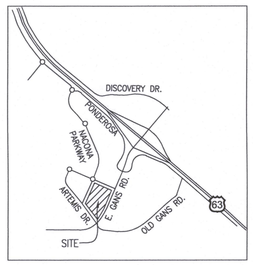
FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

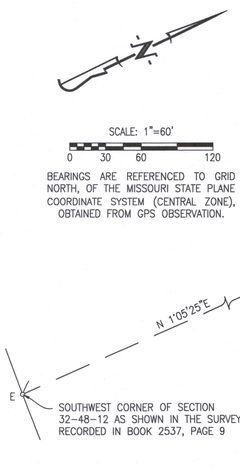
FINAL PLAT

DISCOVERY PARK SUBIDIVISION, PLAT No. 8

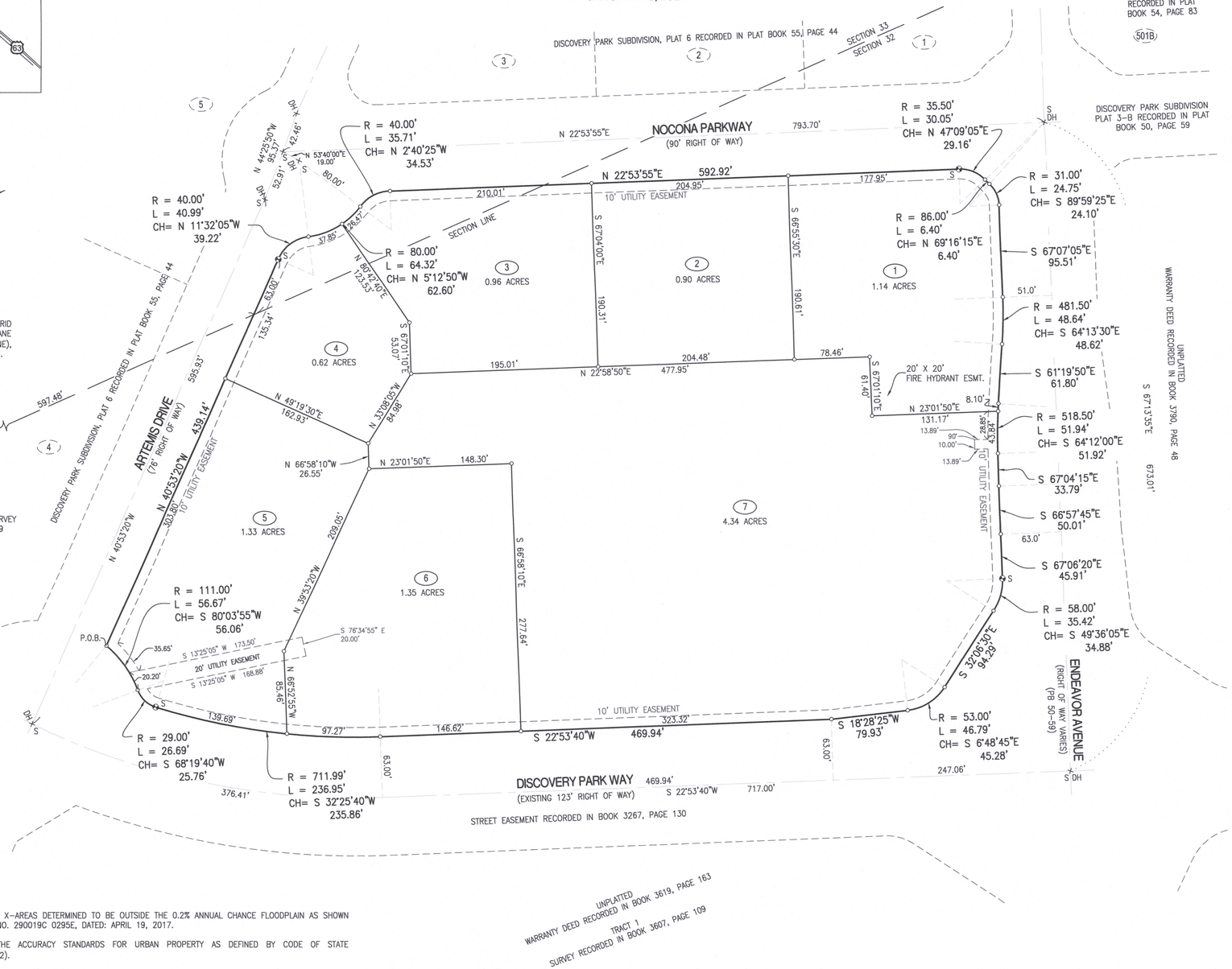
A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI JANUARY 18, 2022



LOCATION MAP
NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



LEGEND:

E	EXISTING
S	SET
o	SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
⊛	PERMANENT MONUMENT
(M)	MEASURED DISTANCE
(REC)	RECORDED DISTANCE
(R)	RADIAL LINE
DH ×	DRILL HOLE W/ CHISELED X
△	RIGHT-OF-WAY MARKER
P.O.B.	POINT OF BEGINNING
L=	ARC LENGTH OF CURVE
R=	RADIUS OF CURVE
CH=	CHORD LENGTH OF CURVE

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 290019C 0295E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. THIS TRACT MAY BE SUBJECT TO THE EASEMENT RECORDED IN BOOK 3267, PAGE 130.
7. THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD MEASUREMENTS AND MEASURED DISTANCES ON THIS SURVEY.
8. THIS PLAT IS SUBJECT TO A CROSS USE PRIVATE INGRESS/EGRESS EASEMENT RECORDED IN BOOK 5602, PAGE 37.

CERTIFICATION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF ARTEMIS DRIVE AS SHOWN IN DISCOVERY PARK SUBDIVISION PLAT 6, RECORDED IN PLAT BOOK 55, PAGE 44 AND WITH THE LINES OF SAID ARTEMIS DRIVE N 40°53'20"W, 439.14 FEET; THENCE 40.99 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 11°32'05"W 39.22 FEET; THENCE 64.32 FEET ALONG AN 80.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 5°12'50"W, 62.60 FEET; THENCE 35.71 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 2°40'25"W, 34.53 FEET TO THE EASTERLY RIGHT OF WAY OF NACONA PARKWAY; THENCE WITH SAID EASTERLY RIGHT OF WAY LINES N 22°53'55"E, 592.92 FEET; THENCE 30.05 FEET ALONG A 35.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 47°09'05"E, 29.16 FEET; THENCE 6.40 FEET ALONG AN 86.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 69°16'15"E, 6.40 FEET; THENCE 24.75 FEET ALONG A 31.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 89°59'25"E, 24.10 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ENDEAVOR AVENUE; THENCE WITH SAID SOUTHERLY RIGHT AWAY LINE S 67°07'05"E, 95.51 FEET; THENCE 48.64 FEET ALONG A 481.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 64°13'30"E, 48.62 FEET; THENCE S 61°19'50"E, 61.80 FEET; THENCE 51.94 FEET ALONG A 518.50-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 64°12'00"E, 51.92 FEET; THENCE S 67°04'15"E, 33.79 FEET; THENCE S 66°57'45"E, 50.01 FEET; THENCE S 67°06'20"E, 45.91 FEET; THENCE 35.42 FEET ALONG A 58.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 49°36'05"E, 34.88 FEET; THENCE S 32°06'30"E, 94.29 FEET; THENCE 46.79 FEET ALONG A 53.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 6°48'45 "E, 45.28 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GANS ROAD; THENCE WAS SAID NORTHERLY RIGHT OF WAY LINE S 18°28'25W, 79.93 FEET; THENCE S 22°53'40"W, 469.94 FEET; THENCE 236.95 FEET ALONG IS 711.99 FEET RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 32°25'40"W, 235.86 FEET ; THENCE 26.69 FEET ALONG A 29.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 68°19'40"W, 25.76 FEET; THENCE 56.67 FEET ALONG A 111.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 80°03'55"W, 56.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.64 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095

4/14/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF April, IN THE YEAR 2022.

DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #12409201
My Commission Expires: 10-28-2024

KNOW ALL MEN BY THESE PRESENTS:

THAT P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING HAVE ALREADY BEEN DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "DISCOVERY PARK SUBDIVISION, PLAT NO. 8"

IN WITNESS WHEREOF, P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 14th DAY OF April, 2022.

P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY

JONATHAN ODLE, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 14th DAY OF April, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JONATHAN ODLE, MANAGING MEMBER OF P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BRIAN PATRICK MAENNER
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 19, 2022
COMMISSION NUMBER 18220933

BRIAN PATRICK MAENNER
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #18220933
My Commission Expires: 12-19-2022

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

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR
4/14/22

DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS - 2002014095

DISCOVERY PARK SUBIDIVISION, PLAT No. 8		
A MAJOR SUBDIVISION SE 1/4 SECTION 32 & SW 1/4 SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI		
CORPORATE NUMBER: 2000151304		CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 01/18/2022	SCALE: 1" = 60'	
PROJECT: 210249	DRAWN BY: DTB	

210249