

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS OTHERWISE NOTED)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD PER (BK-PG) OR (PB-PG)
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- RB REBAR
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- € CENTERLINE
- PROXIMATE LINE
- IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- PM PERMANENT MONUMENT (SET UNLESS OTHERWISE NOTED)
- ⊗ DRILL HOLE WITH PK NAIL
- 0.00 AC. ACRES
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- EASEMENT
- PLATTED LOT LINE
- FLOODPLAIN

KNOW ALL MEN BY THESE PRESENTS

PBG PROPERTIES, LLC, 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.

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, MAINTAINING, REPAIRING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, OR IMPROVING ANY PUBLIC UTILITY OF ANY KIND OR TYPE WHATSOEVER (INCLUDING BUT NOT LIMITED TO, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THEREOF) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE 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 OF PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS ON COMMON LOT C506 FOR VEHICLES, PEDESTRIANS, BICYCLES, AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION, SUCH INGRESS/EGRESS EASEMENT AND PRIVATE DRIVE MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS AND FOR CITY EMERGENCY SERVICES, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE, ALONG UPON AND ACROSS SAID PREMISES WITH THE RIGHT AND PRIVILEGE OF ACCESS AT ALL TIMES. THE OWNER(S) COVENANT(S) AND AGREES IT SHALL CONSTRUCT WITHIN THE PRIVATE STREET AN ACCESS ROAD 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 A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY CODE REQUIREMENTS. SAID ACCESS SHALL BE KEPT FREE OF OBSTRUCTIONS.

IN WITNESS WHEREOF, THE SAID PBG PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

PBG PROPERTIES, LLC

Piper Graves
PIPER GRAVES, MEMBER

STATE OF Missouri } SS
COUNTY OF Boone }

ON THIS 3rd DAY OF August IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, PIPER GRAVES, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE A MEMBER OF PBG PROPERTIES, LLC AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT THEY REQUESTED THE SAME AS A FREE PLAT DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE 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.

Veronica M. Bothe
NOTARY PUBLIC SIGNATURE

Veronica M. Bothe
PRINTED NAME

MY COMMISSION EXPIRES: May 11th 2030

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 406 OF CAMBRIDGE PLACE PLAT 4 RECORDED IN PLAT BOOK 55, PAGE 46, RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 406, THENCE ALONG THE SOUTH LINE OF SAID LOT 406, N 89°34'10" W, 318.85 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 406, N 18°00'55" E, 228.17 FEET; THENCE LEAVING SAID WEST LINE AND EAST ALONG THE NORTH LINE OF SAID LOT 406, N 89°34'10" W, 286.78 FEET; THENCE N 67°07'00" E, 39.73 FEET; THENCE S 22°35'55" E, 83.89 FEET; THENCE N 70°38'25" E, 102.36 TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF SCARBOROUGH DRIVE; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, S 30°18'15" E, 42.11 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 47.00 FEET AN ARC LENGTH OF 9.14 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 35°52'30" E, 9.13 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID LOT 406, S 48°33'15" W, 50.00 FEET; THENCE S 01°43'00" E, 108.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.34 ACRES.

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 THE F.E.M.A. FIRM PANEL #2901502295E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

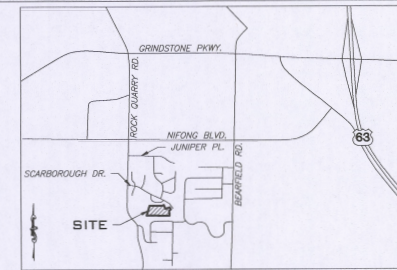
THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT...(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CHORD LENGTHS FOR CHORD DIMENSIONS.
- A FULL CURRENT RECORD TITLE COMMITMENT WAS PROVIDED FOR THIS PLAT BY STEWART TITLE GUARANTY, COMMITMENT NO. CMO-01057-26, EFFECTIVE DATE: FEBRUARY 2, 2026.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- 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).
- SOURCE DEED FOR SUBJECT TRACT: WARRANTY DEED RECORDED IN BOOK 6113, PAGE 131.
- ALL OF LOT C506 SHALL BE AN INGRESS/EGRESS EASEMENT. ALL MAINTENANCE OF SAID PRIVATE STREET AND IRREVOCABLE ACCESS EASEMENT SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR OWNERS ASSOCIATION. CITY SERVICES SHALL NOT BE PROVIDED ON SAID PRIVATE STREET INCLUDING, BUT NOT LIMITED TO, STREET CLEANING, ROUTINE POLICE PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCES, AND PREPARATION OF ACCIDENT REPORTS. IN THE EVENT THAT SAID LOT OWNERS OR OWNERS ASSOCIATION FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SUCH FACILITIES CONTRIBUTED TO A STANDARD THAT ACCOMMODATES SAFE AND REASONABLE EMERGENCY VEHICLE ACCESS WITH A PAVED SURFACE FREE FROM LOOSE GRAVEL OR POTHOLES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY THE LOT OWNERS ABUTTING THE PRIVATE STREET PROPORTIONATELY ON THE BASIS OF STREET FRONTAGE OF THE LOT. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ANY LOT IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE OR MAY FILE A CAUSE OF ACTION TO COLLECT AND ENFORCE REPAIRMENT OF SUCH REPAIR COST. THE RIGHTS AND OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE LOT OWNERS, SUCCESSORS AND ASSIGNS, AND SHALL RUN WITH THE LAND.

FINAL PLAT CAMBRIDGE PLACE PLAT 5

PART OF CAMBRIDGE PLACE PLAT 4 IN PLAT BOOK 55, PAGE 46;
BEING PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 48N, RANGE 12W,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS OTHERWISE NOTED)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD BOOK#-PAGE#(OR) (PLAT BOOK#-PAGE#)
- IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- 0.000 SQUARE-FOOTAGE
- R/W RIGHT-OF-WAY
- € CENTERLINE
- P.O.B. POINT OF BEGINNING
- PM PERMANENT MONUMENT
- PB PLAT BOOK
- ⊗ DRILL HOLE W/ PK NAIL
- RB REBAR

CERTIFICATION

I HEREBY CERTIFY THAT IN MAY, 2026 I COMPLETED A SURVEY FOR PBG PROPERTIES, LLC FOR THE DESCRIBED PROPERTY 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

JAY GERHARDT, L.S. 2001001909
MO LAND SURVEYOR
PROJECT#: PFR26-04
DATE: JULY 22, 2026

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT. OF AUTHORITY: 2001006115
FINAL PLAT

CAMBRIDGE PLACE PLAT 5
NE 1/4 OF SECTION 31, TOWNSHIP 48N, RANGE 12W
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS

COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS 22 DAY OF July, 2026.

Veronica M. Bothe
NOTARY PUBLIC SIGNATURE

Veronica M. Bothe
PRINTED NAME

May 11th 2030
MY COMMISSION EXPIRES

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

ORDINANCE # _____

ON THE _____ DAY OF _____, 2026.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

LINE #	DIRECTION	LENGTH
L1	N00°25'30"E	70.00'
L2	N89°34'10"W	217.59'
L3	S70°38'25"W	137.43'
L4	N00°25'30"E	150.09'
L5	N89°34'10"W	184.00'
L6	N45°08'00"W	46.61'

CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	19°47'25"	125.00'	43.17'	S 80°32'10" W, 42.98'
L2	N89°34'10"W	27.50'	S 76°26'00" W, 27.45'	
C3	8°12'15"	136.00'	19.47'	S 86°19'40" W, 19.46'
L4	N00°25'30"E	27.00'	42.41'	S 45°25'50" W, 38.18'
C5	90°00'00"	27.00'	42.41'	N 44°34'10" W, 38.18'

SCALE: 1" = 30'

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 NAD03 WGS NETWORK