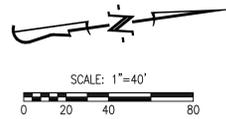


LOCATION MAP
NOT TO SCALE



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

LEGEND:

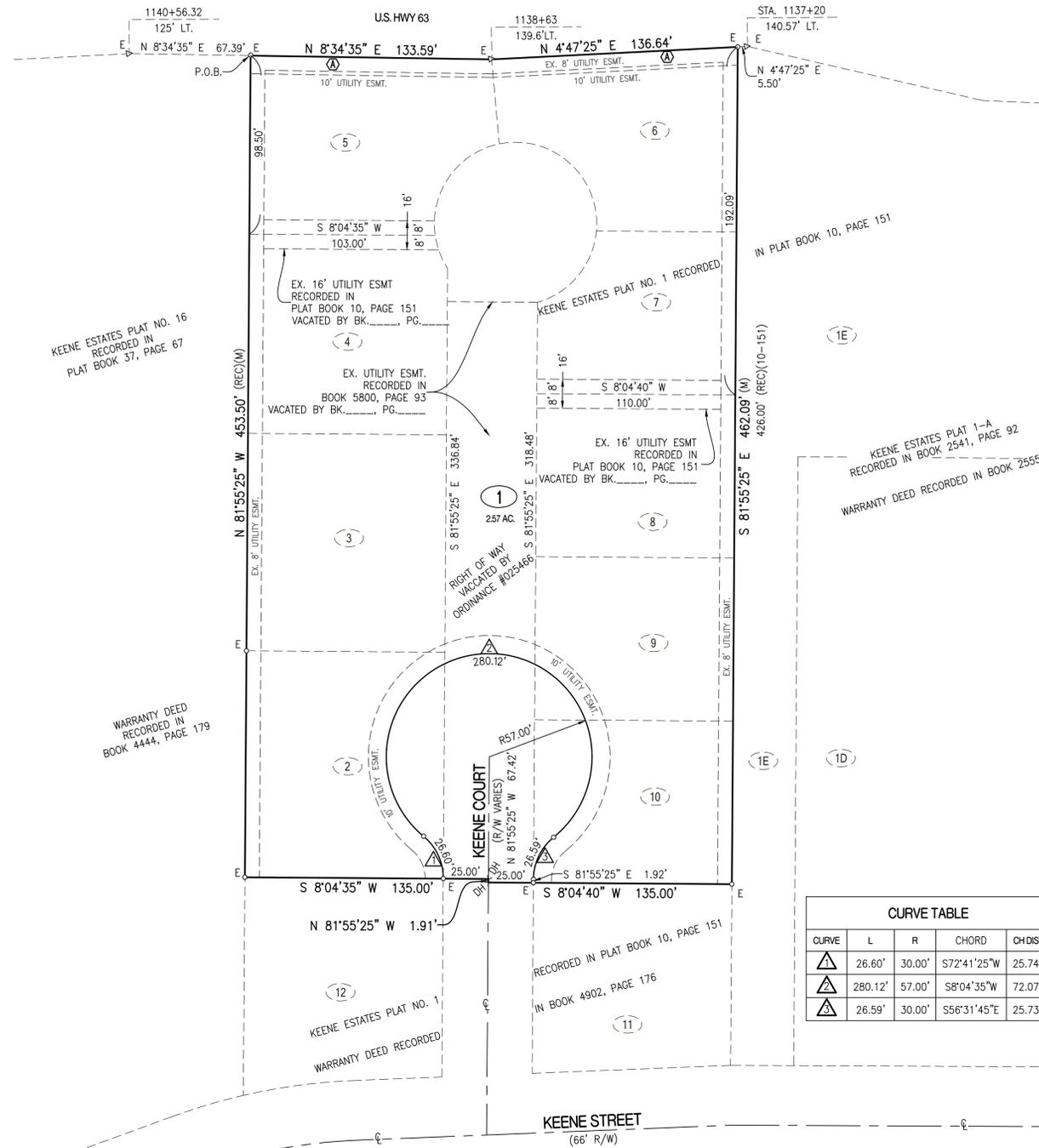
- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- ◇ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- ℄ CENTERLINE

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X UNSHADED 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. 29019C0283E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 20 CSR 2030-16.040(2)
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. ALL TRACT(S) ARE 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 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. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS UNLESS OTHERWISE SHOWN.
7. NO DIRECT DRIVEWAY ACCESS WILL BE ALLOWED ONTO US HWY 63.

FINAL PLAT KEENE LANDING, PLAT No. 1

A REPLAT OF LOTS 2-10 OF KEENE ESTATES PLAT NO. 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 11, 2024



CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
△	26.60'	30.00'	S72°41'25"W	25.74'
△	280.12'	57.00'	S8°04'35"W	72.07'
△	26.59'	30.00'	S56°31'45"E	25.73'

CERTIFICATION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND ALL OF LOTS 2 THROUGH 10, INCLUSIVE AND THE VACATED RIGHT OF WAY OF KEENE COURT, ALL OF KEENE ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK 10, PAGE 151 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 63 AT THE SOUTHWEST CORNER OF LOT 5 SAID KEENE ESTATES PLAT NO. 1 AND WITH SAID EAST RIGHT OF WAY LINE THEREOF, N 8°34'35"E, 133.59 FEET; THENCE N 4°47'25"E, 136.64 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID KEENE ESTATES, PLAT NO. 1; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND WITH THE SOUTH LINE OF LOT 1 OF SAID KEENE ESTATES PLAT NO. 1, S 81°55'25"E, 462.09 FEET TO THE NORTHEAST CORNER OF LOT 10 THEREOF; THENCE LEAVING THE SOUTH LINE OF SAID LOT 1 AND WITH THE EAST LINE OF SAID LOT 10 AND SAID EAST LINE EXTENDED, S 8°04'40"W, 135.00 FEET TO THE CENTERLINE OF SAID KEENE COURT; THENCE LEAVING THE EXTENDED EAST LINE OF SAID LOT 10 AND WITH SAID CENTERLINE THEREOF, N 81°55'25"W, 1.91 FEET TO THE EXTENDED EAST LINE OF SAID LOT 2; THENCE LEAVING SAID CENTERLINE AND WITH THE EAST LINE OF SAID LOT 2 AND SAID EAST LINE EXTENDED, S 8°04'35"W, 135.00 FEET TO THE SOUTH LINE OF SAID KEENE ESTATES PLAT NO. 1; THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, N 81°55'25"W, 453.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.82 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 T. Butcher
DAVID T. BUTCHER, PLS-2002014095

04/10/2024
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ IN THE YEAR 2024.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT BRYAN COLUMBIA HOTEL, LLC A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, 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 AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS KEENE LANDING, PLAT NO. 1

IN WITNESS WHEREOF, BRYAN COLUMBIA HOTEL, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2024.

BRYAN COLUMBIA HOTEL, LLC

BRYAN W MAGERS, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, IN THE YEAR 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRYAN W MAGERS, MANAGER, OF BRYAN COLUMBIA HOTEL, LLC A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

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

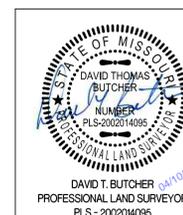


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



KEENE LANDING, PLAT NO. 1
A MAJOR SUBDIVISION
SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 03/11/2024
SCALE: 1" = 40'

PROJECT: 230282
DRAWN BY: JWS

CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com