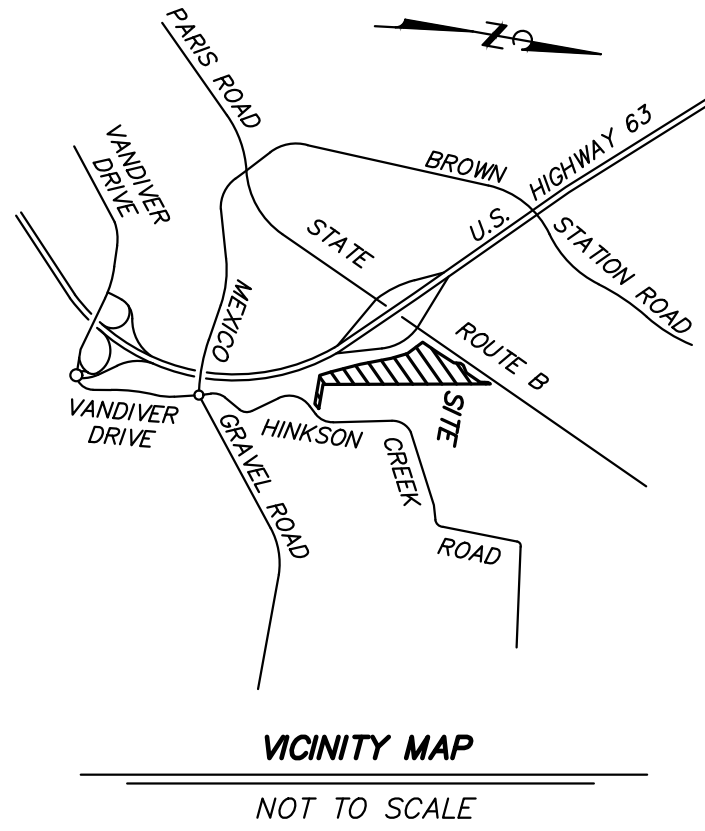


# SAP SUBDIVISION

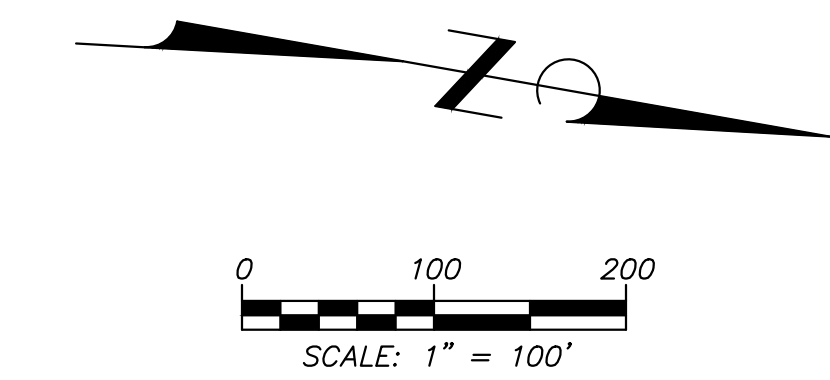
FINAL PLAT  
FEBRUARY 25, 2022



## MONUMENT LEGEND

- IRON
- R/W MARKER
- DTP
- POINT OF BEGINNING

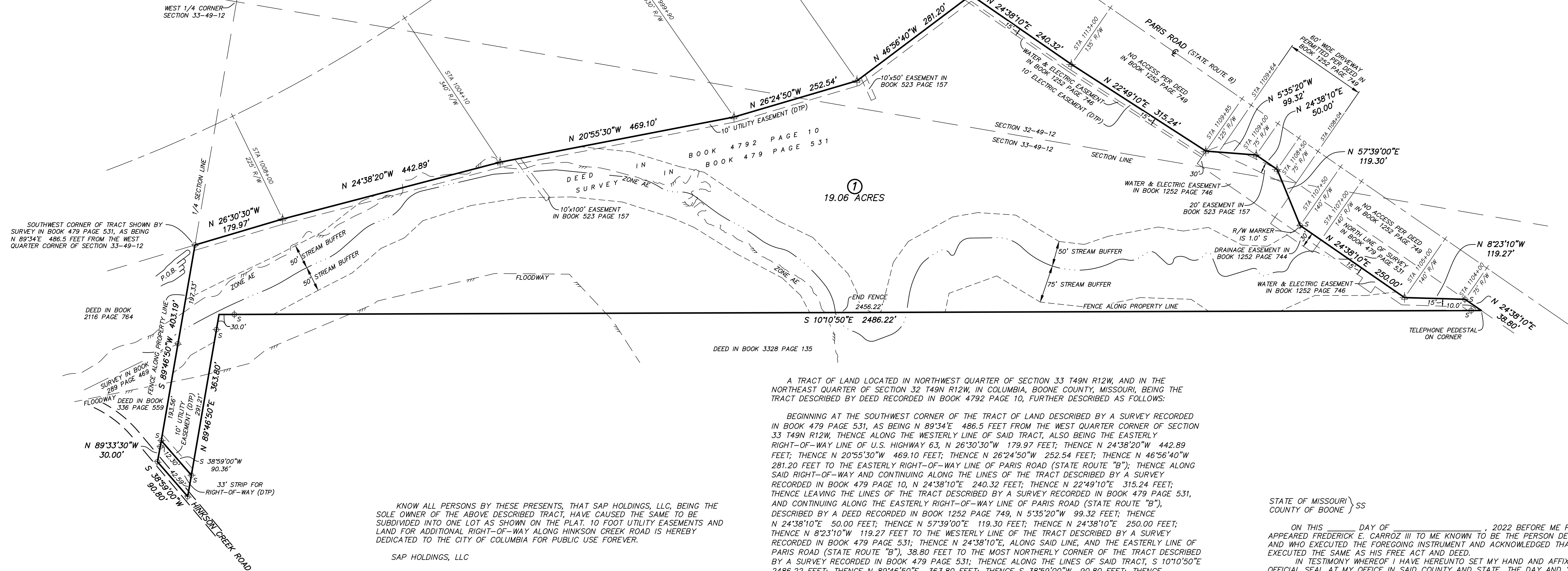
ALL MONUMENTS ARE FOUND  
UNLESS SHOWN (S) SET



## NOTES

- PORTIONS OF THIS PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREAS, ZONE AE AND REGULATORY FLOODWAY, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBERS 29019C0281E AND 29019C0282E, DATED APRIL 19, 2017.
- IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE II STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA QUADRANGLE MAP DATED 2017 AND PHOTOREVISED OCTOBER 2016, AND IS LOCATED AS SHOWN ON THE PLAT.
- IN MY PROFESSIONAL JUDGEMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS

BEARINGS ARE REFERENCED TO MISSOURI STATE  
PLANE COORDINATE SYSTEM (NAVD 83) GRID NORTH.



A TRACT OF LAND LOCATED IN NORTHWEST QUARTER OF SECTION 33 T49N R12W, AND IN THE  
NORTHEAST QUARTER OF SECTION 32 T49N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE  
TRACT DESCRIBED BY DEED RECORDED IN BOOK 4792 PAGE 10, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED BY A SURVEY RECORDED  
IN BOOK 479 PAGE 531, AS BEING N 89°34'E 486.5 FEET FROM THE WEST QUARTER CORNER OF SECTION  
33 T49N R12W, THENCE ALONG THE WESTERLY LINE OF SAID TRACT, ALSO BEING THE EASTERLY  
RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63, N 26°30'30"W 179.97 FEET; THENCE N 24°38'20"W 442.89  
FEET; THENCE N 20°55'30"W 469.10 FEET; THENCE N 26°24'50"W 252.54 FEET; THENCE N 46°56'40"W  
281.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PARIS ROAD (STATE ROUTE "B"); THENCE ALONG  
SAID RIGHT-OF-WAY AND CONTINUING ALONG THE LINES OF THE TRACT DESCRIBED BY A SURVEY  
RECORDED IN BOOK 479 PAGE 10, N 24°38'10"E 240.32 FEET; THENCE N 22°49'10"E 315.24 FEET;  
THENCE LEAVING THE LINES OF THE TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 479 PAGE 531,  
AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PARIS ROAD (STATE ROUTE "B"),  
DESCRIBED BY A DEED RECORDED IN BOOK 1252 PAGE 749, N 5°35'20"W 99.32 FEET; THENCE  
N 24°38'10"E 50.00 FEET; THENCE N 57°39'00"E 119.30 FEET; THENCE N 24°38'10"E 250.00 FEET;  
THENCE N 8°23'10"W 119.27 FEET TO THE WESTERLY LINE OF THE TRACT DESCRIBED BY A SURVEY  
RECORDED IN BOOK 479 PAGE 531; THENCE N 24°38'10"E, ALONG SAID LINE, AND THE EASTERLY LINE OF  
PARIS ROAD (STATE ROUTE "B"), 38.80 FEET TO THE MOST NORTHERLY CORNER OF THE TRACT DESCRIBED  
BY A SURVEY RECORDED IN BOOK 479 PAGE 531; THENCE ALONG THE LINES OF SAID TRACT, S 10°10'50"E  
2486.22 FEET; THENCE N 89°46'50"E 363.80 FEET; THENCE S 38°59'00"W 90.80 FEET; THENCE  
N 89°33'30"W 30.00 FEET; THENCE S 89°46'50"W 403.19 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 19.06 ACRES.

THIS TRACT IS SUBJECT TO UTILITY EASEMENTS RECORDED IN BOOK 523 PAGE 157, A DRAINAGE  
EASEMENT RECORDED IN BOOK 1252 PAGE 744 AND WATER AND ELECTRIC EASEMENTS RECORDED IN BOOK  
1252 PAGE 746, ALL LOCATED AS SHOWN ON THE PLAT.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT  
MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME PERSONALLY  
APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE  
EXECUTED THE SAME AS HIS FREE ACT AND DEED.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY  
OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST  
ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 15, 2023.

JONATHAN CORY BERGTHOLD, NOTARY PUBLIC

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON \_\_\_\_\_

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

KNOW ALL PERSONS BY THESE PRESENTS, THAT SAP HOLDINGS, LLC, BEING THE  
SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE  
SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. 10 FOOT UTILITY EASEMENTS AND  
LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG HINKSON CREEK ROAD IS HEREBY  
DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

SAP HOLDINGS, LLC

SETH R. PAUL, MEMBER

BY: ANDREA L. PAUL, MEMBER

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

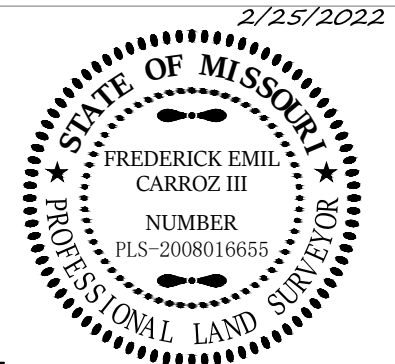
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME APPEARED SETH  
R. PAUL AND ANDREA L. PAUL TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY  
SWORN DID SAY THAT THEY ARE MEMBERS OF SAP HOLDINGS, LLC, A MISSOURI LIMITED  
LIABILITY COMPANY AND THAT SAID PLAT WAS SIGNED IN BEHALF OF SAID LIMITED  
LIABILITY COMPANY AND THE SAID MEMBERS ACKNOWLEDGED SAID INSTRUMENT TO BE  
THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY  
OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST  
ABOVE WRITTEN.  
MY TERM EXPIRES \_\_\_\_\_

\_\_\_\_\_, NOTARY PUBLIC

ENGINEERING SURVEYS & SERVICES  
MISSOURI L.S. CORP. #2004004672  
1113 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573) 449-2646  
EMAIL: FCARROZ@ESS-INC.COM

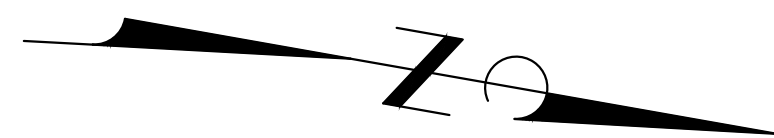
FREDERICK E. CARROZ III  
PROFESSIONAL LAND SURVEYOR  
PLS 2008016655



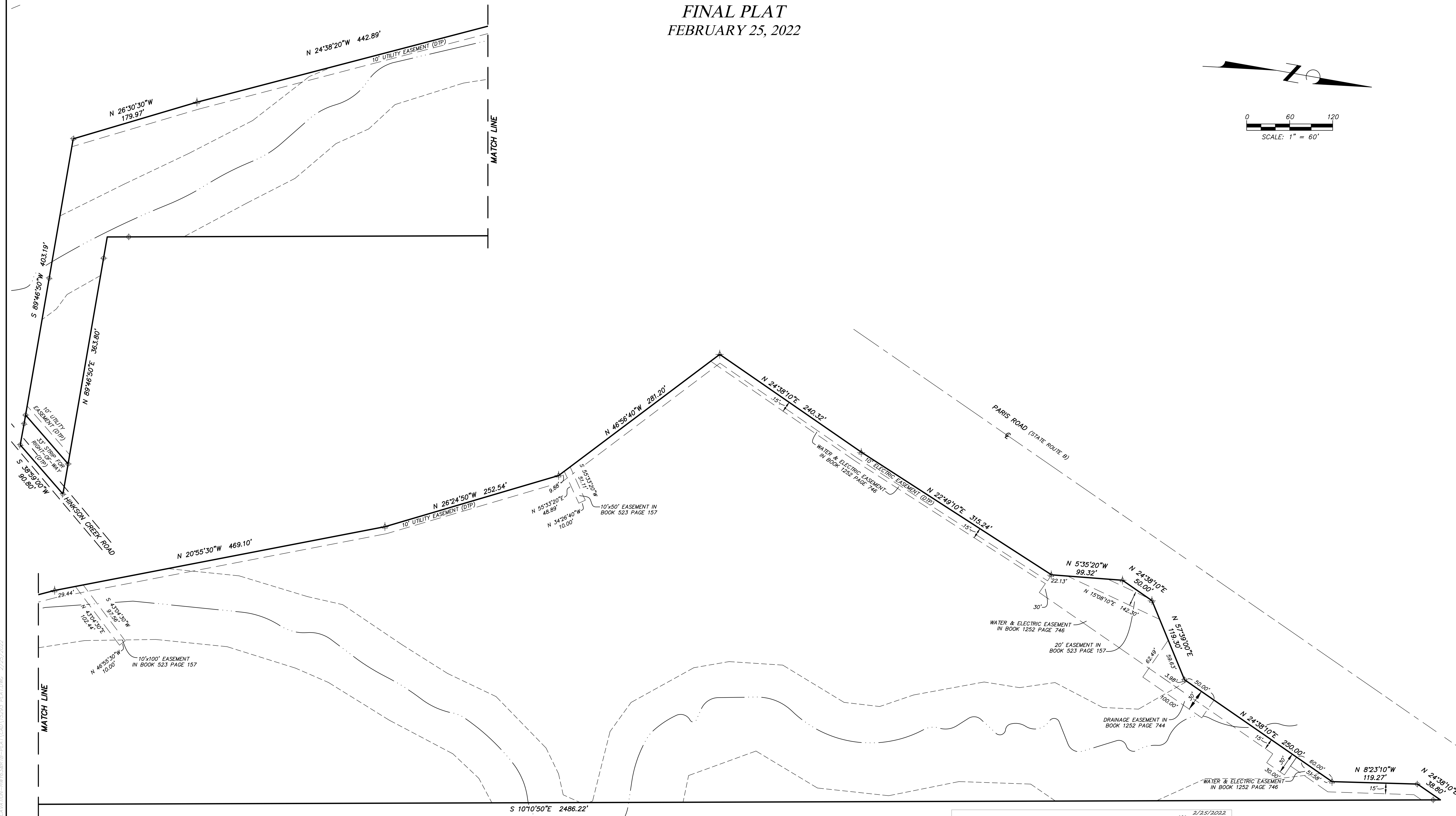
SAP HOLDINGS, LLC  
SAP SUBDIVISION  
SECTIONS 32 & 33 T49N R12W  
COLUMBIA, BOONE COUNTY, MISSOURI

SAP SUBDIVISION

FINAL PLAT  
FEBRUARY 25, 2022



0 60 120  
SCALE: 1" = 60'



P:\GENERAL PROJECTS\15293-SETH-PAUL-EXCAVATION-HWY63&RTE-PLAT\CAD\15293 PLAT.DWG 2/25/2022

ENGINEERING SURVEYS & SERVICES  
MISSOURI L.S. CORP. #2004004672  
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*Frederick E. Carros III*

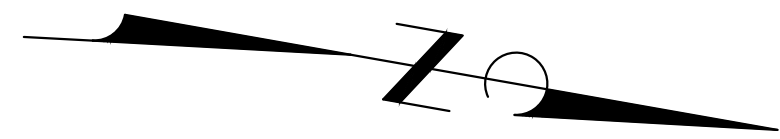
FREDERICK E. CARROS III  
PROFESSIONAL LAND SURVEYOR  
PLS 2008016655



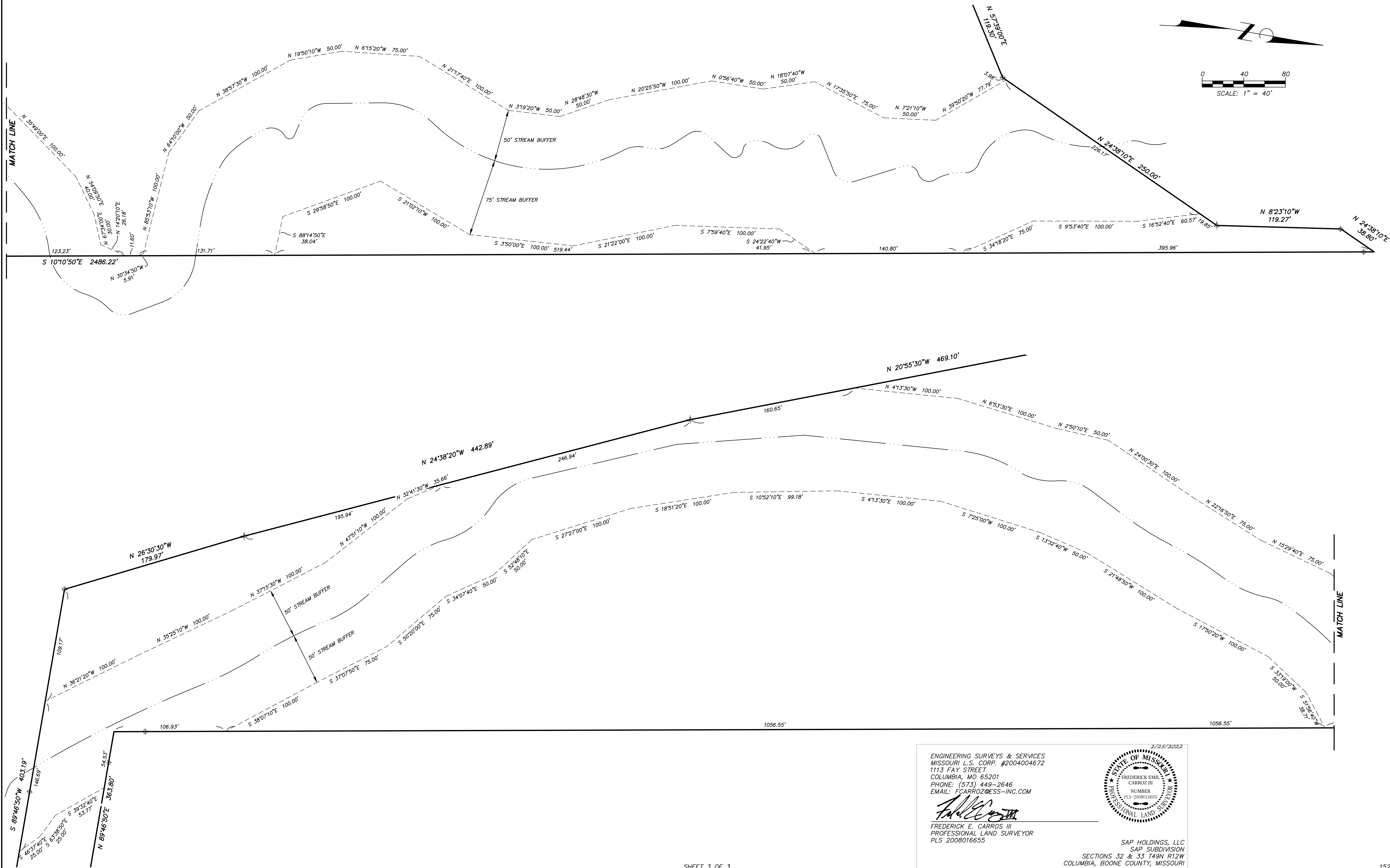
SAP HOLDINGS, LLC  
SAP SUBDIVISION  
SECTIONS 32 & 33 149N R12W  
COLUMBIA, BOONE COUNTY, MISSOURI

SAP SUBDIVISION

FINAL PLAT  
FEBRUARY 25, 2022



0 40 80  
SCALE: 1" = 40'



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*Frederick E. Carros III*  
FREDERICK E. CARROS III  
PROFESSIONAL LAND SURVEYOR  
PLS 2008016655



SAP HOLDINGS, LLC  
SAP SUBDIVISION  
SECTIONS 32 & 33 149N R12W  
COLUMBIA, BOONE COUNTY, MISSOURI