

- LEGEND**
- S SET
  - F FOUND
  - DH DRILL HOLE
  - PM PERMANENT MONUMENT
  - 1/2" IRON ROD OR PIPE
  - 5/8" OR LARGER IRON
  - + DRILL HOLE OR CHISEL +
  - △ RIGHT OF WAY MARKER
  - STONE MONUMENT
  - CORNER POST
  - FENCE LINE
  - (91/387) BK/PG OF RECORD PLAT/SURVEY
  - M MEASURED DISTANCE
  - OHE OVERHEAD ELECTRIC
  - G GAS LINE
  - S SEWER LINE
  - ST STORM SEWER LINE
  - ① LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS

**STREAM BUFFER STATEMENT**

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

**FLOOD PLAIN STATEMENT**

THIS TRACT IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #2900340281E, DATED APRIL 19, 2017.

**GENERAL NOTES:**

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE MISSOURI CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY APRIL, 2022

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.

NO DIFFERENTIATION BETWEEN RECORD AND MEASURED DISTANCES WERE OBSERVED BY THE SURVEYOR UNLESS NOTED/SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENTS

HASHTAG ENTERPRISES LLC, SOLE OWNERS OF THE BELOW DESCRIBED LOTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF TYPES AND AT THE LOCATIONS AS SHOWN, ARE DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT OF WAY FOR OAKLAND GRAVEL IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

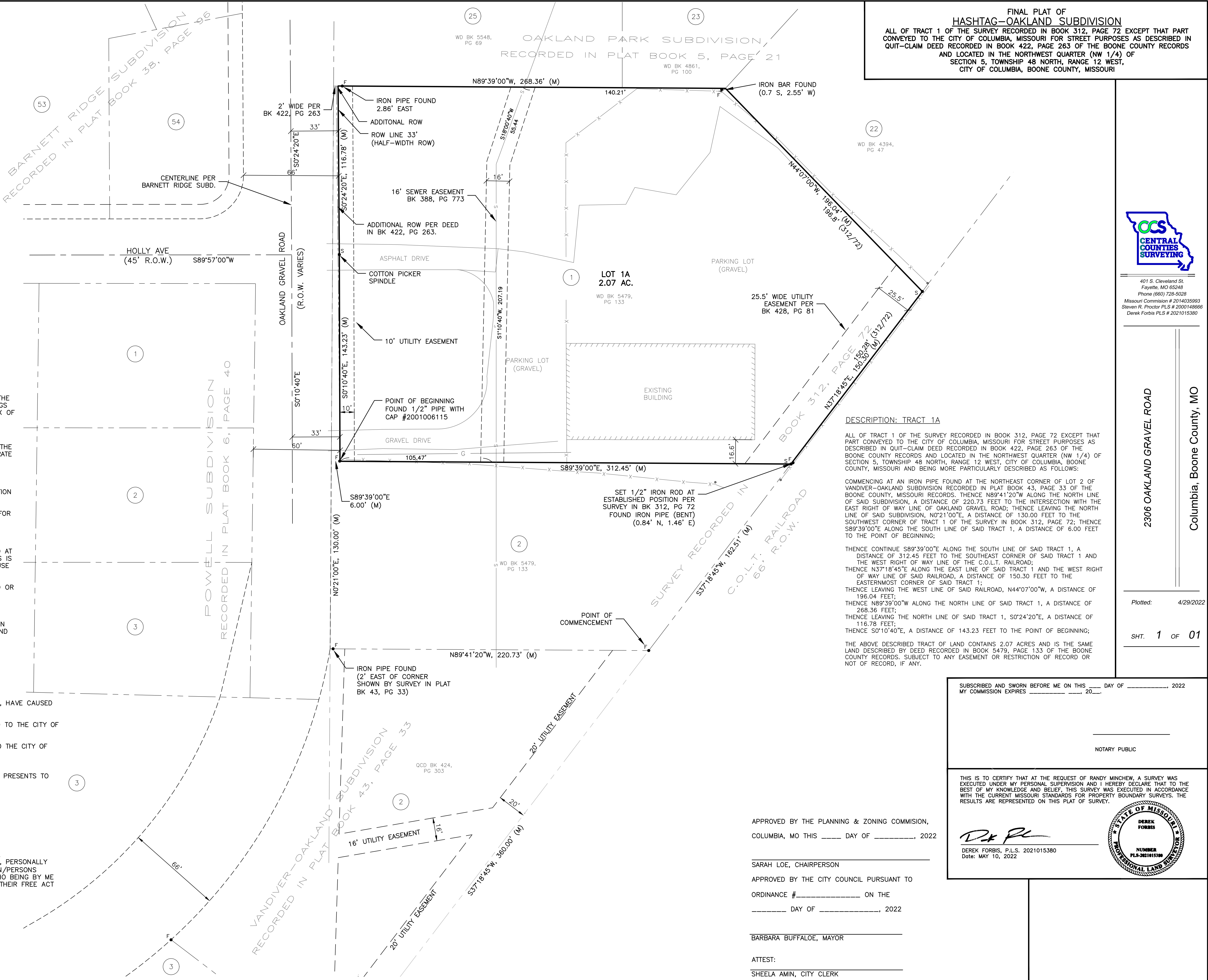
IN WITNESS WHEREOF, RANDY C. MINCHEW, (MEMBER), HAVE CAUSED THESE PRESENTS TO BE SIGNED.

RANDY C. MINCHEW, MEMBER

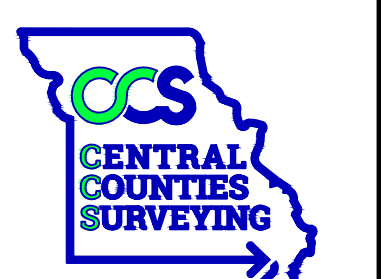
STATE OF MISSOURI  
 COUNTY OF BOONE

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RANDY C. MINCHEW, MEMBER, KNOWN TO ME TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE SAME AS THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.  
 MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC



**FINAL PLAT OF HASHTAG-OAKLAND SUBDIVISION**  
 ALL OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 312, PAGE 72 EXCEPT THAT PART CONVEYED TO THE CITY OF COLUMBIA, MISSOURI FOR STREET PURPOSES AS DESCRIBED IN QUIT-CLAIM DEED RECORDED IN BOOK 422, PAGE 263 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



401 S. Cleveland St.  
 Fayette, MO 65248  
 Phone (660) 728-5028  
 Missouri Commission # 2014035993  
 Steven R. Proctor PLS # 2000148666  
 Derek Forbis PLS # 2021015380

**DESCRIPTION: TRACT 1A**

ALL OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 312, PAGE 72 EXCEPT THAT PART CONVEYED TO THE CITY OF COLUMBIA, MISSOURI FOR STREET PURPOSES AS DESCRIBED IN QUIT-CLAIM DEED RECORDED IN BOOK 422, PAGE 263 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 2 OF VANDIVER-OAKLAND SUBDIVISION RECORDED IN PLAT BOOK 43, PAGE 33 OF THE BOONE COUNTY, MISSOURI RECORDS, THENCE N89°41'20"W ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 220.73 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF OAKLAND GRAVEL ROAD; THENCE LEAVING THE NORTH LINE OF SAID SUBDIVISION, N0°21'00"E, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF TRACT 1 OF THE SURVEY IN BOOK 312, PAGE 72; THENCE S89°39'00"E ALONG THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°39'00"E ALONG THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 312.45 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1 AND THE WEST RIGHT OF WAY LINE OF THE C.O.L.T. RAILROAD; THENCE N37°18'45"E ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 150.30 FEET TO THE EASTERNMOST CORNER OF SAID TRACT 1; THENCE LEAVING THE WEST LINE OF SAID RAILROAD, N44°07'00"W, A DISTANCE OF 196.04 FEET; THENCE N89°39'00"W ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 268.36 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 1, S0°24'20"E, A DISTANCE OF 116.78 FEET; THENCE S0°10'40"E, A DISTANCE OF 143.23 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.07 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 5479, PAGE 133 OF THE BOONE COUNTY RECORDS, SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

2308 OAKLAND GRAVEL ROAD  
 Columbia, Boone County, MO

Plotted: 4/29/2022

SHT. 1 OF 01

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022  
 MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF RANDY MINCHEW, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

APPROVED BY THE PLANNING & ZONING COMMISSION,  
 COLUMBIA, MO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

SARAH LOE, CHAIRPERSON

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

BARBARA BUFFALO, MAYOR

ATTEST:  
 SHEELA AMIN, CITY CLERK

DEREK FORBIS, PLS. 2021015380  
 Date: MAY 10, 2022

