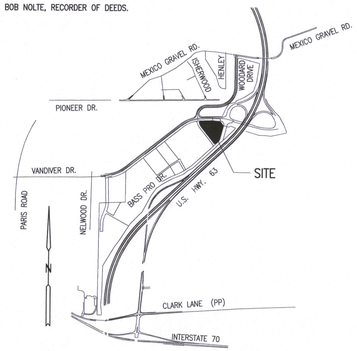
FILED FOR RECORD, BOONE COUNTY, MISSOURI
BOB NOLTE, RECORDER OF DEEDS.



SITE LOCATION MAP
NOT TO SCALE

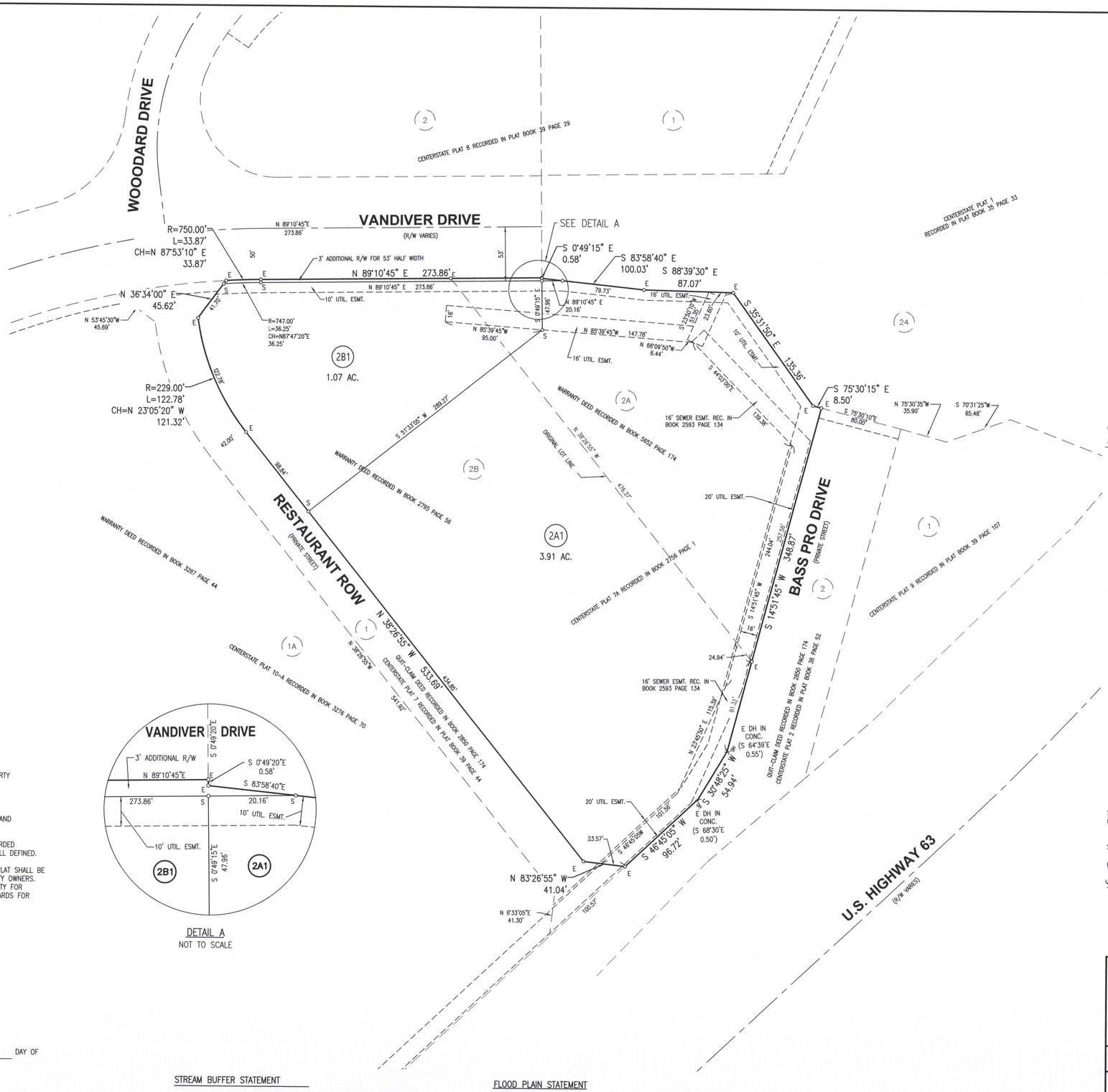
N

SCALE: 1" = 50'
0 25 50 100

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

LEGEND

- O IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 5/8" REBAR WITH CAP "A.C. 2007000167"
- ● PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- IP IRON PIPE
- RE REBAR
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- X_{DH} DRILL HOLE WITH CHISELED "X"
- ℄ CENTERLINE
- – x – – – – FENCE



DETAIL A
NOT TO SCALE

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030–16.040(2).
2. A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS SURVEY.
3. THE PURPOSE OF THIS REPLAT IS TO MOVE THE LINE BETWEEN LOT 2A AND 2B AND CREATE LOT 2A1 AND 2B1 AS SHOWN.
4. THESE LOTS ARE SUBJECT TO THE RECIPROCAL ACCESS EASEMENT RECORDED IN BOOK 2852, PAGE 123. THE LOCATION OF SAID EASEMENT IS NOT WELL DEFINED.
5. ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ADJACENT TO THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE #_____ THIS ____ DAY OF _____, 2026.

_____
BARBARA BUFFALOE, MAYOR

ATTEST:

_____
SHEELA AMIN, CITY CLERK

STREAM BUFFER STATEMENT

THESE LOTS ARE NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS PER CHAPTER 12A, ARTICLE X, SEC. 12A–232(a)(2), SINCE THEY ARE INCLUDED IN A FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

THIS LOT IS LOCATED IN ZONE X – UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM COMMUNITY PANEL 29019C0281E, DATED APRIL 19, 2017.

KNOW ALL MEN BY THESE PRESENTS

DLP PROPERTIES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, DLP PROPERTIES, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED.

PUBLIC UTILITY 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 THERETO) 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.

RIGHT–OF–WAY FOR VANDIVER DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

DLP PROPERTIES, L.L.C.

Donna J. Maxwell
DONNA J. MAXWELL, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 9th DAY OF March, IN THE YEAR 2026, BEFORE ME, Tamieka Lashay Johnson A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONNA J. MAXWELL, MANAGER OF DLP PROPERTIES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Tamieka Lashay Johnson
NOTARY PUBLIC
MY COMMISSION # 17636415
EXPIRES 07-31-2029

Tamieka Lashay Johnson
Notary Public, Notary Seal
State of Missouri
Boone County
My Commission Expires 7/31/2029
Commission # 17636415

CERTIFICATION

A REPLAT OF LOT 2A AND 2B OF THE ADMINISTRATIVE PLAT OF CENTERSTATE PLAT 7A, RECORDED IN BOOK 2756, PAGE 1, BEING THE TRACTS DESCRIBED BY THE WARRANTY DEEDS IN BOOK 2795, PAGE 56 AND BOOK 5652, PAGE 174, LOCATED IN SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND CONTAINING 5.00 ACRES.

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

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

James R. Jeffries
JAMES R. JEFFRIES, PLS–2500

MAR. 9, 2026
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 9th DAY OF March, 2026.

Tamieka Lashay Johnson
TAMIEKA LASHAY JOHNSON

NOTARY PUBLIC
MY COMMISSION #17636415
EXPIRES JULY 31, 2029

Tamieka Lashay Johnson
Notary Public, Notary Seal
State of Missouri
Boone County
My Commission Expires 7/31/2029
Commission # 17636415

FINAL PLAT
CENTERSTATE PLAT 7B
A REPLAT OF LOTS 2A AND 2B CENTERSTATE PLAT 7A

LOCATED IN SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

DATE	JOB NUMBER	JAMES R. JEFFRIES
JANUARY 26, 2025	25142.01	PROFESSIONAL LAND SURVEYOR PLS–2500

STATE OF MISSOURI
JAMES R. JEFFRIES
NUMBER LS-2500
REGISTERED LAND SURVEYOR
James R. Jeffries
DATE: MAR. 9, 2026

ALLSTATE CONSULTANTS
allstate75.com
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
ALLSTATE CONSULTANTS LLC
MO PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY #2007000167

P:\2025\25142.02 - SW-COA\SURVEY\25142.02-V-REPLAT.dwg, REPLAT, 3/9/2026 10:22:02 AM