

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 BOONE-CENTRAL TITLE COMPANY, COMMITMENT No. 2502052-1.
- 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 5991, PAGE 142

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 52 OF E.C. MORE'S SUBDIVISION RECORDED IN BOOK 87, PAGE 55, ALSO BEING THE LOT DESCRIBED BY WARRANTY DEED IN BOOK 5991, PAGE 142, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF LAKEVIEW PLAT 1 RECORDED IN PLAT BOOK 56, PAGE 3, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKEVIEW AVENUE, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 89°16'40"W, 86.34 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT DESCRIBED BY WARRANTY DEED, N 02°39'35"W, 129.61 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT S 89°16'40"E, 93.99 FEET; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT, S 00°43'25"W, 129.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.27 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 #29019C0280E, 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.

KNOW ALL MEN BY THESE PRESENTS

HELMKA CONSTRUCTION AND REMODELING LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, 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, 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, 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 OR 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.

IN WITNESS WHEREOF, THE SAID HELMKA CONSTRUCTION AND REMODELING LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

HELMKA CONSTRUCTION AND REMODELING LLC

JUSTIN HELMKA, MEMBER

STATE OF Missouri } SS
COUNTY OF Boone

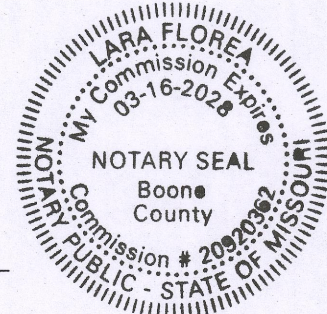
ON THIS 22nd DAY OF June, IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JUSTIN HELMKA, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS A MEMBER OF HELMKA CONSTRUCTION AND REMODELING LLC, AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS 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.

Lara Flores
NOTARY PUBLIC SIGNATURE

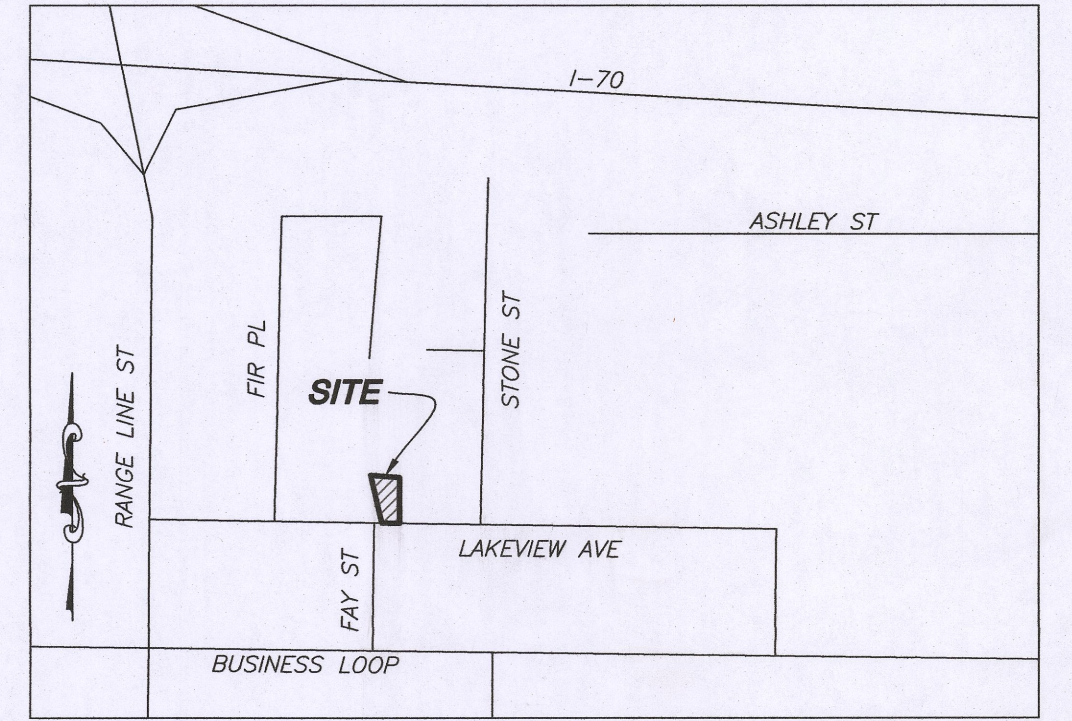
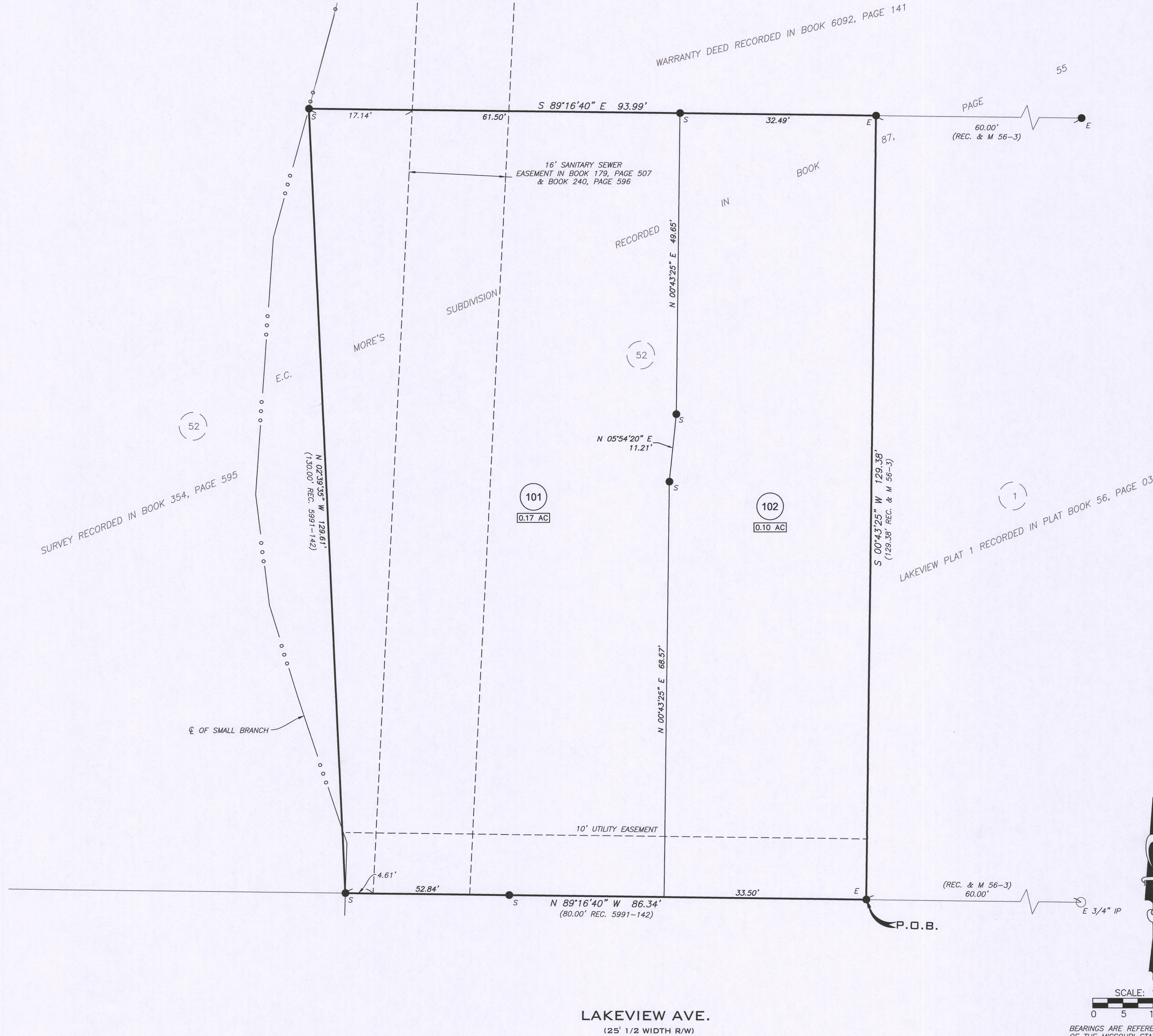
Lara Flores
PRINTED NAME

MY COMMISSION EXPIRES: 3/16/28



LAKEVIEW PLAT 2

A REPLAT OF PART OF LOT 52 OF
PLAT OF E.C. MORE'S SUBDIVISION IN BOOK 87, PAGE 55
SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 2, 2026



LOCATION MAP
NOT TO SCALE

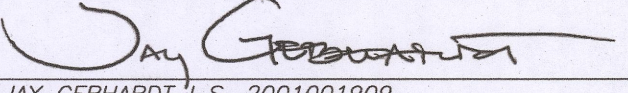
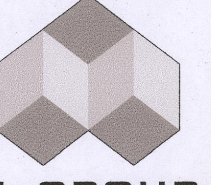
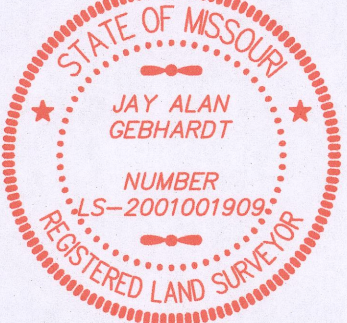
LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) (RECORD BOOK##-PAGE##) OR (PLAT BOOK##-PAGE##)
- IP ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- 0.00 AC ACRES
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- P.O.B. POINT OF BEGINNING

CERTIFICATION

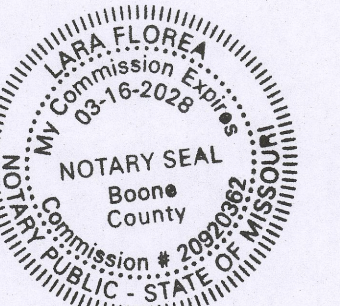
I HEREBY CERTIFY THAT IN MARCH, 2026 I COMPLETED A SURVEY FOR HELMKA CONSTRUCTION AND REMODELING LLC FOR THE DESCRIBED PROPERTIES AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

 JAY GEBHARDT L.S. 2001001909 MO LAND SURVEYOR PROJECT#: HELM26-01	DATE: APRIL 2, 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	
REPLAT LAKEVIEW PLAT 2 SW 1/4 OF SECTION 6, TOWNSHIP 48N, RANGE 12W COLUMBIA, BOONE COUNTY, MISSOURI	

STATE OF MISSOURI } SS
COUNTY OF BOONE
SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 2nd DAY OF April, 2026.

Lara Flores
NOTARY PUBLIC SIGNATURE
Lara Flores
PRINTED NAME
3/16/28
MY COMMISSION EXPIRES



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

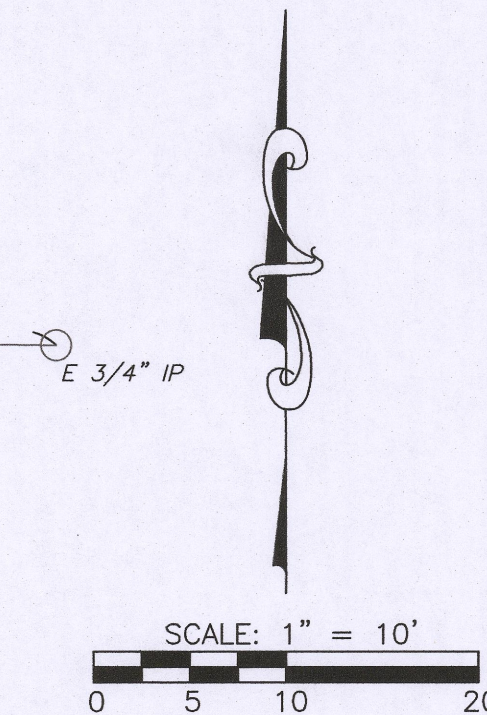
ORDINANCE # _____

ON THE _____ DAY OF _____, 2026.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



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 MODOT VRS NETWORK