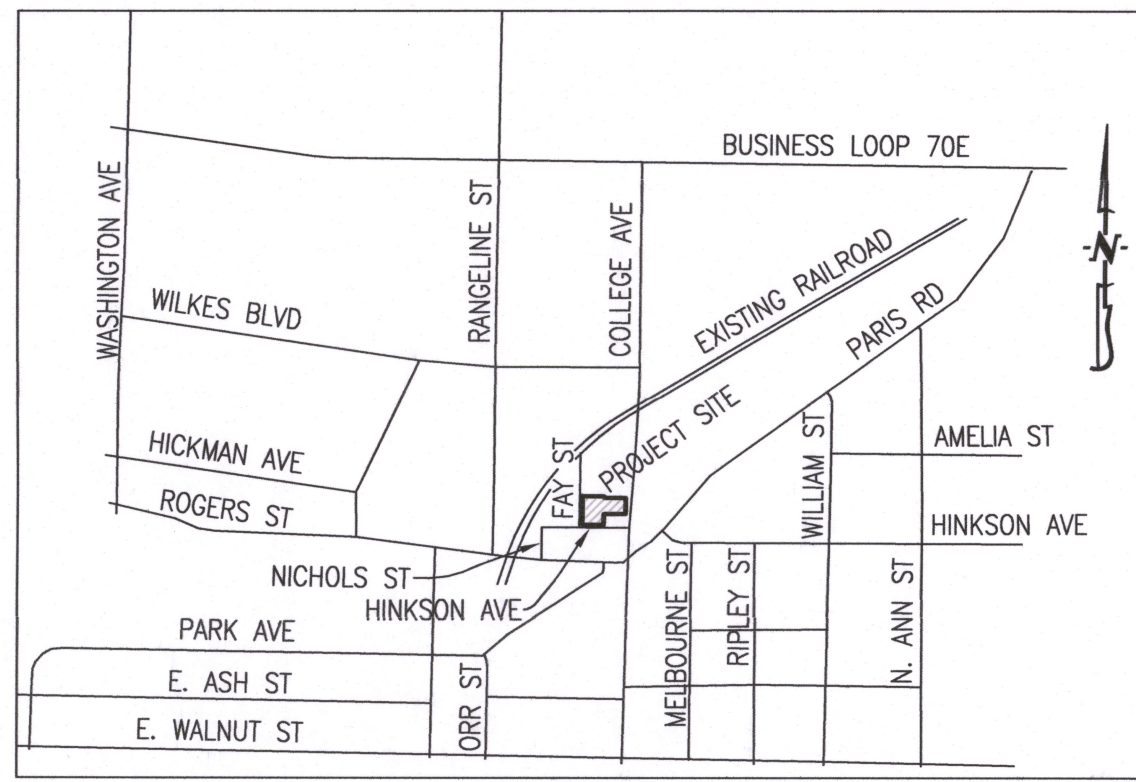
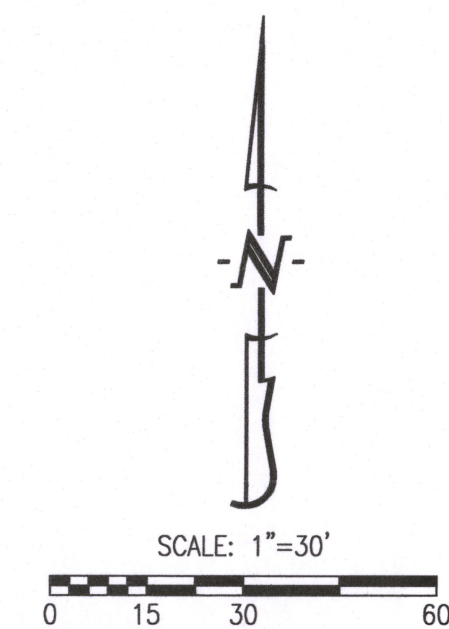


MINOR PLAT CENTRAL ADDITION PLAT NO. 2-A

A REPLAT OF LOT 1, CENTRAL ADDITION PLAT NO. 2 AND ALL OF LOTS 10 & 12
AND PART OF LOT 9, CENTRAL ADDITION TO THE CITY OF COLUMBIA
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 12, 2021



LOCATION MAP
NOT TO SCALE



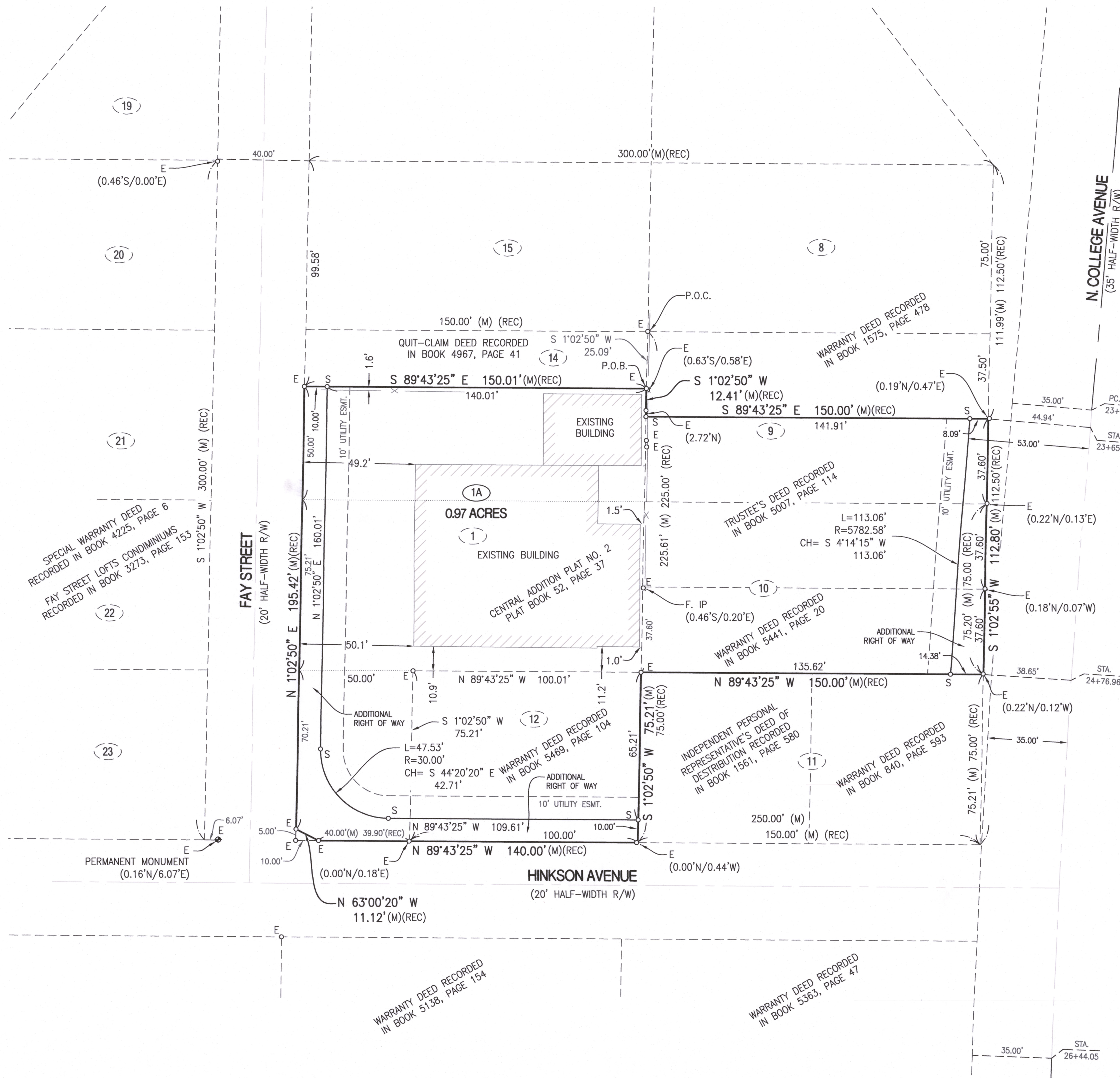
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- L= LENGTH
- R= RADIUS
- CH= CHORD

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
5. A PORTION OF THE EXISTING PARKING LOT AND RETAINING WALL LOCATED ON LOT 1A ARE WITHIN THE RIGHT-OF-WAY DEDICATED ON THIS PLAT. MAKING SUCH PARKING LOT AND RETAINING WALL, NONCONFORMING STRUCTURES THAT MAY CONTINUE IN USE AS SET FORTH IN SECTION 29-6.5(B) OF THE CITY'S CODE OF ORDINANCES. SUCH PARKING LOT AND RETAINING WALL SHALL CONTINUE AS NONCONFORMING STRUCTURES NOTWITHSTANDING EXPANSION, ALTERATION OR IMPROVEMENT OF THE EXISTING BUILDING NOW LOCATED ON LOT 1A, AND THE CONSTRUCTION OF ADDITIONAL BUILDINGS AND IMPROVEMENTS ON LOT 1A. IF THE PARKING LOT OR RETAINING WALL IS TORN DOWN, DEMOLISHED, DECLARED A NUISANCE, CONDEMNED, OR OTHERWISE DAMAGED, EITHER VOLUNTARILY OR AS A RESULT OF SOME CASUALTY, TO THE EXTENT THAT THE DAMAGE OR REPAIR TO THE STRUCTURE EXCEEDS SEVENTY-FIVE (75) PERCENT OF ITS REASONABLE VALUE, EXCLUDING FOUNDATIONS, THE CITY MAY REQUIRE THE STRUCTURE BE CONSTRUCTED WITHOUT ENCROACHMENT INTO THE RIGHT-OF-WAY.

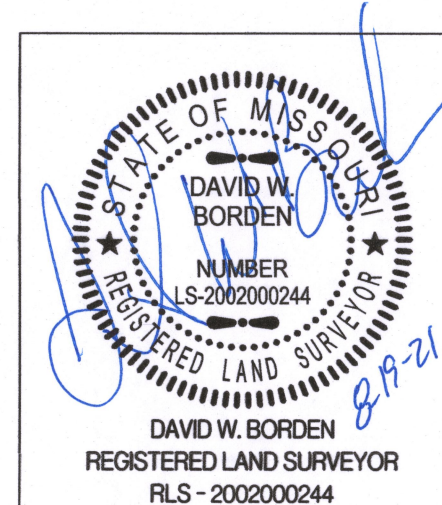


APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 19th DAY OF August, 2021.

Sara Loe
SARA LOE, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK



| CENTRAL ADDITION PLAT NO. 2-A | |
|--|-----------------|
| A REPLAT OF LOT 1, CENTRAL ADDITION PLAT NO. 2 AND PART OF LOT 9, AND LOTS 10 & 12, CENTRAL ADDITION TO THE CITY OF COLUMBIA, COLUMBIA, BOONE COUNTY, MISSOURI | |
| CORPORATE NUMBER: 2000151304 | |
| DATE: 7/12/2021 | SCALE: 1" = 30' |
| PROJECT: 120206 | DRAWN BY: DWB |

CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION REPLAT FOR WHITE OAK INVESTMENT PROPERTIES LLC, OF LOT 1, CENTRAL ADDITION PLAT NO. 2 RECORDED IN PLAT BOOK 52, PAGE 37 AND LOTS 10 & 12 AND PART OF LOT 9, CENTRAL ADDITION TO THE CITY OF COLUMBIA RECORDED IN BOOK 40, PAGE 638 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 14 OF SAID CENTRAL ADDITION TO THE CITY OF COLUMBIA AND WITH THE EAST LINE THEREOF, S 1°02'50"W, 25.09 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID EAST LINE, S 1°02'50"W, 12.41 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5007, PAGE 114; THENCE WITH THE NORTH LINE OF SAID TRUSTEE'S DEED, S 89°43'25"E, 150.00 FEET TO THE WEST RIGHT OF WAY LINE FOR NORTH COLLEGE AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRUSTEE'S DEED; THENCE WITH SAID WEST RIGHT OF WAY LINE, S 1°02'55"W, 112.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 10, N 89°43'25"W, 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID LOT 12, S 1°02'50"W, 75.21 FEET TO THE NORTH RIGHT OF WAY LINE FOR HINKSON AVENUE; THENCE WITH SAID NORTH RIGHT OF WAY LINE, N 89°43'25"W, 140.01 FEET; THENCE TRANSITIONING FROM SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE FOR FAY STREET, N 63°00'20"W, 11.12 FEET; THENCE WITH SAID EAST RIGHT OF WAY LINE, SAID EAST LINE ALSO BEING THE WEST LINE OF SAID LOT 1, N 1°02'50"E, 195.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND WITH THE NORTH LINE OF SAID LOT 1, S 89°43'25"E, 150.01 TO THE POINT OF BEGINNING AND CONTAINING 1.08 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

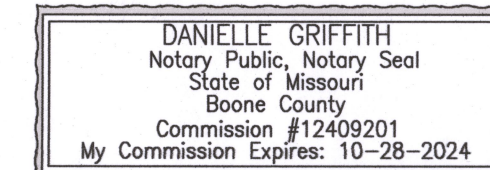
CORPORATE NUMBER: 2000151304

David W. Borden
DAVID W. BORDEN, PLS-2002000244
8-9-21
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF August, IN THE YEAR 2021.

Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT WHITE OAK INVESTMENT PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS NOT OF RECORD SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "CENTRAL ADDITION PLAT NO. 2-A".

IN WITNESS WHEREOF, WHITE OAK INVESTMENT PROPERTIES LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 19 DAY OF August, 2021.

WHITE OAK INVESTMENT PROPERTIES LLC

Justin Gardell Powell
JUSTIN GARDELL POWELL, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 19 DAY OF August, 2021 BEFORE ME PERSONALLY APPEARED JUSTIN GARDELL POWELL TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY HE IS A MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

