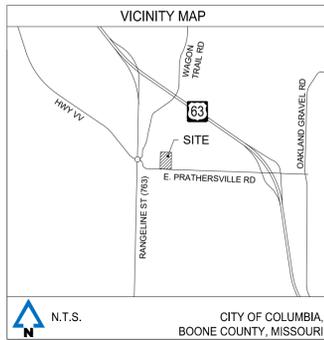


# FINAL PLAT FIKE PROPERTIES PLAT 1

NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH  
 PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



TRACT 9  
 BCS #7614  
 WARRANTY DEED  
 BK 4657, PG 129  
 OWNER: CAPITAL LAND  
 INVESTMENT, LLC



### GENERAL LEGEND

- BOUNDARY LINE ———
  - PROPERTY LINE - - - - -
  - SECTION LINE - - - - -
  - EASEMENT LINE - - - - -
  - FIELD FENCE — x —
  - CHAINLINK FENCE — o —
  - ROAD CENTERLINE ———
  - GAS PIPELINE ———
  - FOUND R/W MARKER (6303)
  - FOUND IRON PIPE/REBAR (●)
  - FOUND DRILL HOLE (○)
  - SET 1/2" REBAR (○)
  - FOUND PLSS CORNER (■)
- ABBREVIATIONS:  
 R/W RIGHT-OF-WAY  
 BK, PG BOOK AND PAGE  
 REC RECORD  
 POB POINT OF BEGINNING  
 FND FOUND  
 CL CENTERLINE

### PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING PART OF TRACTS 11 AND 12 OF BOONE COUNTY SURVEY #7614, ALSO DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4719 AT PAGE 105, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CENTRAL BRIDGE SUBDIVISION, PLAT NO. 2 AS RECORDED IN PLAT BOOK 55 AT PAGE 63, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY SAID DEED; THENCE ALONG THE LINES OF SAID PLAT AND DEED, S00°24'10"W, 589.88 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF PRATHERSVILLE ROAD AND THE SOUTH LINE OF SAID BOONE COUNTY SURVEY #7614; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH SURVEY LINE, N87°42'40"W, 394.53 FEET TO THE SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 1375, PAGE 179; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND FOLLOWING THE EAST LINE OF SAID SURVEY, N00°24'10"E, 589.91 FEET TO THE NORTHEAST CORNER OF SAID SURVEY, SAID POINT ALSO BEING ON THE NORTH LINE OF TRACTS 11 & 12 OF SAID BOONE COUNTY SURVEY #7614; THENCE ALONG SAID NORTH LINE OF TRACTS 11 & 12, S87°42'20"E, 394.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.34 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 NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED IN CITY ORD. 29-2.3(D)(4), PER THE BOONE COUNTY FIRM PANEL #2901900165D DATED MARCH 17, 2011.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- A TITLE COMMITMENT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
- 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 CONTAINS A TYPE II STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR BROWNS QUADRANGLE, MISSOURI - BOONE COUNTY.
- THIS TRACT MAY BE SUBJECT TO THE EASEMENT FOR RIGHT-OF-WAY FOR A GAS PIPELINE AS RECORDED IN BOOK 193, PAGE 639 (BLANKET IN NATURE).

### KNOW ALL MEN BY THESE PRESENTS

FIKE PROPERTIES, LLC, BEING THE SOLE OWNER OF THE HEREOF 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.

RIGHT-OF-WAY FOR PRATHERSVILLE ROAD 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:

KEVIN FIKE, VICE PRESIDENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2022, BEFORE ME PERSONALLY APPEARED KEVIN FIKE, VICE PRESIDENT OF FIKE PROPERTIES, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY HIM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

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

-NOTARY PUBLIC

APPROVED BY CITY OF COLUMBIA PLANNING & ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

SARA LOE, CHAIRPERSON

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

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

1901 Pennsylvania Drive  
 Columbia, MO 65202  
 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, 2022

SURVEY PREPARED FOR:  
**FIKE PROPERTIES, LLC**  
 PROJECT NAME:  
**FIKE PROPERTIES PLAT 1**  
 PROJECT LOCATION:  
**CITY OF COLUMBIA, MO**  
 McCLURE PROJECT NO.  
**201441**

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)

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

Christopher M. Sander  
 MO LS-2003013178  
 February 21, 2022

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS  
 SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 LEAH JOHNSON, NOTARY PUBLIC  
 MY COMMISSION EXPIRES JULY 15, 2025