

1. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CHORD LENGTHS FOR CHORD DIMENSIONS.
2. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
3. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
4. 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).
5. DRIVEWAY ACCESS FROM LOT 2 TO BROWN SCHOOL ROAD SHALL BE AT LEAST 295 FEET WESTERLY OF THE CENTERLINE OF ROGER I. WILSON MEMORIAL DRIVE. DRIVEWAY ACCESS FROM LOT 1 AND LOT 2 SHALL BE AT LEAST 395 FEET NORTHERLY OF THE CENTERLINE OF BROWN SCHOOL ROAD.
6. THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.0(2) CITY OF COLUMBIA CODE OF ORDINANCES.
7. PART OF THIS TRACT IS AN UNPLATTED LOT OWNED BY DREW PROPERTIES. WARRANTY DEED RECORDED IN BOOK 1143, PAGE 877.
8. THE DEEDS OF RECORD CAN BE FOUND IN WARRANTY DEEDS RECORDED IN BOOK 1143, PAGE 858, BOOK 1143, PAGE 860, AND BOOK 1143, PAGE 862.
9. ACCESS TO BROWN SCHOOL ROAD AND ROGER I. WILSON MEMORIAL DRIVE WILL BE LIMITED TO THE LOCATIONS SHOWN.

1. REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1-3) OF THE CITY CODE. THERE ARE ZERO (0) SIGNIFICANT DECIDUOUS TREES ON THIS SITE.

2. 25% OF THE SIGNIFICANT TREES (MIN. 20" DBH) OUTSIDE THE TREE PRESERVATION AREA ARE TO BE SAVED.

THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR COLUMBIA AND BROWNS QUADRANGLES, BOONE COUNTY, MISSOURI. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0270E, DATED APRIL 19, 2017 AND #29019C0281E, DATED APRIL 19, 2017.

TWO TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, ALSO LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS LOT 1 OF ARCADIA PLAT 8 RECORDED IN PLAT BOOK 80, PAGE 46, ALSO BEING DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 1143, PAGE 858, BOOK 1143, PAGE 868, AND BOOK 1143, PAGE 862, AND A TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1143, PAGE 877, RECORDS OF BOONE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 OF OF ARCADIA PLAT B ALSO BEING A POINT ON THE WEST  
RIGHT-OF-WAY LINE OF ROGER I. WILSON MEMORIAL DRIVE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE S 0721°30'E  
136.63 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 72.23  
FEET, BEARING 061°18'00" E, 13.23 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF  
140.00 FEET, AN ARC LENGTH OF 55.52 FEET, 306.26 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF  
1967.00 FEET, AN ARC LENGTH OF 13.35 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 05°03'05"E, 15.52 FEET; THENCE S 04°49'30"E, 498.08 FEET; THENCE ALONG A TANGENT  
CURVE TO THE LEFT HAVING A RADIUS OF 491.37 FEET, AN ARC LENGTH OF 218.88 FEET, AND SAID CURVE HAVING A CHORD  
WHICH BEARS S 33°10'E, 217.07 FEET; THENCE S 54°15'30"E, 1.94 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT  
HAVING A RADIUS OF 147.87 FEET, AN ARC LENGTH OF 147.87 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS  
S 19°28'00"E, 128.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BROWN SCHOOL DRIVE, THENCE LEAVING SAID  
WEST RIGHT-OF-WAY LINE, WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A TANGENT CURVE TO THE RIGHT HAVING  
A RADIUS OF 736.96 FEET, AN ARC LENGTH OF 362.01 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 83°21'30"E,  
358.38 FEET; THENCE S 84°47'00"E, 10.03 FEET, THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS  
OF 463.00 FEET, AN ARC LENGTH OF 463.00 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 41°53'30"E, 456.35 FEET;  
THENCE N 47°10'15"E, 300.95 FEET, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, EAST ALONG THE SOUTH LINE OF  
LOT 203 OF ARCADIA PLAT 2-A RECORDED IN PLAT BOOK 38, PAGE 19 AND ALONG A NON-TANGENT CURVE TO THE LEFT LEAVING A  
RADIUS OF 725.00 FEET, AN ARC LENGTH OF 482.96 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 66°16'00"E,  
474.08 FEET, THENCE S 85°20'10"E, 191.25 FEET TO POINT ON THE WEST LINE OF SAID LOT 1 OF ARCADIA PLAT B; THENCE  
EAST ALONG SAID NORTH LINE OF SAID LOT 1 OF SAID LOT 1 OF ARCADIA PLAT B, N 03°50'10"E, 291.91 FEET;  
THENCE S 01°00'10"E, 260.01 FEET; THENCE S 01°00'10"E, 260.01 FEET; THENCE S 03°30'10"E, 493.30 FEET;  
THENCE N 07°15'15"E, 24.57 FEET, THENCE LEAVING SAID WEST LINE, EAST ALONG THE NORTH LINE OF SAID LOT 1  
S 88°39'00"E, 376.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.29 ACRES.

DREW PROPERTIES, L.L.C., 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.

PUBLIC UTILITY 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 AND THROUGH PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND REMOVAL OF 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 SUBSTANTIAL BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE SITUED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

ADDITIONAL RIGHT-OF-WAY FOR BROWN SCHOOL ROAD, AND ROGER I. WILSON MEMORIAL DRIVE ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS ON AND ACROSS LOTS 1 AND 2 FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION.

SUCH CROSS ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR ACCESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS AND FOR THE CITY EGRESS SERVICES. THE EGRESS EASEMENT SHALL BE IN FULL COMPLIANCE WITH ALL CITY ORDINANCES WITH THE RIGHT AND PRIVILEGE OF ACCESS AT ALL TIMES, THE OWNER COVENANTS AND AGREES IT SHALL CONSTRUCT WITHIN THE IRREVOCABLE INGRESS/EGRESS EASEMENT AN ACCESS (SHOWN ON PLAT) THAT MEETS OR EXCEEDS THE REQUIREMENTS OF A FIRE APPARATUS ACCESS ROAD IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS, AND THAT IT SHALL MAINTAIN THE SAME IN STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY CODE REQUIREMENTS.

IN WITNESS WHEREOF, THE SAID DREW PROPERTIES, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED.

**DREW PROPERTIES, L.L.C.**

ROBERT L. WALTERS, 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, ROBERT L. WALTERS, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS A MANAGER OF DREW PROPERTIES, L.L.C., 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.

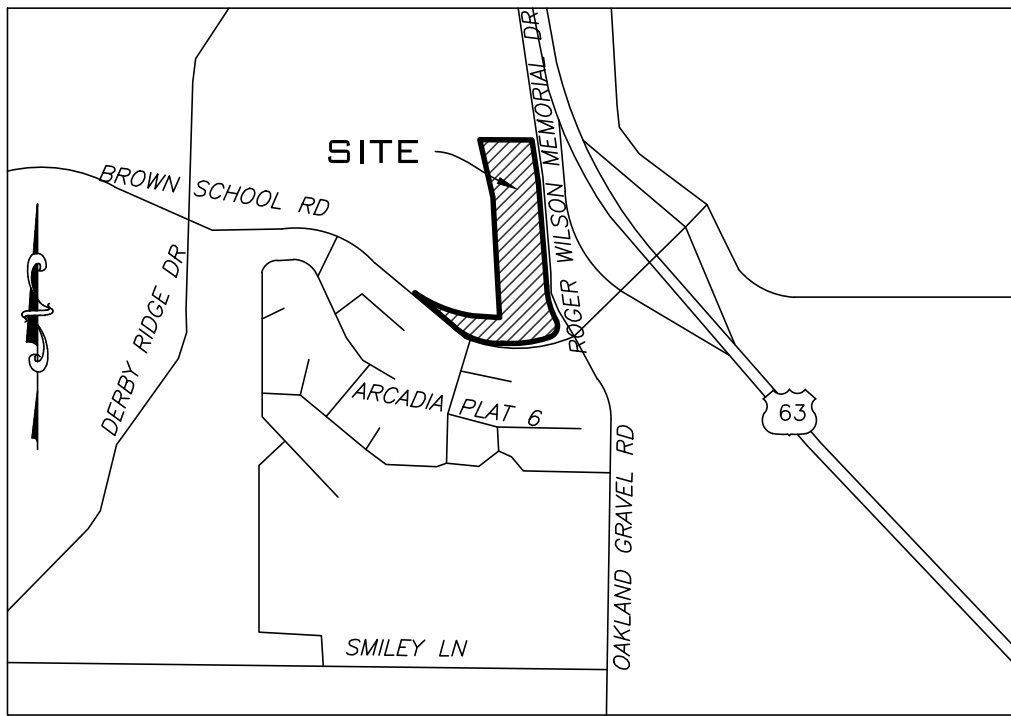
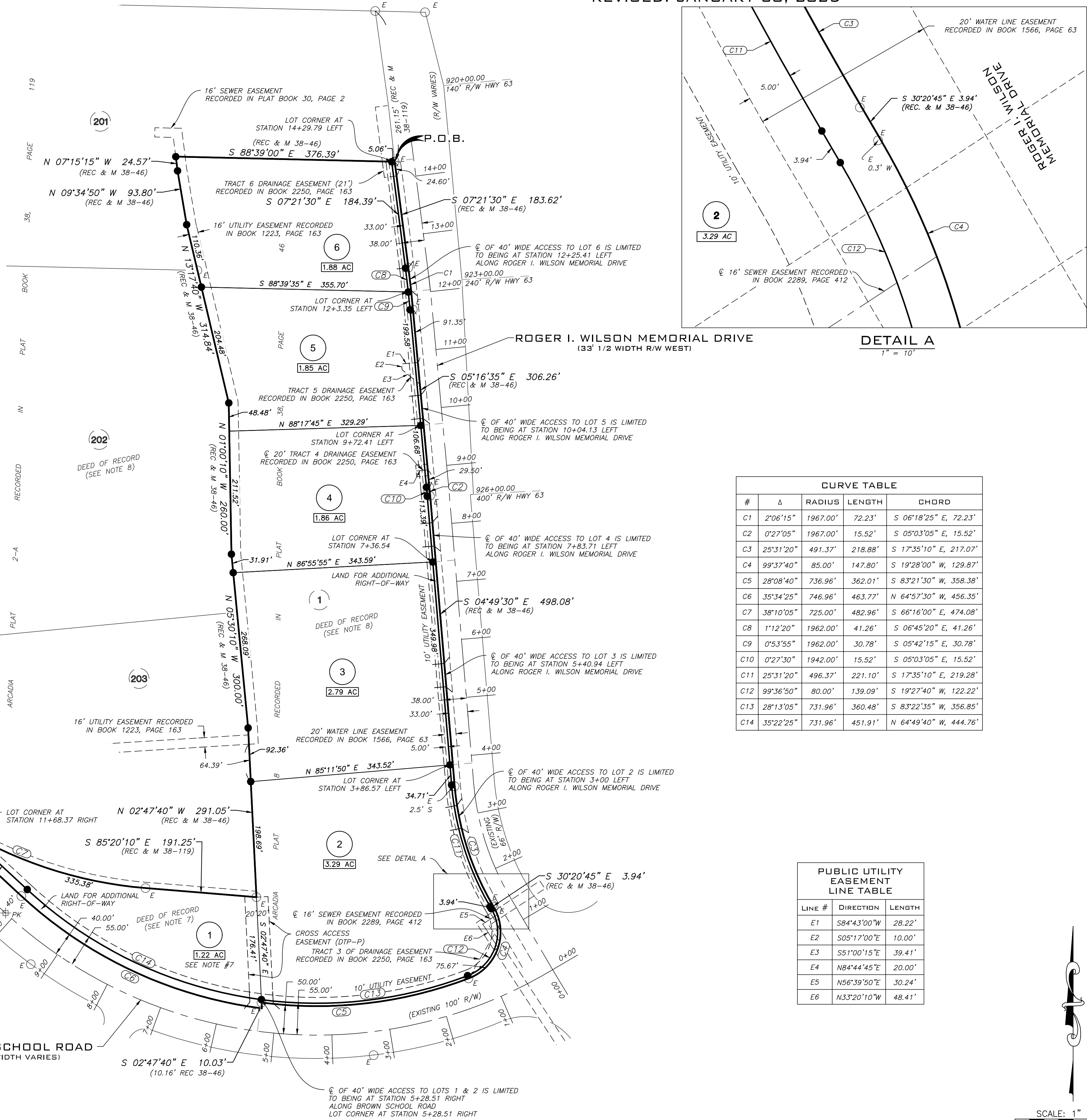
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

\_\_\_\_\_, NOTARY PUBLIC  
NOTARY PUBLIC SIGNATURE

PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT  
NE1/4 OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST,  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER 16, 2024  
REVISED: JANUARY 30, 2025





NOT TO SCALE

● 1/2" IRON PIPE W/ CAP #2001006115  
 (SET UNLESS OTHERWISE NOTED)  
 E EXISTING  
 S SET  
 (M) MEASURED  
 (EC) RECORD PER (BK-PG) OR (PB-PG)  
 -P DEDICATED THIS PLAT - PRIVATE  
 Δ DELTA  
 R RADIUS  
 L ARC LENGTH  
 CH CHORD  
 /W RIGHT-OF-WAY  
 ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)  
 ⊕ PK NAIL  
 AC ACRES  
 B.B. POINT OF BEGINNING  
 PL PLATTED LOT LINE  
 — EASEMENT

I HEREBY CERTIFY THAT IN OCTOBER, 2024 I COMPLETED A SURVEY FOR DREW PROPERTIES, L.L.C. FOR THE DESCRIBED PROPERTIES AND SUBDIVIDED 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

<p>JAY GEBHARDT L.S. 20011001909 MO LAND SURVEYOR</p> <p>PROJECT#: DRP224-01</p>	<p>DATE: JANUARY 30, 2025</p>
 <p><b>A CIVIL GROUP, LLC</b></p> <p>MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (633) 817-5150</p>	
<p>MO CERT OF CORRECTION: 20011006115</p>	
<p>A MAJOR PLAT</p>	
<p><b>ARCADIA PLAT 10</b> NE 1/4 S 30, T 49 N, R 12 W CITY OF COLUMBIA, BOONE COUNTY, MISSOURI</p>	

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

PRINTED NAME

MY COMMISSION EXPIRES

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI  
PURSUANT TO

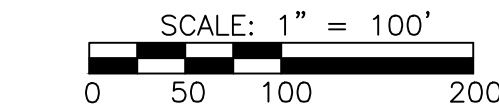
ORDINANCE # \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BARBARA BUFFALOE, 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