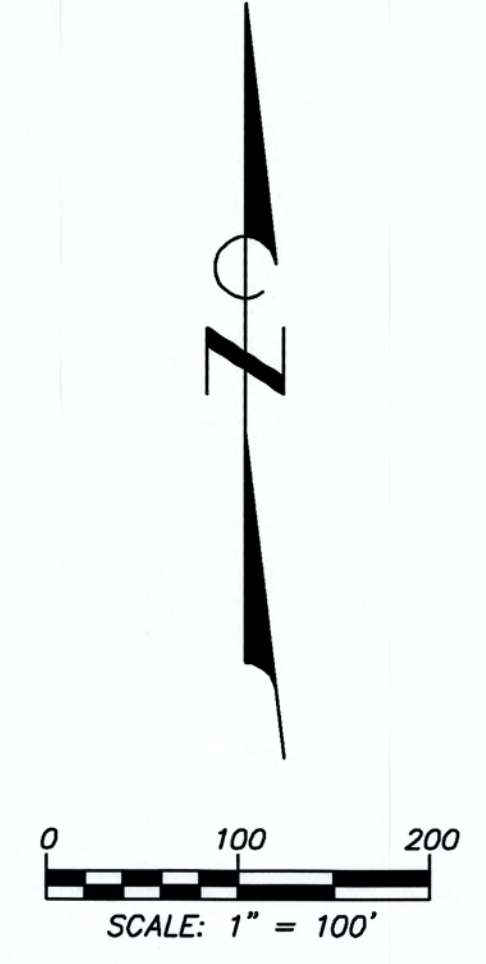
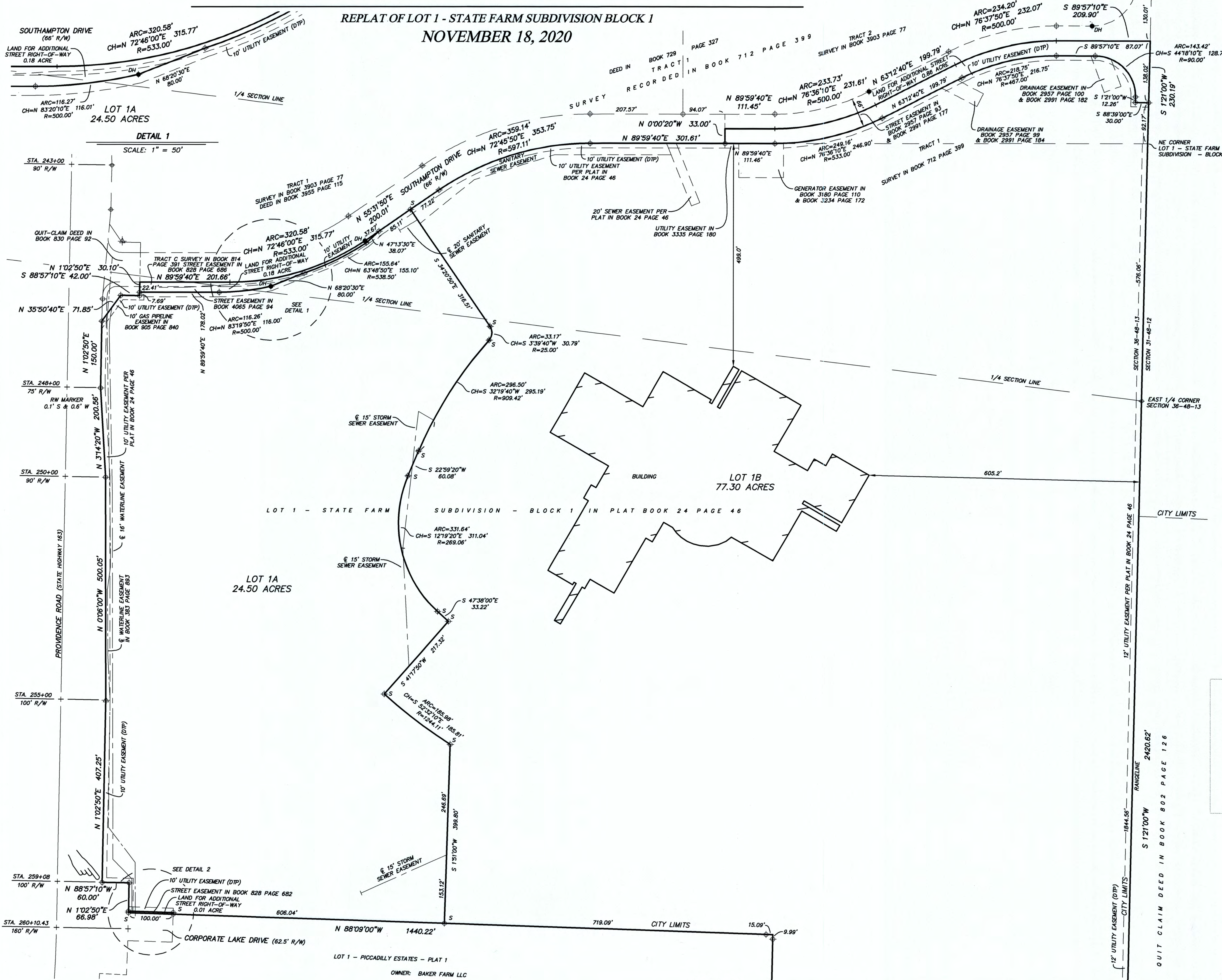


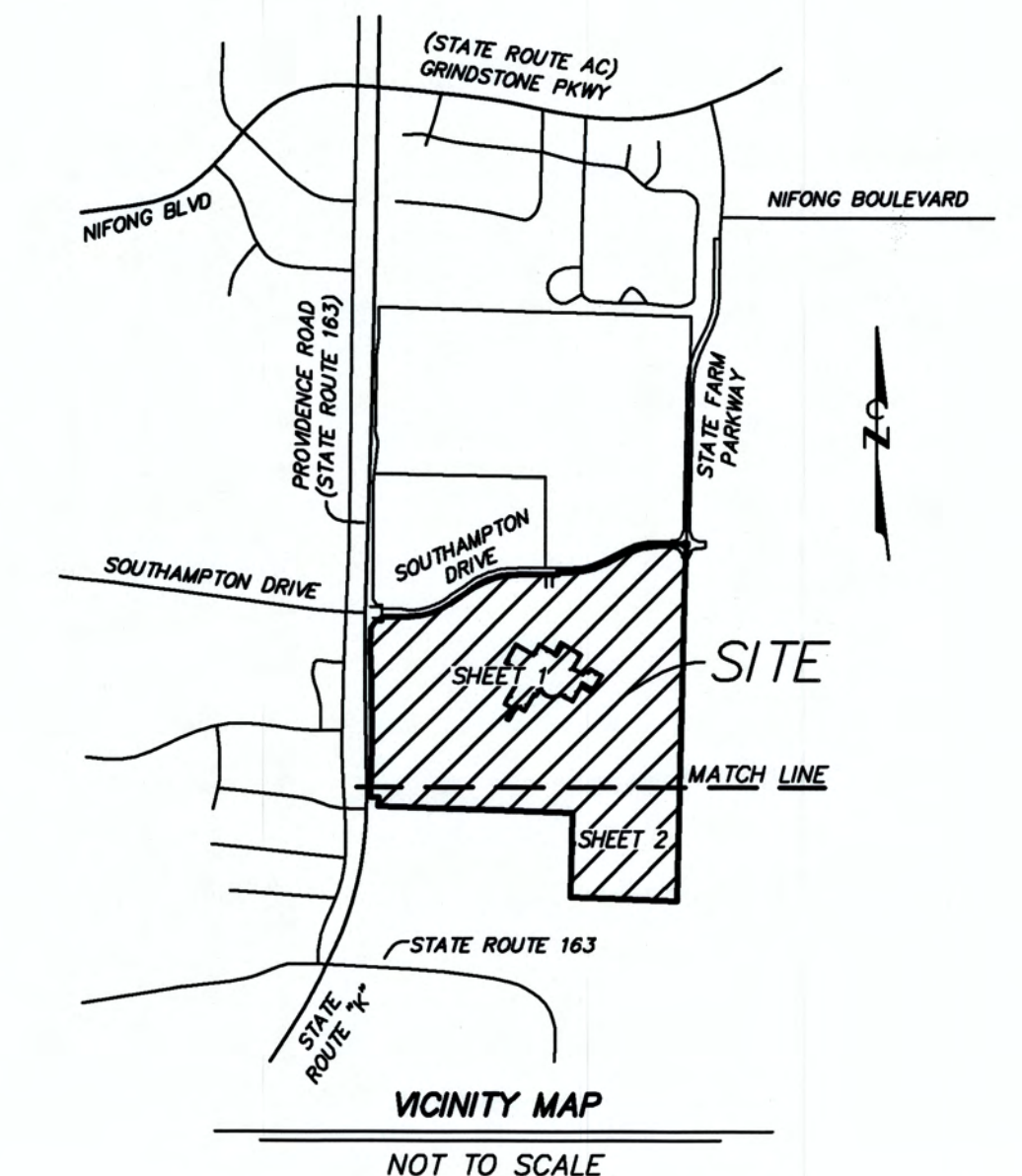
# STATE FARM SUBDIVISION - BLOCK 2

## REPLAT OF LOT 1 - STATE FARM SUBDIVISION BLOCK 1 NOVEMBER 18, 2020



BEARINGS ARE REFERENCED TO THE LINES OF THE SURVEY RECORDED IN BOOK 3903 PAGE 77

- LEGEND**
- POINT OF BEGINNING
  - IRON R/W MARKER
  - DRILL HOLE
  - DEDICATED BY THIS PLAT SET
  - SEWER EASEMENT
- ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET



ENGINEERING SURVEYS & SERVICES  
MISSOURI L.S. CORP. #2004004672  
1113 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573) 449-2646  
EMAIL: FCARROZ@ESS-INC.COM

*Frederick E. Carroz III*

FREDERICK E. CARROZ III  
PROFESSIONAL LAND SURVEYOR  
PLS - 2008016655

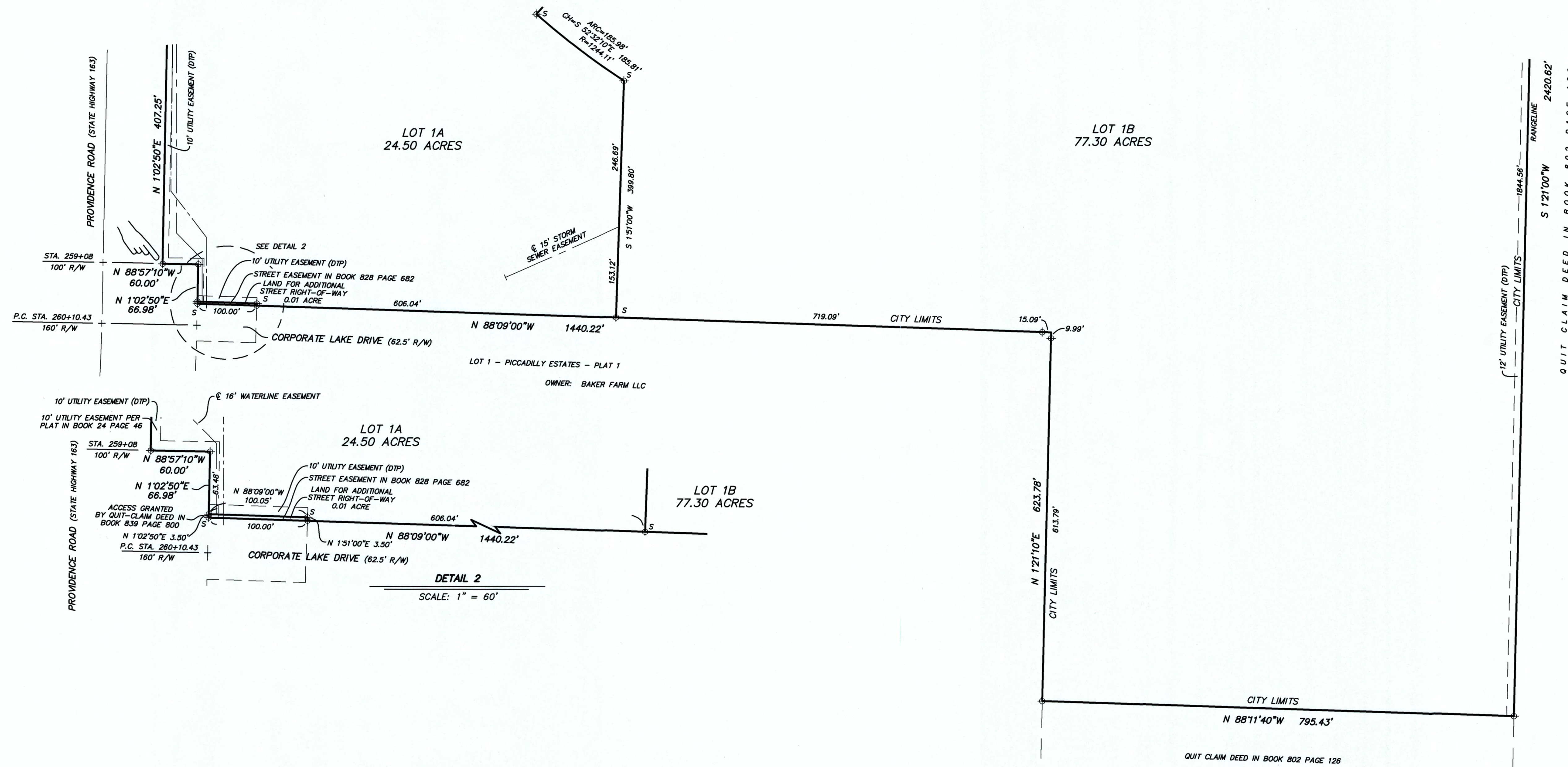
STATE OF MISSOURI  
FREDERICK E. CARROZ III  
NUMBER  
PLS-2008016655  
PROFESSIONAL LAND SURVEYOR

STATE FARM SUBDIVISION - BLOCK 2  
EAST 1/2 SECTION 36 T48N R13W  
COLUMBIA, BOONE COUNTY, MISSOURI



# STATE FARM SUBDIVISION - BLOCK 2

REPLAT OF LOT 1 - STATE FARM SUBDIVISION BLOCK 1  
 NOVEMBER 18, 2020



11/18/2020  
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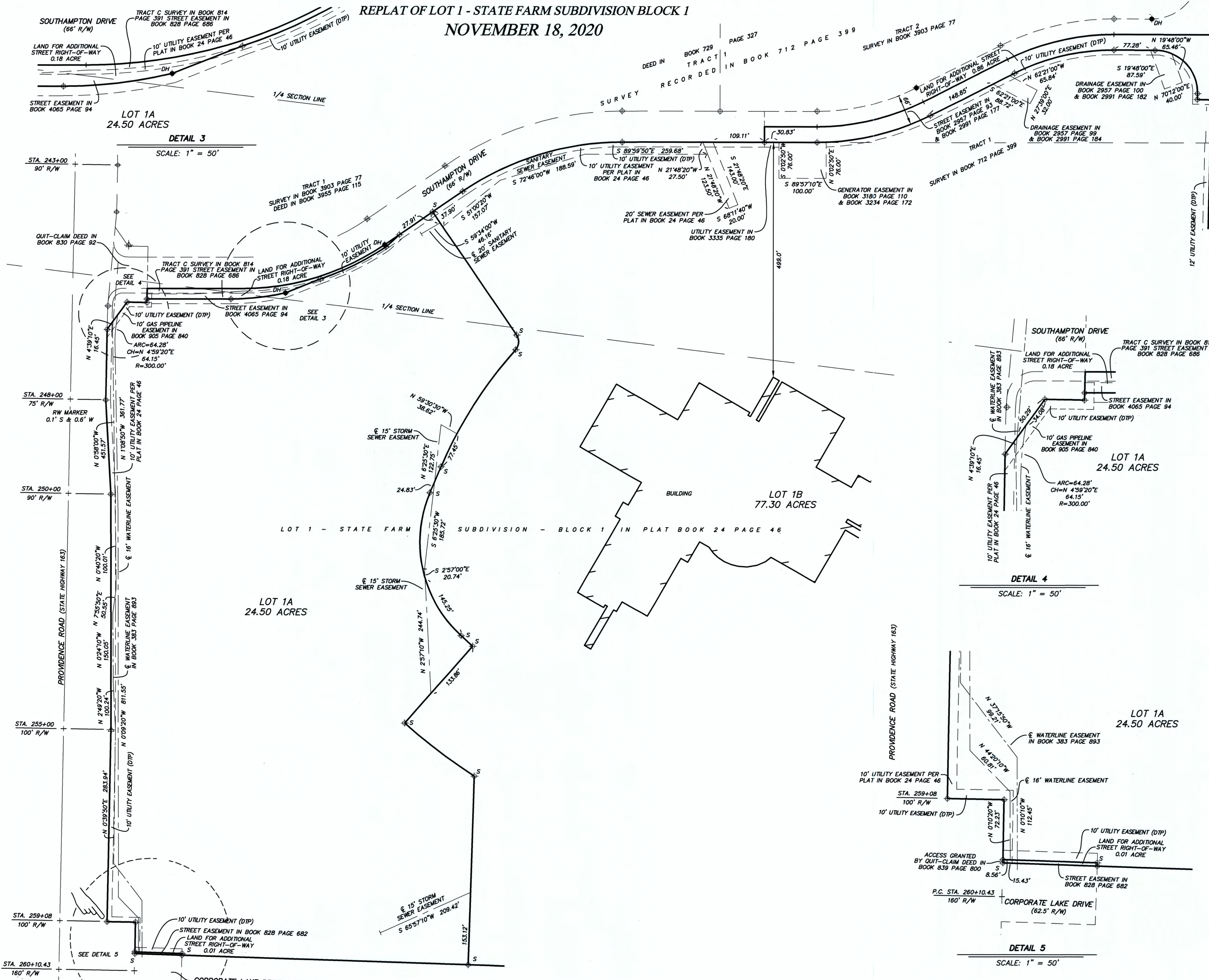
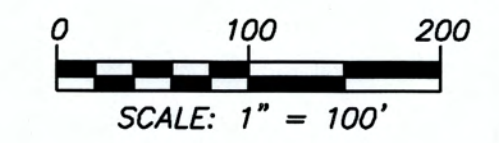
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STATE FARM SUBDIVISION - BLOCK 2  
 EAST 1/2 SECTION 36 T48N R13W  
 COLUMBIA, BOONE COUNTY, MISSOURI



# STATE FARM SUBDIVISION - BLOCK 2

## REPLAT OF LOT 1 - STATE FARM SUBDIVISION BLOCK 1 NOVEMBER 18, 2020



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STATE FARM SUBDIVISION - BLOCK 2  
EAST 1/2 SECTION 36 T48N R13W  
COLUMBIA, BOONE COUNTY, MISSOURI

11/18/2020

LOT 1 - PICCADILLY ESTATES - PLAT 1  
OWNER: BAKER FARM LLC



# STATE FARM SUBDIVISION - BLOCK 2

REPLAT OF LOT 1 - STATE FARM SUBDIVISION BLOCK 1  
NOVEMBER 18, 2020

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 36 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI BEING PART OF LOT 1 STATE FARM SUBDIVISION - BLOCK 1, RECORDED IN PLAT BOOK 24 PAGE 46, ALSO BEING PART OF THE TRACTS DESCRIBED BY DEEDS RECORDED IN BOOK 729 PAGE 325 AND 327, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH AND WESTERLY MOST CORNER OF LOT 1 OF STATE FARM SUBDIVISION - BLOCK 1 RECORDED IN BOOK 24 PAGE 46, THENCE ALONG THE LINES OF SAID LOT, N 1'02'50"E 407.25 FEET; THENCE N 0'06'00"W 500.05 FEET; THENCE N 3'14'20"W 200.56 FEET; THENCE N 1'02'50"E 150.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 830 PAGE 92; THENCE CONTINUING ALONG THE LINES OF SAID LOT 1 AND ALONG THE LINES OF SAID TRACT, N 35'50'40"E 71.85 FEET; THENCE S 88'57'10"E 42.00 FEET; THENCE N 1'02'50"E 30.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHAMPTON DRIVE; THENCE LEAVING THE LINES OF SAID TRACT, AND ALONG SAID RIGHT-OF-WAY LINE, N 89'59'40"E 201.66 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, A DISTANCE OF 320.58 FEET, THE CHORD BEING N 72'46'00"E 315.77 FEET; THENCE N 55'31'50"E 200.01 FEET, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 597.11 FEET, A DISTANCE OF 359.14 FEET, THE CHORD BEING N 72'45'50"E 353.75 FEET, THENCE N 89'59'40"E 301.61 FEET; THENCE N 0'00'20"W 33.00 FEET; THENCE N 89'59'40"E 111.45 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A DISTANCE OF 233.73 FEET, THE CHORD BEING N 76'36'10"E 231.61 FEET; THENCE N 63'12'40"E 199.79 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A DISTANCE OF 234.20 FEET, THE CHORD BEING N 76'37'50"E 232.07 FEET; THENCE S 89'57'10"E 209.90 FEET TO THE EAST LINE OF SECTION 36 T48N R13W; THENCE ALONG SAID LINE, S 1'21'00"W 230.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 OF STATE FARM SUBDIVISION - BLOCK 1; THENCE CONTINUING ALONG SAID SECTION LINE AND ALONG THE LINES OF SAID LOT 1, S 1'21'00"W 2420.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE LEAVING SAID SECTION LINE, N 88'11'40"W 795.43 FEET; THENCE N 1'21'10"E 623.78 FEET; THENCE N 88'09'00"W 1440.22 FEET, THENCE N 1'02'50"E 66.98 FEET, THENCE N 88'57'10"W 60.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 102.85 ACRES.

LOT 1A - BEGINNING AT THE SOUTH AND WESTERLY MOST CORNER OF LOT 1 OF STATE FARM SUBDIVISION - BLOCK 1, RECORDED IN BOOK 24 PAGE 46, THENCE ALONG THE LINES OF SAID LOT, N 1'02'50"E 407.25 FEET; THENCE N 0'06'00"W 500.05 FEET; THENCE N 3'14'20"W 200.56 FEET; THENCE N 1'02'50"E 150.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 830 PAGE 92; THENCE CONTINUING ALONG THE LINES OF SAID LOT 1, AND ALONG THE LINES OF SAID TRACT, N 35'50'40"E 71.85 FEET; THENCE S 88'57'10"E 42.00 FEET; THENCE N 1'02'50"E 7.69 FEET TO THE SOUTHWESTERLY CORNER OF A STREET EASEMENT RECORDED IN BOOK 828 PAGE 686; THENCE ALONG THE SOUTHERLY LINE OF SAID EASEMENT, N 89'59'40"E 178.02 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A DISTANCE OF 116.26, THE CHORD BEING N 83'19'50"E 116.00 FEET; THENCE N 68'20'30"E 80.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 538.50 FEET, A DISTANCE OF 155.64, THE CHORD BEING N 63'48'50"E 155.10 FEET; THENCE N 47'13'30"E 38.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHAMPTON DRIVE; THENCE ALONG SAID LINE, N 55'31'50"E 85.11 FEET; THENCE LEAVING SAID LINE S 34'20'50"E 316.51 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 33.17 FEET, THE CHORD BEING S 3'39'40"W 30.79 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 909.42 FEET, A DISTANCE OF 296.50 FEET, THE CHORD BEING S 32'19'40"W 295.19 FEET; THENCE S 22'59'20"W 60.08 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 269.06 FEET, A DISTANCE OF 331.64 FEET, THE CHORD BEING S 12'19'20"E 311.04 FEET; THENCE S 47'38'00"E 33.22 FEET; THENCE S 41'17'50"W 217.32 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1244.11 FEET, A DISTANCE OF 185.98 FEET, THE CHORD BEING S 52'32'10"W 185.81 FEET; THENCE N 41'17'50"E 217.32 FEET; THENCE N 47'38'00"W 33.22 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 269.06 FEET, A DISTANCE OF 331.64 FEET, THE CHORD BEING N 12'19'20"W 311.04 FEET; THENCE N 22'59'20"E 60.08 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 909.42 FEET, A DISTANCE OF 296.50 FEET, THE CHORD BEING N 32'19'40"E 295.19 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 33.17 FEET, THE CHORD BEING N 3'39'40"E 30.79 FEET; THENCE N 34'20'50"W 316.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHAMPTON DRIVE; THENCE ALONG THE SAID RIGHT-OF-WAY LINE, N 55'31'50"E 77.22 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 597.11 FEET, A DISTANCE OF 359.14 FEET, THE CHORD BEING N 72'45'50"E 353.75 FEET; THENCE N 89'59'40"E 301.61 FEET TO THE SOUTHWESTERLY CORNER OF A STREET EASEMENT RECORDED IN BOOK 2991 PAGE 177; THENCE ALONG THE SOUTHERLY LINE OF SAID EASEMENT, N 89'59'40"E 111.46 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, A DISTANCE OF 249.16 FEET, THE CHORD BEING N 76'36'10"E 246.90 FEET; THENCE N 63'12'40"E 199.79 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, A DISTANCE OF 218.75 FEET, THE CHORD BEING N 76'37'50"E 216.75 FEET; THENCE S 89'57'10"E 87.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A DISTANCE OF 143.42 FEET, THE CHORD BEING S 44'18'10"E 128.72 FEET; THENCE S 1'21'00"W 12.26 FEET; THENCE S 88'39'00"E 30.00 FEET TO THE EAST LINE OF SECTION 36 T48N R13W; THENCE ALONG SAID LINE S 1'21'00"W 92.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 77.30 ACRES.

LOT 1B - BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF STATE FARM SUBDIVISION - BLOCK 1, RECORDED IN PLAT BOOK 24 PAGE 46, THENCE ALONG THE LINES OF SAID LOT, S 1'21'00"W 2420.62 FEET; THENCE N 88'11'40"W 795.43 FEET; THENCE N 1'21'10"E 623.78 FEET; THENCE N 88'09'00"W 734.18 FEET; THENCE LEAVING THE LINES OF SAID LOT 1, N 1'51'00"E 399.80 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1244.11 FEET, A DISTANCE OF 185.98 FEET, THE CHORD BEING N 52'32'10"W 185.81 FEET; THENCE N 41'17'50"E 217.32 FEET; THENCE N 47'38'00"W 33.22 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 269.06 FEET, A DISTANCE OF 331.64 FEET, THE CHORD BEING N 12'19'20"W 311.04 FEET; THENCE N 22'59'20"E 60.08 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 909.42 FEET, A DISTANCE OF 296.50 FEET, THE CHORD BEING N 32'19'40"E 295.19 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 33.17 FEET, THE CHORD BEING N 3'39'40"E 30.79 FEET; THENCE N 34'20'50"W 316.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHAMPTON DRIVE; THENCE ALONG THE SAID RIGHT-OF-WAY LINE, N 55'31'50"E 77.22 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 597.11 FEET, A DISTANCE OF 359.14 FEET, THE CHORD BEING N 72'45'50"E 353.75 FEET; THENCE N 89'59'40"E 301.61 FEET TO THE SOUTHWESTERLY CORNER OF A STREET EASEMENT RECORDED IN BOOK 2991 PAGE 177; THENCE ALONG THE SOUTHERLY LINE OF SAID EASEMENT, N 89'59'40"E 111.46 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, A DISTANCE OF 249.16 FEET, THE CHORD BEING N 76'36'10"E 246.90 FEET; THENCE N 63'12'40"E 199.79 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, A DISTANCE OF 218.75 FEET, THE CHORD BEING N 76'37'50"E 216.75 FEET; THENCE S 89'57'10"E 87.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A DISTANCE OF 143.42 FEET, THE CHORD BEING S 44'18'10"E 128.72 FEET; THENCE S 1'21'00"W 12.26 FEET; THENCE S 88'39'00"E 30.00 FEET TO THE EAST LINE OF SECTION 36 T48N R13W; THENCE ALONG SAID LINE S 1'21'00"W 92.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 77.30 ACRES.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

### NOTES

1. THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY SITE INSPECTION AND BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
2. THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN BY FIRM MAP NUMBER 29019C0290E, DATED APRIL 19, 2017.
3. IN MY PROFESSIONAL JUDGMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS.

KNOW ALL MEN BY THESE PRESENTS:

WE, JDM II SF NATIONAL, LLC, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO 2 LOTS AS SHOWN ON THE PLAT, UTILITY EASEMENTS, A WATERLINE EASEMENT, STORM SEWER EASEMENTS, AND A SANITARY SEWER EASEMENT, LOCATED AS SHOWN ON THE PLAT, AND LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG SOUTHAMPTON DRIVE AND CORPORATE LAKE DRIVE, LOCATED AS SHOWN ON THE PLAT, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

JDM II SF NATIONAL, LLC, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI.

TOM O'MALLEY AUTHORIZED REPRESENTATIVE

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME APPEARED TOM O'MALLEY TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS AN AUTHORIZED REPRESENTATIVE OF JDM II SF NATIONAL, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND THE SAID REPRESENTATIVE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES \_\_\_\_\_

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

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON \_\_\_\_\_

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

ENGINEERING SURVEYS & SERVICES  
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1113 FAY STREET  
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*Frederick E. Carroz III*

FREDERICK E. CARROZ III  
PROFESSIONAL LAND SURVEYOR  
PLS - 2008016655



STATE FARM SUBDIVISION - BLOCK 2  
EAST 1/2 SECTION 36 T48N R13W  
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 18<sup>th</sup> DAY OF November, 2020 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES DECEMBER 15, 2023.

*Jonathan Cory Berghold*  
JONATHAN CORY BERGHOLD, NOTARY PUBLIC

