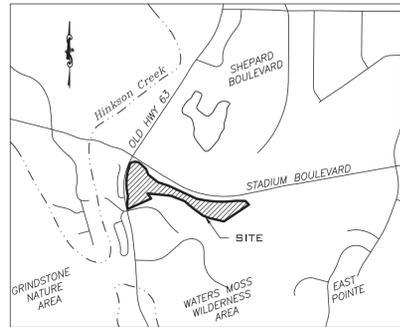


A-1 RENTAL PLAT 1

FINAL PLAT
A MINOR PLAT

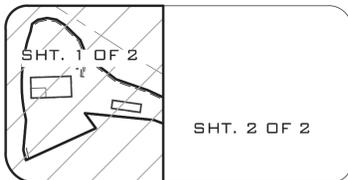
SUBMITTED AUGUST 2, 2021



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIPE WITH CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- IP ○ IRON PIPE 1/2" UNLESS OTHERWISE NOTED
- R/W MRK △ METAL POST RIGHT-OF-WAY MARKER
- CONC. R/W MRK △ CONCRETE RIGHT-OF-WAY MARKER
- RB ○ REBAR
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- BCS BOONE COUNTY SURVEY
- 0.00 AC ACRES
- EXISTING LOT LINE
- OLD LOT LINE PER SURVEY IN BK 356, PG 111
- OLD LOT LINE PER SURVEY IN PB 9, PG 24
- EXISTING DEED LINE
- EX. BUILDING



INDEX MAP

LINE #	DIRECTION	LENGTH
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E4	S66°34'25"E	23.60'
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E9	S36°21'25"E	26.06'
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E11	S84°23'50"E	115.60'
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E13	N69°23'40"W	60.25'
E14	S77°17'15"E	155.25'
E15	S44°12'30"E	21.87'
E16	N04°21'10"E	125.60'
E17	S68°35'10"E	251.76'
E18	S12°08'50"W	0.97'
E19	N21°54'00"W	18.87'
E20	N21°54'00"W	31.74'

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____ 2021.

SARA LOE, CHAIRPERSON

APPROVED BY ORDINANCE OF THE THE CITY COUNCIL OF COLUMBIA

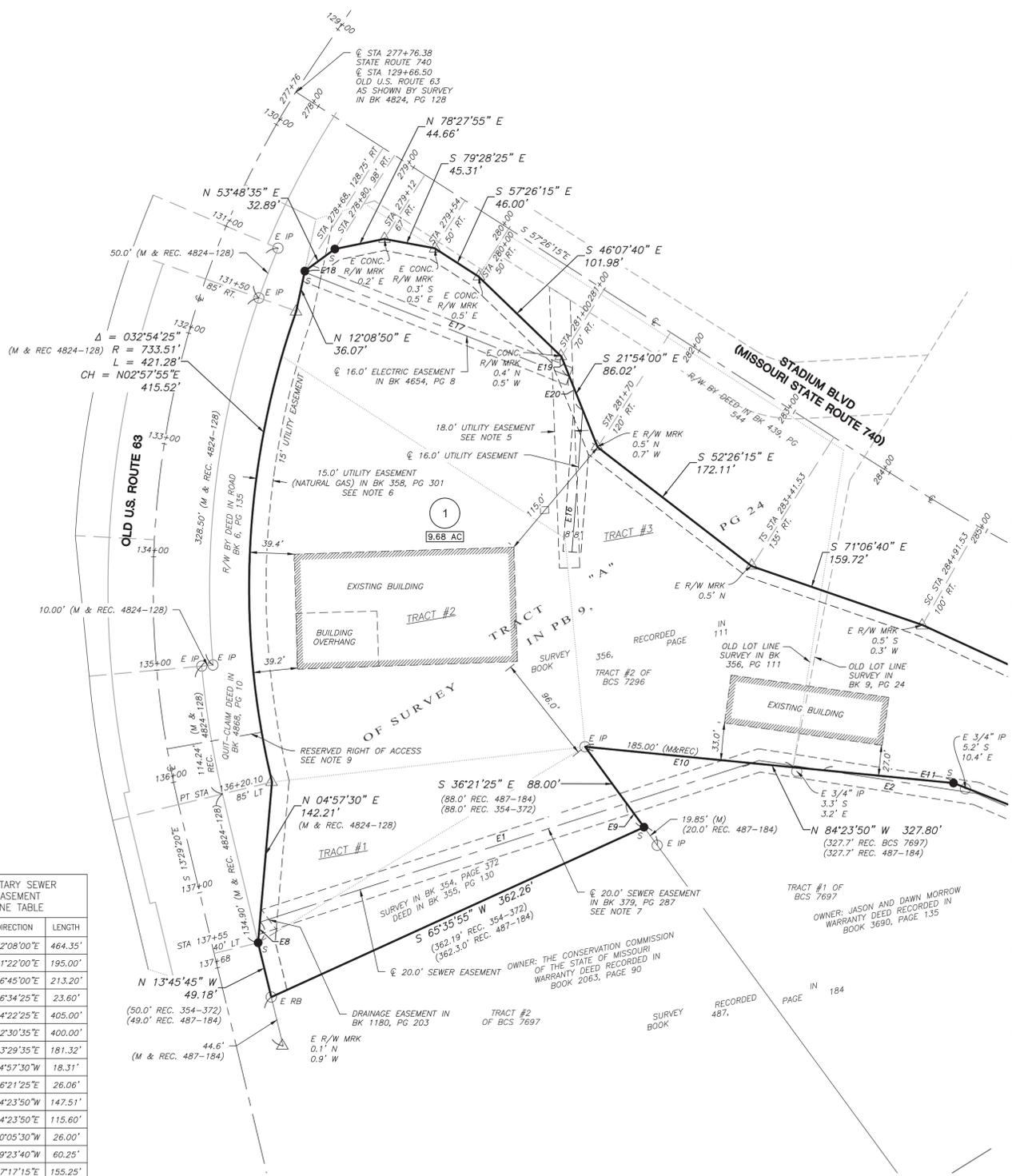
ON THE _____ DAY OF _____ 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

ORDINANCE # _____



KNOW ALL MEN BY THESE PRESENTS

JOHN M. RIDDICK TRUST, DATED FEBRUARY 10, 2003, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, JOHN M. RIDDICK AND SARAH L. RIDDICK, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

JOHN M. RIDDICK TRUST, DATED FEBRUARY 10, 2003

JOHN M. RIDDICK, TRUSTEE OF THE JOHN M. RIDDICK TRUST, DATED FEBRUARY 10, 2003

SARAH L. RIDDICK, TRUSTEE OF THE JOHN M. RIDDICK TRUST, DATED FEBRUARY 10, 2003

STATE OF MISSOURI }
COUNTY OF BOONE }

ON THIS _____ DAY OF _____ IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN M. RIDDICK AND SARAH L. RIDDICK, TRUSTEES OF JOHN M. RIDDICK TRUST, DATED FEBRUARY 10, 2003, TO ME KNOWN, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE TRUSTEES OF JOHN M. RIDDICK TRUST, DATED FEBRUARY 10, 2003, AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID TRUST AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THEY THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID TRUST 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

MY COMMISSION EXPIRES: _____

PROPERTY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 19, Township 48 North, Range 12 West, City of Columbia, Boone County, Missouri, being part of Tract "A" of the survey recorded in Plat Book 9, Page 24 and described in the quit-claim deed recorded in Book 369, Page 196, also being part of Tract #1, Tract #2, and Tract #3 of the survey recorded in Book 356, Page 111, and described in the warranty deed recorded in Book 2171, Page 949, also being all of the tract of land shown by the survey recorded in Book 354, Page 372 and described by the warranty deed recorded in Book 355, Page 130, also being part of Tract "D" of the survey recorded in Plat Book 9, Page 24, and described in the warranty deed recorded in Book 369, Page 199, all records of Boone County, Missouri, and being more particularly described as follows:

Beginning at the southernmost corner of Tract "D" as shown by the survey recorded in Plat Book 9, Page 24, also being the northeast corner of a tract of land shown by the survey recorded in Book 487, Page 184, Thence along the southerly lines of said survey in Plat Book 9, Page 24, and the northerly lines of said survey in Book 487, Page 184, for the following six (6) calls: N 77°17'15"W, 213.85 feet; Thence N 69°23'40"W, 91.93 feet; Thence N 54°08'45"W, 175.98 feet; Thence N 50°05'30"W, 158.97 feet; Thence N 68°39'50"W, 211.06 feet; Thence N 84°23'50"W, 327.80 feet to the northeast corner of a tract of land shown by the survey recorded in Book 354, Page 372; Thence along the easterly line of said survey S 36°21'25"E, 88.00 feet; Thence along the southerly line of said survey S 65°35'55"W, 362.26 feet to a point on the easterly right-of-way line of Old U.S. Route 63; Thence along said right-of-way lines for the following four (4) calls: N 13°45'45"W, 49.18 feet; Thence N 04°57'30"E, 142.21 feet; Thence along a non-tangent curve to the right, having a radius of 733.51 feet, an arc length of 421.28 feet, and said curve having a chord which bears N 02°57'55"E, 415.52 feet; Thence N 12°08'50"E, 36.07 feet to a point 128.75 feet right of Highway Plan centerline station 278 + 68 for State Route 740; Thence along the southerly right-of-way lines for State Route 740 for the following eleven (11) calls: N 53°48'35"E, 32.89 feet; Thence N 78°27'55"E, 44.66 feet; Thence S 79°28'25"E, 45.31 feet; Thence S 57°26'15"E, 46.00 feet; Thence S 46°07'40"E, 101.98 feet; Thence S 21°54'00"E, 86.02 feet; Thence S 52°26'15"E, 172.11 feet; Thence S 71°06'40"E, 159.72 feet; Thence S 65°23'00"E, 439.84 feet; Thence along a non-tangent curve to the left having a radius of 1,557.39 feet, an arc length of 566.05 feet, and said curve having a chord which bears S 87°11'30"E, 562.94 feet; Thence S 88°46'15"E, 124.51 feet to a point on the northeasterly line of said Tract "D"; Thence leaving said right-of-way line and along said line of Tract "D", S 44°12'30"E, 72.87 feet to the easternmost corner of said Tract "D"; Thence along the southerly line of said Tract "D", S 56°26'10"W, 424.90 feet to the Point of Beginning and containing 9.68 acres.

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.

CERTIFICATION

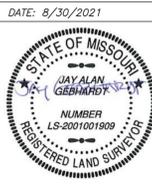
I HEREBY CERTIFY THAT IN APRIL 2021, A PROPERTY BOUNDARY SURVEY WAS MADE UNDER MY PERSONAL DIRECTION FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, AND SAID SURVEY WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THIS SURVEY WAS COMPLETED AT THE REQUEST OF DAVID MADDOCK, CONTRACT PURCHASER; JOHN RIDDICK AND JOHN M. RIDDICK AND SARAH L. RIDDICK, TRUSTEES OF THE JOHN M. RIDDICK TRUST, DATED FEBRUARY 10, 2003.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR



A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-3750
MO CERT OF AUTHORITY: 2001006115



FINAL PLAT
A-1 RENTAL PLAT 1
CITY OF COLUMBIA, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS _____ DAY OF _____
2021.

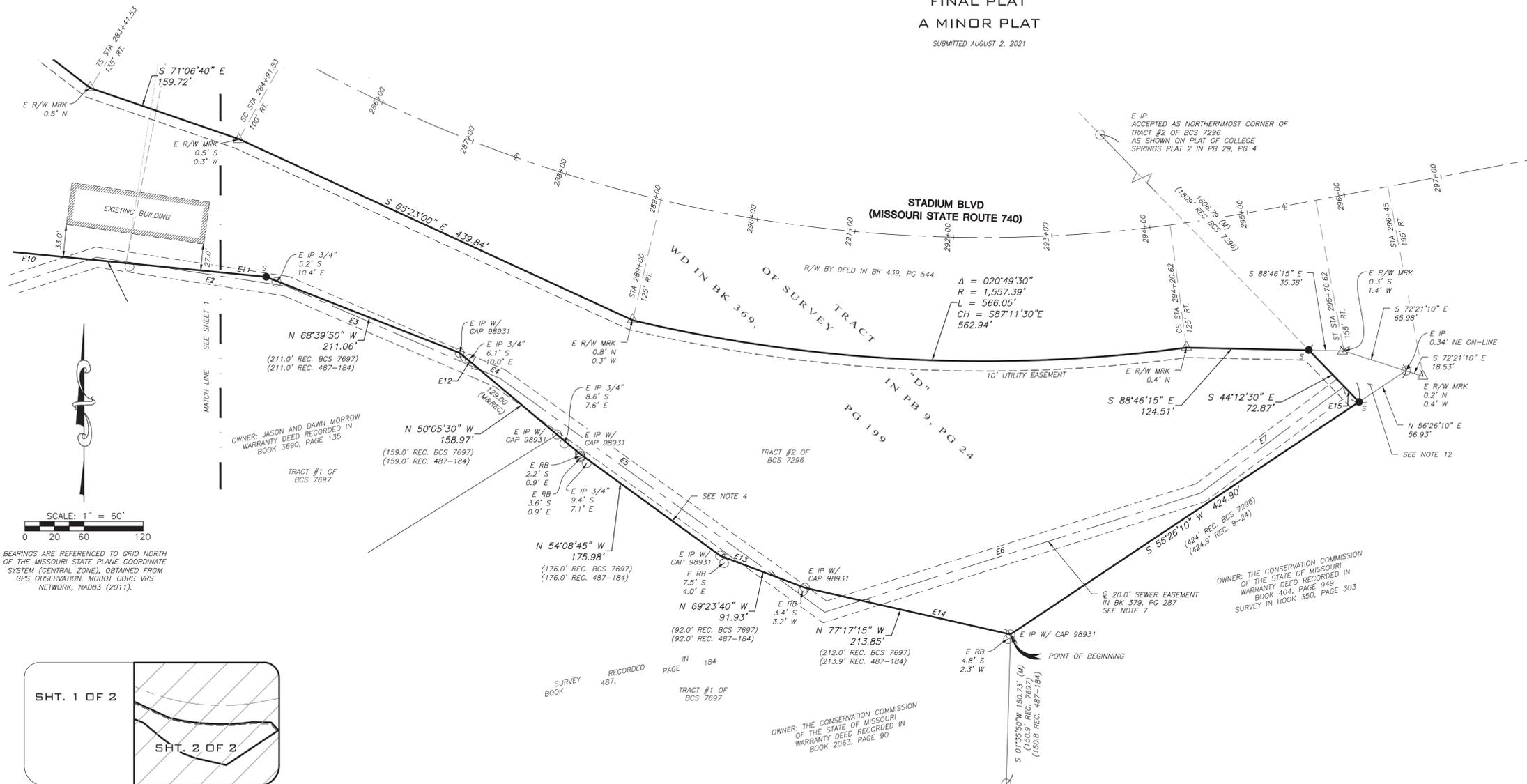
KRISTINE M. VROMAN

NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.

A-1 RENTAL PLAT 1

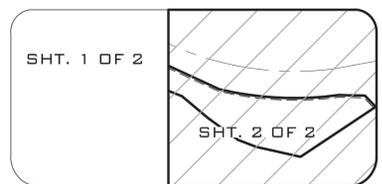
FINAL PLAT
A MINOR PLAT

SUBMITTED AUGUST 2, 2021



LEGEND

- 1/2" IRON PIPE WITH CAP #2001006115
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- EX. BUILDING



NOTES

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
2. SOURCE DEEDS FOR SURVEY TRACT:
WARRANTY DEED RECORDED IN BOOK 2171, PAGE 949,
WARRANTY DEED RECORDED IN BOOK 369, PAGE 199
WARRANTY DEED RECORDED IN BOOK 355, PAGE 130
QUIT-CLAIM DEED RECORDED IN BOOK 369, PAGE 196
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO: 2102083, COMMITMENT DATE: MARCH 16, 2021.
4. SOUTH LINE OF SURVEY TRACT ESTABLISHED USING MONUMENTATION FROM SURVEY IN BOOK 487, PAGE 184 AS EVIDENCED BY 1/2" IRON PIPES WITH CAP NUMBER 98931 CORRESPONDING TO SURVEY OF RECORD. SEE SAID SURVEY FOR EXPLANATION OF HOW SOUTH LINE WAS CALCULATED RESULTING IN MULTIPLE EXISTING IRONS BEING CALLED OFF. EXISTING IRONS FOUND AS INDICATED ON THE DRAWING.
5. UTILITY EASEMENT SHOWN ON SURVEY RECORDED IN PLAT BOOK 9, PAGE 24, OVERHEAD ELECTRIC FACILITIES EXIST PARTIALLY WITHIN EASEMENT. NO RECORD OF FORMAL DEDICATION OR ACCEPTANCE OF THIS EASEMENT WAS FOUND OR PROVIDED FOR THIS SURVEY.
6. UTILITY EASEMENT RECORDED IN BOOK 358, PAGE 301 IS PARTIALLY ILLEGIBLE INDICATING PERHAPS 5 FEET OR 15 FEET IN WIDTH. EASEMENT HAS BEEN DRAWN AT 15-FOOT WIDTH TO FIT OBSERVED EVIDENCE OF GAS LINE FACILITIES.
7. SANITARY SEWER EASEMENT RECORDED IN BOOK 379, PAGE 287 APPEARS TO HAVE A SCRIVENER'S ERROR IN THE DESCRIPTION. EASEMENT DOCUMENT INDICATES A CALL OF "...S 67°44'W, A DISTANCE OF 123.8 FEET...", HOWEVER A CALL OF "S 67°44'E, A DISTANCE OF 23.8 FEET", ROTATED TO MATCH FOUND SANITARY MANHOLES, APPEARS TO FIT BETTER AND THIS IS HOW THE EASEMENT WAS REPRESENTED ON THIS SURVEY.
8. NO DIRECT ACCESS ALLOWED ALONG MISSOURI STATE ROUTE 740 (STADIUM BLVD) AS INDICATED BY RIGHT-OF-WAY TAKING DEEDS IN BOOK 427, PAGE 750 AND CORRECTIVE DEED IN BOOK 439, PAGE 544
9. NO DIRECT ACCESS ALLOWED ALONG OLD U.S. ROUTE 63 EXCEPT A 40-FOOT WIDTH COMMERCIAL ENTRANCE CENTERED AT THE LEFT OR EAST RIGHT-OF-WAY LINE OPPOSITE STATION 135+70 AS INDICATED BY RIGHT-OF-WAY TAKING DEED IN ROAD BOOK 6, PAGE 135. SAID BREAK IN ACCESS SHOWN ON DRAWING. EXISTING COMMERCIAL ENTRANCE CURRENTLY IN USE AT SAID LOCATION.
10. OLD U.S. ROUTE 63 CENTERLINE AND RIGHT-OF-WAY LINES ESTABLISHED BY RECORD DEED IN ROAD BOOK 6, PAGE 135 AS SHOWN ON THE SURVEY RECORDED IN BOOK 4824, PAGE 128 AND HOLDING FOUND MONUMENTATION SHOWN THEREON.
11. MISSOURI STATE ROUTE 740 (STADIUM BLVD) CENTERLINE AND RIGHT-OF-WAY LINES ESTABLISHED BY RECORD DEED IN BOOK 439, PAGE 544 AND HIGHWAY PLANS, AND HOLDING THE CENTERLINE-CENTERLINE INTERSECTION OF STATE ROUTE 740 AND OLD U.S. ROUTE 63 AS ESTABLISHED BY SURVEY IN BOOK 4824, PAGE 128 AND ROTATING TO EASTERNMOST R/W MARKER AS THE BEST FIT SOLUTION.
12. SMALL TRIANGULAR PIECE IS AN APPARENT REMNANT OF TRACT #1 OF BOONE COUNTY SURVEY #7296. NO RECORD OF OWNERSHIP FOUND OR PROVIDED AS PART OF THIS SURVEY.

SANITARY SEWER EASEMENT LINE TABLE

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E20	N21°54'00"W	31.74'

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY F.E.M.A. FIRM PANEL #29019C0291E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS 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. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR



DATE: 8/30/2021

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-3750
MO CERT OF AUTHORITY: 2001006115



FINAL PLAT
A-1 RENTAL PLAT 1
CITY OF COLUMBIA, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS _____ DAY OF _____
2021.

KRISTINE M. VROMAN
NOTARY PUBLIC, MY COMMISSION
EXPIRES DECEMBER 21, 2021.