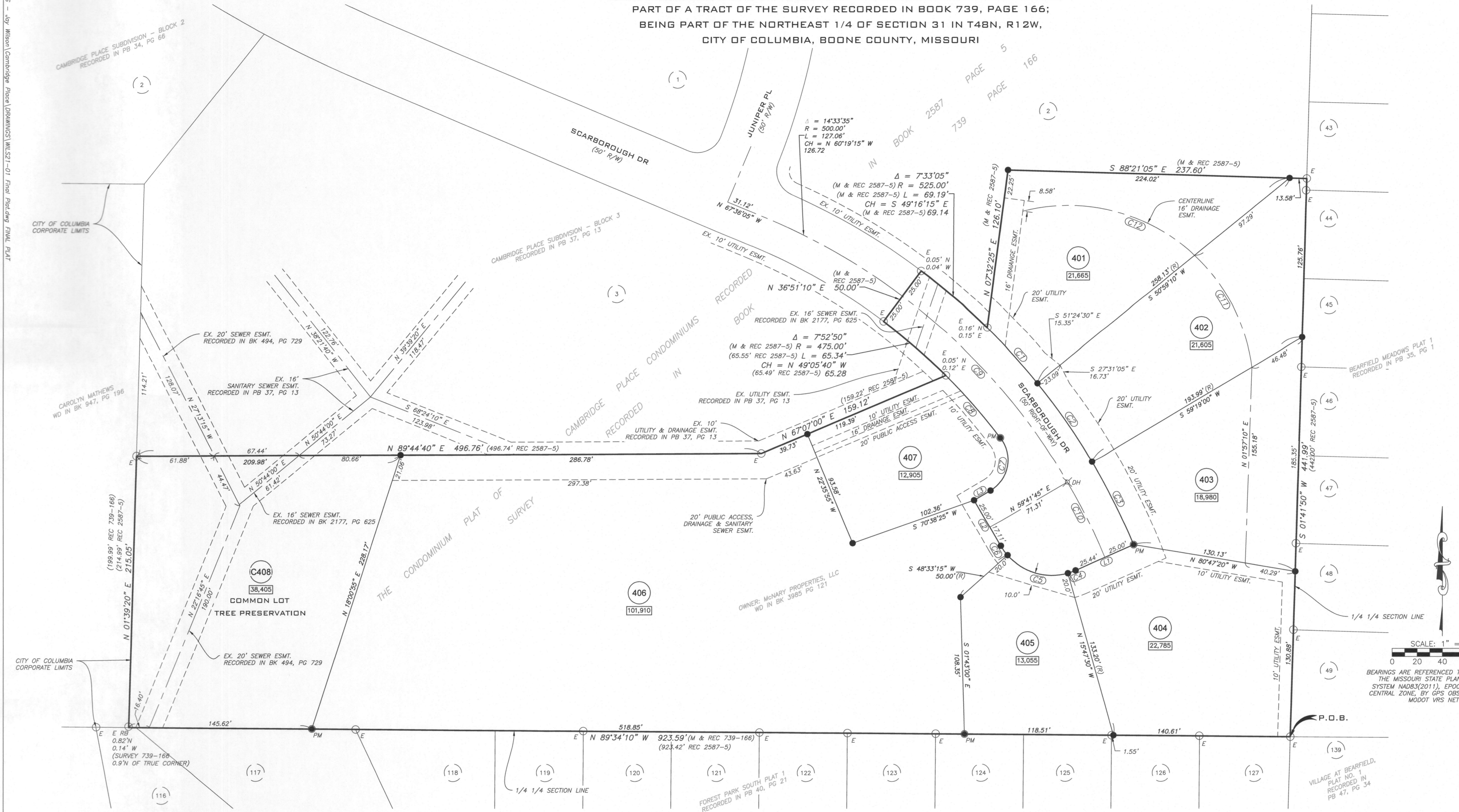
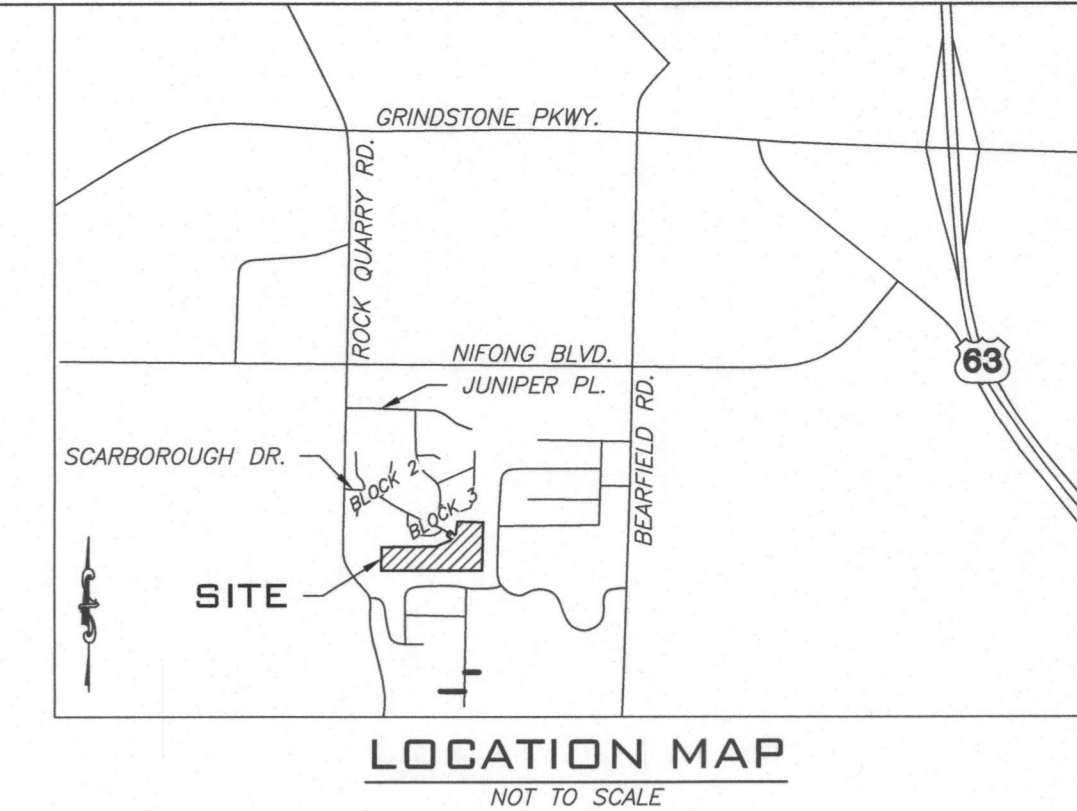


FINAL PLAT CAMBRIDGE PLACE PLAT 4

PART OF A TRACT OF THE SURVEY RECORDED IN BOOK 739, PAGE 166;
BEING PART OF THE NORTHEAST 1/4 OF SECTION 31 IN T48N, R12W,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



KNOW ALL MEN BY THESE PRESENTS

McNARY 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 FOR PUBLIC USE, FOREVER.

SCARBOROUGH DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID McNARY PROPERTIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 18th DAY OF May, 2021.

McNARY PROPERTIES, LLC
Koy McNary, Manager

STATE OF Missouri }
COUNTY OF Boone } ss

ON THIS 18th DAY OF May, IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, KOY McNARY, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE A MANAGER OF McNARY PROPERTIES, LLC, A LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

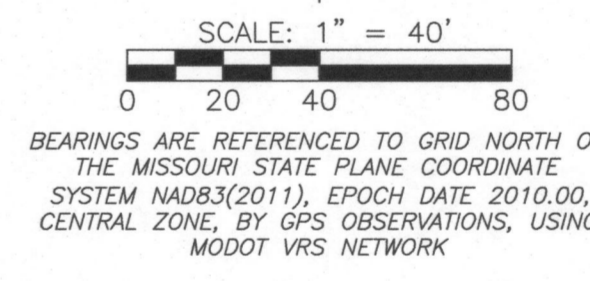
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Kristine N. Vroman
NOTARY PUBLIC

CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH, 2021 I COMPLETED A SURVEY FOR McNARY 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



- ### LEGEND
- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
 - EXISTING
 - S SET
 - (M) MEASURED
 - (REC ---) RECORD FROM BK --- PG ---
 - DH (X) DRILL HOLE W/ CHISELED "X"
 - IP ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
 - PM ● PERMANENT MONUMENT
 - (R) RADIAL LINE
 - 0.000 SQUARE FEET
 - (CT) CURVE NUMBER
 - € CENTERLINE
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE
 - ESMT EASEMENT
 - Δ DELTA
 - R RADIUS
 - L ARC LENGTH
 - CH CHORD
 - P.O.B. POINT OF BEGINNING

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."

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL HAZARD AREA AS DEFINED IN CITY OF COLUMBIA ORDINANCE 29-1.11(C). PER THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0295E, DATED APRIL 19, 2017.

NOTES

1. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
2. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
3. 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).
4. LOT C408 IS FOR TREE PRESERVATION AND NOT RESIDENTIAL DEVELOPMENT.
5. THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4 CITY OF COLUMBIA CODE OF ORDINANCES.
6. THIS TRACT IS SUBJECT TO THE CITY OF COLUMBIA STORMWATER ORDINANCE.
7. THIS FINAL PLAT IS IN ACCORDANCE WITH "CAMBRIDGE PLACE PHASE 4 PRELIMINARY PLAT" APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION JANUARY 27, 2021.
8. SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
9. TOTAL AREA = 6.16 ACRES

LINE #	DIRECTION	LENGTH
L1	N66°20'05"E	50.44'
L2	S30°18'15"E	42.11'
L3	S59°41'45"W	15.15'

#	Δ	RADIUS	LENGTH	CHORD
C1	6°28'50"	525.00	59.39	N 42°15'15" W, 59.36'
C2	8°19'50"	525.00	76.34	N 34°50'55" W, 76.27'
C3	8°00'00"	525.00	73.30	N 26°41'00" W, 73.24'
C4	7°52'25"	47.00	6.46	N 70°16'15" E, 6.45'
C5	64°20'45"	47.00	52.78	S 73°37'10" E, 50.05'
C6	11°08'30"	47.00	9.14	S 35°52'30" E, 9.13'
C7	98°29'15"	28.00	48.13	S 10°28'30" W, 42.42'
C8	7°56'40"	475.00	65.86	S 41°10'55" E, 65.81'
C9	22°44'15"	500.00	198.42	N 41°40'20" W, 197.12'
C10	7°40'10"	500.00	66.93	N 26°28'10" W, 66.88'
C11	39°35'20"	147.00	101.57	N 27°10'15" W, 99.56'
C12	57°17'35"	147.00	146.99	N 75°36'40" W, 140.94'

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE TWELVE (12) WEST, OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF A SURVEY RECORDED IN BOOK 739, PAGE 166 AND BEING ALL OF THE SOUTH TRACT OF THE CONDOMINIUM PLAT OF CAMBRIDGE PLACE CONDOMINIUMS IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN BOOK 2587, PAGE 5, RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 739, PAGE 166, THENCE ALONG THE SOUTHERN LINE OF SAID TRACT AND THE QUARTER-QUARTER SECTION LINE OF SECTION 31, N 89°34'10"W, 923.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE WESTERN LINE OF SAID TRACT, N 01°39'20"E, 215.05 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF CAMBRIDGE PLACE SUBDIVISION BLOCK 3 AS RECORDED IN BOOK 37, PAGE 13; THENCE ALONG THE LINES OF SAID LOT 3 FOR THE FOLLOWING THREE (3) CALLS: N 89°44'40"E, 496.76 FEET; THENCE N 67°07'00"E, 159.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF SCARBOROUGH DRIVE; THENCE WITH SAID WEST RIGHT-OF-WAY LINE ALONG A 475.00-FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, 65.34 FEET; SAID CURVE HAVING A CHORD WHICH BEARS N 49°05'40"W, 65.28 FEET; THENCE LEAVING SAID LOT 3 AND ALONG THE NORTH LINE OF SCARBOROUGH DRIVE, RIGHT-OF-WAY, N 36°51'10"E, 50.00 FEET TO A SOUTHERLY LINE OF LOT 2 OF SAID CAMBRIDGE PLACE SUBDIVISION BLOCK 3 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SCARBOROUGH DRIVE; THENCE ALONG THE LINES OF SAID LOT 2 FOR THE FOLLOWING THREE (3) CALLS: ALONG A 525.00-FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, 69.19 FEET; SAID CURVE HAVING A CHORD WHICH BEARS S 49°16'15"E, 69.14 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY OF SCARBOROUGH DRIVE N 07°32'25"E, 126.10 FEET; THENCE S 88°21'05"E, 237.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND A POINT ALONG THE EAST LINE OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 739, PAGE 166; THENCE ALONG THE EAST LINE OF SAID TRACT, S 01°41'50"W, 441.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.16 ACRES.

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE: APRIL 29, 2021

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 4
PART OF A TRACT OF THE SURVEY RECORDED IN BOOK 739, PAGE 166;
BEING PART OF THE NORTHEAST 1/4 OF SECTION 31 IN T48N, R12W,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE } ss

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 29th day of April, 2021.

Kristine N. Vroman
NOTARY PUBLIC, MY COMMISSION
EXPIRES DECEMBER 21, 2021.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS ___ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

ORDINANCE # _____