF 29.16 FEET);
 THENCE S22°53'35"W, A DISTANCE OF 90.00 FEET;
 THENCE N67°06'25"W, A DISTANCE OF 47.15 FEET;
 THENCE 35.72' ALONG A 35.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N38°16'40"W, A DISTANCE OF 34.24 FEET);
 THENCE 24.26' ALONG A 86.00 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF N17°31'50"W, A DISTANCE OF 24.18 FEET);
 THENCE 27.39' ALONG A 31.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N46°55'25"E, A DISTANCE OF 26.54 FEET);
 THENCE N22°53'35"E, A DISTANCE OF 47.15 FEET;
 THENCE 30.05' ALONG A 35.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N01°21'35"W, A DISTANCE OF 29.16 FEET);
 THENCE 24.26' ALONG A 86.00 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF N17°31'50"W, A DISTANCE OF 24.18 FEET);
 THENCE 35.72' ALONG A 35.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N38°16'40"W, A DISTANCE OF 34.24 FEET);
 THENCE N67°06'25"W, A DISTANCE OF 35.50 FEET;
 THENCE N22°53'35"E, A DISTANCE OF 59.00 FEET;
 THENCE S67°06'25"E, A DISTANCE OF 35.50 FEET;
 THENCE 35.72' ALONG A 35.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N84°03'50"E, A DISTANCE OF 34.24 FEET);
 THENCE 24.98' ALONG A 86.00 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF N63°33'30"E, A DISTANCE OF 24.89 FEET);
 THENCE 27.39' ALONG A 31.50 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N46°55'25"E, A DISTANCE OF 26.54 FEET);
 THENCE N22°00'40"E, A DISTANCE OF 257.31 FEET;
 THENCE 689.53' ALONG A 750.75 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N04°18'05"W, A DISTANCE OF 665.55 FEET);
 THENCE N30°36'50"W, A DISTANCE OF 200.84 FEET;
 THENCE 76.07' ALONG A 544.25 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF N26°36'30"W, A DISTANCE OF 76.01 FEET) TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 179,001 SQUARE FEET OR 4.11 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3790, PAGES 48 & 49 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2016

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

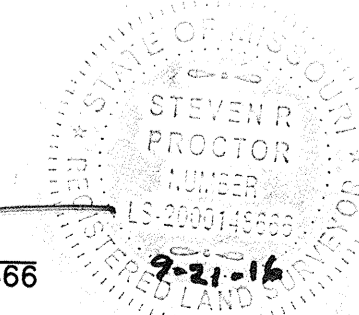
SUBSCRIBED AND SWORN BEFORE ME ON THIS 21ST DAY OF SEPTEMBER, 2016 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
Notary Public - Notary Seal
Comm. Number 1380612
STATE OF MISSOURI
Boone County
My Commission Expires: May 31, 2017

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY OF A PORTION OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Steven R. Proctor
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: SEPTEMBER 21, 2016



KNOW ALL MEN BY THESE PRESENTS

P1316 LLC, BEING SOLE OWNER OF THE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, JON ODE HAS CAUSED THESE PRESENTS TO BE SIGNED.

NOCONA PARKWAY AND ENDEAVOR AVENUE ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

JON ODE, MEMBER
STATE OF MISSOURI
COUNTY OF BOONE)
My Commission Expires: July 24, 2017
Commission Number: 13507283

ON THIS 21st DAY OF SEPTEMBER IN THE YEAR 2016, BEFORE ME, LIZ WIEDMEYER, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JON ODE KNOWN TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 24, 2017

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 290019C0285D. DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

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, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

BASIS OF BEARINGS

POINT OF BEGINNING SE CORNER OF LOT 7 OF THE PLAT RECORDED IN PLAT BK 48, PG 45

L=76.07', R=544.25
Ch=N26°36'30"W, 76.01'

10' UTILITY EASEMENT BOOK _____ PAGE _____

DISCOVERY PARK PLAT 2-B RECORDED IN PLAT BOOK 48, PAGE 45

3/4" IRON PIPE NW CORNER OF SECTION 33-48-12

S80°35'25"W, 32.41'

L=62.65', R=457.75
Ch=S26°41'30"E, 62.60'