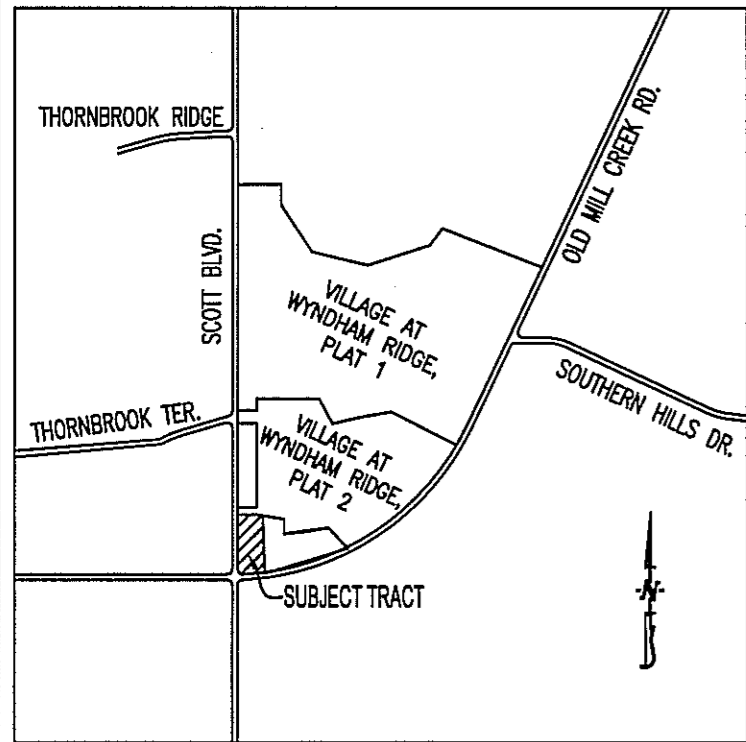
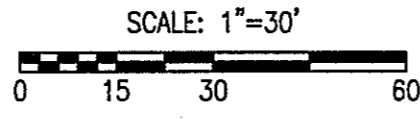


# FINAL PLAT WYNDHAM COMMERCIAL CORNER

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
AUGUST 29, 2016  
CASE #16-193



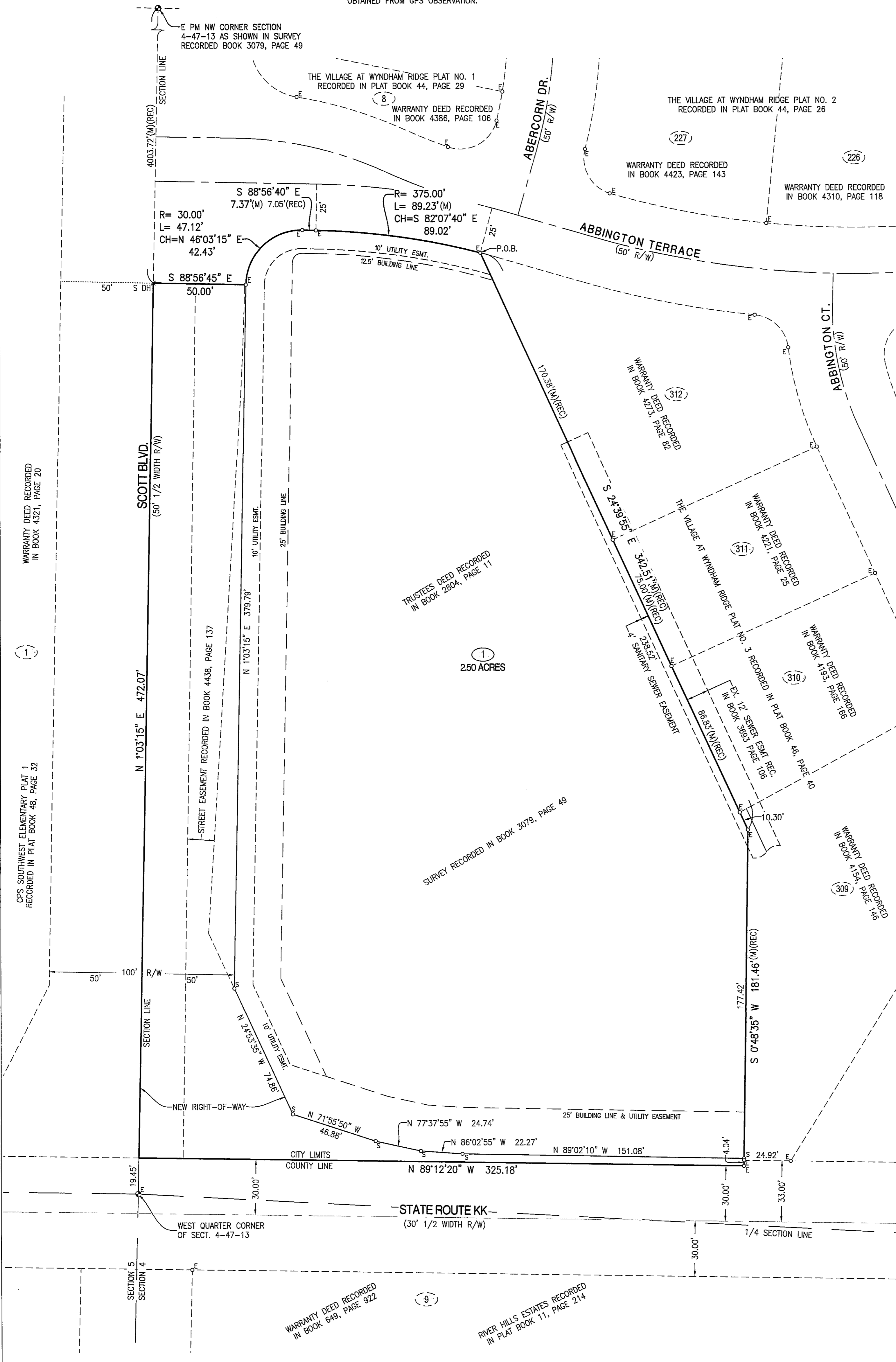
LOCATION MAP  
NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**LEGEND:**

- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH× DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN AUGUST OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR MILL CREEK MANOR, INC.; OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 2804, PAGE 11 AND SHOWN BY THE SURVEY RECORDED IN BOOK 3079, PAGE 49 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

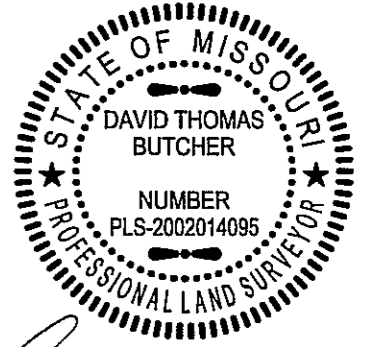
BEGINNING AT THE NORTHWEST CORNER OF LOT 312 OF THE VILLAGE AT WYNDHAM RIDGE, PLAT NO. 3, RECORDED IN PLAT BOOK 46, PAGE 40 AND WITH THE WEST LINE OF SAID PLAT, S 24°39'55" E, 342.51 FEET; THENCE S 0°48'35" W, 181.46 FEET TO THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 3079, PAGE 49; THENCE LEAVING THE WEST LINE OF SAID PLAT AND WITH SAID SOUTH LINE, N 89°12'20" W, 325.18 FEET TO THE WEST LINE OF SAID SURVEY AND TO THE WEST LINE OF SAID SECTION 4; THENCE LEAVING THE SOUTH LINE OF SAID SURVEY AND WITH THE WEST LINE OF SAID SECTION 4, N 1°03'15" E, 472.07 FEET; THENCE LEAVING THE WEST LINE OF SAID SECTION 4, S 88°56'45" E, 50.00 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 46°03'15" E, 42.43 FEET; THENCE S 88°56'40" E, 7.37 FEET; THENCE 89.23 FEET ALONG A 375.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 82°07'40" E, 89.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.13 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
2608 NORTH STADIUM BLVD.  
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
9/26/2016  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 26<sup>th</sup> DAY OF September, 2016.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14965667

KENNETH FARRIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission #14965667  
My Commission Expires: April 22, 2018

**KNOW ALL MEN BY THESE PRESENTS:**

THAT MILL CREEK MANOR, INC. BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ADJACENT DRAWING. THE STREET RIGHT OF WAY SHOWN BY THE ADJACENT DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WYNDHAM COMMERCIAL CORNER".

IN WITNESS WHEREOF, MILL CREEK MANOR, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND SECRETARY, WITH SEAL TO BE AFFIXED THIS 26<sup>th</sup> DAY OF Oct, 2016.

MILL CREEK MANOR, INC.

*Fred W. Overton*  
FRED W. OVERTON, VICE PRESIDENT & SECRETARY

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 25<sup>th</sup> DAY OF October, 2016 BEFORE ME PERSONALLY APPEARED FRED W. OVERTON, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS AN OFFICER OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14965667

KENNETH FARRIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission #14965667  
My Commission Expires: April 22, 2018

**NOTES:**

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0270D, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE HUNTSDALE USGS QUADRANGLE.
5. DIRECT ACCESS TO STATE ROUTE KK IS PROHIBITED.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
BRIAN TREECE, MAYOR

\_\_\_\_\_  
SHEELA AMIN, CITY CLERK