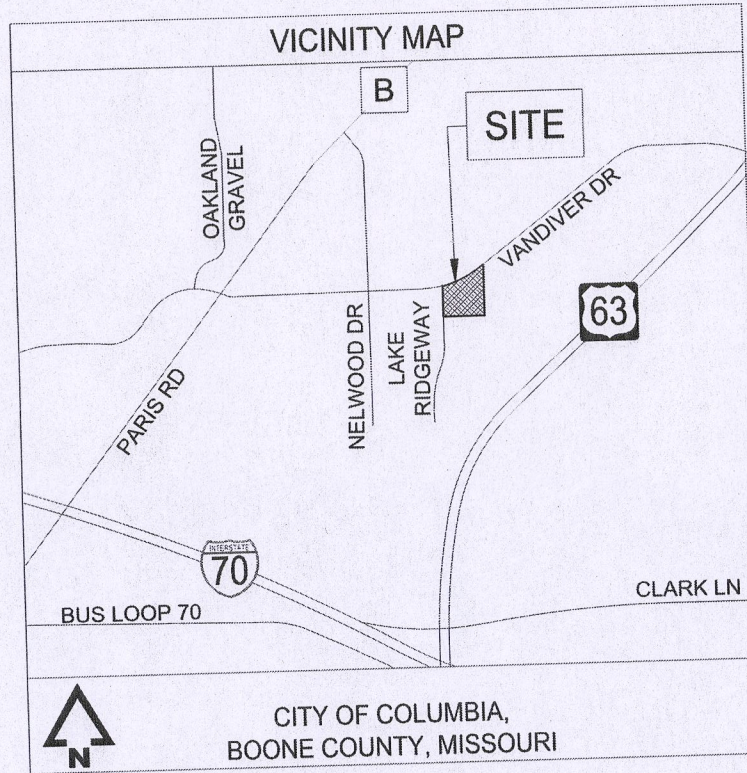


# REPLAT CENTERSTATE CNG PLAT 1A

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH,  
RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.



| Curve Table |        |        |             |               |        |
|-------------|--------|--------|-------------|---------------|--------|
| Curve #     | Length | Radius | Delta       | CHD B         | CHD L  |
| C1          | 43.34' | 30.00' | 82° 46' 30" | N40° 56' 30"E | 39.67' |

## PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING LOT 1 OF CENTERSTATE CNG AS RECORDED IN BOOK 4107, PAGE 107, ALSO DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5745, PAGE 163 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF CENTERSTATE CNG, THENCE ALONG THE LINES OF SAID LOT 1 FOR THE REMAINING CALLS: S87°52'00"W, 422.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF LAKE RIDGEWAY ROAD; THENCE ALONG THE WEST LINE OF SAID LOT 1 AND SAID EAST RIGHT-OF-WAY LINE, N00°28'40"W, 381.89 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 43.33 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N40°55'50"E, 39.66 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE ALONG A 900.00-FOOT RADIUS CURVE TO THE LEFT, 438.48 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N68°20'50"E, 434.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO LYING ON THE QUARTER SECTION LINE AND THE WEST LINE OF LOT 1 OF CENTERSTATE PLAT 2 AS RECORDED IN PLAT BOOK 38, PAGE 52; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG SAID PLAT AND QUARTER SECTION LINE, S00°28'10"W, 556.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.50 ACRES.

## CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

## NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
- THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM PANEL # 29019C0281E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- A TITLE COMMITMENT WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY FILE NUMBER 2204573 DATED OCTOBER 21, 2022.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT IS EXEMPT FROM STREAM BUFFER REQUIREMENTS AS DEFINED IN SECTION 12A-232(a)(2) OF THE CITY OF COLUMBIA ORDINANCES AS IT WAS PLATTED PRIOR TO JANUARY 2, 2007.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 20, 2025.

## KNOW ALL MEN BY THESE PRESENTS

RICHMOND AVENUE L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

PUBLIC UTILITY EASEMENTS, OF THE TYPES AND AT THE LOCATIONS 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, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, FIBER, CABLE TELEVISION, AND STORMWATER) UNLESS SPECIFICALLY LIMITED BY 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 OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENT OTHER THAN ASPHALT OR CONCRETE PAVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS; PROVIDED, HOWEVER, SOME PORTIONS(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

RIGHT-OF-WAY FOR VANDIVER DRIVE AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

*Warren Prost*  
WARREN PROST, RICHMOND AVENUE L.L.C. MANAGER

ON THIS 14<sup>th</sup> DAY OF JULY IN THE YEAR 2025, BEFORE ME PERSONALLY APPEARED WARREN PROST, MANAGER OF RICHMOND AVENUE L.L.C., WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

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

*Leah Johnson*  
LEAH JOHNSON, NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 15, 2025

**McCLURE**

2001 W Broadway  
Columbia, MO 65203  
P 573-814-1568  
F 573-814-1128

Ankeny, IA | Carroll, IA | Clive, IA  
Cedar Rapids, IA | Fort Dodge, IA  
North Liberty, IA | Sioux City, IA

Macon, MO | Columbia, MO  
North Kansas City, MO  
Lenexa, KS

NOTICE:  
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

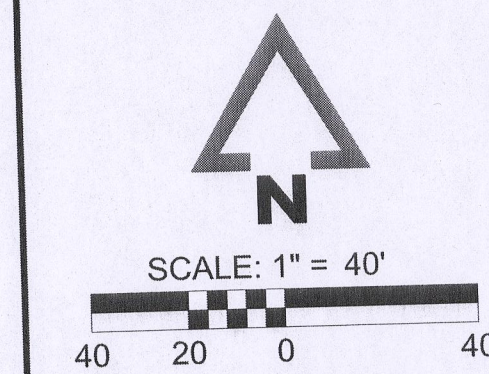
MISSOURI (LS) CERTIFICATE OF AUTHORITY NO. 2012009395  
EXPIRES: DECEMBER 31, 2026

SURVEY PREPARED FOR:  
RICHMOND AVE. LLC

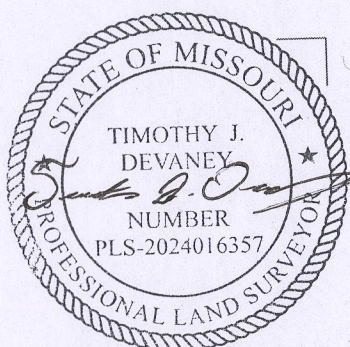
PROJECT NAME:  
CENTERSTATE CNG PLAT 1A

PROJECT LOCATION:  
CITY OF COLUMBIA, MO

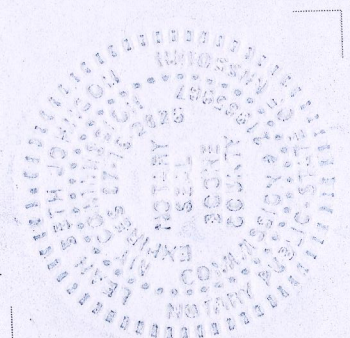
McCLURE PROJECT NO.  
80818013-050



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MODOT CORRS VRS NETWORK, NAD83 (2011)



Timothy J. Devaney  
MO PLS-2024016357  
July 10, 2025



STATE OF MISSOURI | SS  
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10<sup>th</sup> DAY OF JULY, 2025.

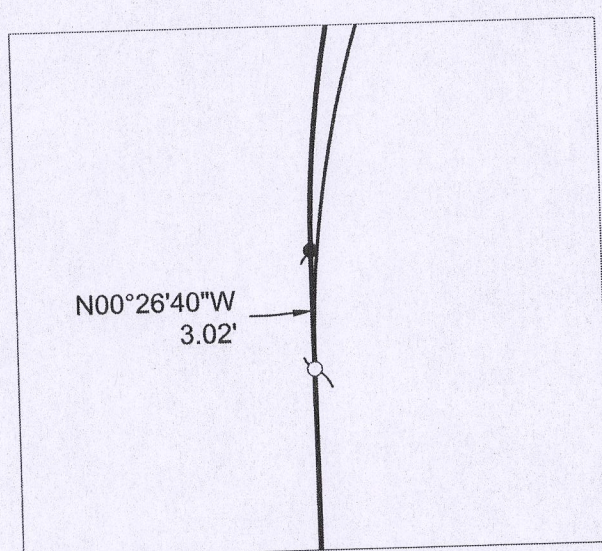
*Leah Johnson*  
LEAH JOHNSON, NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 15, 2025

## GENERAL LEGEND

BOUNDARY LINE  
PROPERTY LINE  
SECTION LINE  
EASEMENT LINE  
FIELD FENCE  
ROAD CENTERLINE

FOUND IRON PIPE/REBAR  
FOUND DRILL HOLE  
SET 1/2" REBAR  
FOUND PLSS CORNER

ABBREVIATIONS:  
RIGHT-OF-WAY R/W  
BOOK BK  
PLAT BOOK PG  
PAGE PG  
RECORD REC  
POINT OF BEGINNING P.O.B.  
FOUND FND  
CENTERLINE CL  
POINT OF TANGENCY P.T.



DETAIL A

THIS PLAT APPROVED BY THE CITY COUNCIL  
PURSUANT TO ORDINANCE #  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025

BARBARA BUFFALO, MAYOR

ATTEST: