

## PARIS ROAD VILLAGE - PLAT NO. 2

A REPLAT OF

LOT 5 OF ADMINISTRATIVE PLAT 2 OF LOT 1, PARIS ROAD VILLAGE NOVEMBER 30, 2015 COLUMBIA, MISSOURI

A tract of land located in the southwest quarter of the northwest quarter of Section 5, and in the east half of the east half Section 6, T48N, R12W, Boone County, Missouri, being Lot 5 of the Administrative Plat 2 of Lot 1, Paris Road Village as shown in Book 1320, Page 789, and being part of the tracts described by a Warranty Deed recorded in Book 657, Page 404, both of the Boone County records.

Said Lot 5 contains 6.195 acres (269,872 square feet).

I then divided this Lot 5 into: Lot 5A, containing 1.010 acre (43,991 square feet); Lot 5B, containing 2.295 acres (99,956 square feet); Lot 5C, containing 2.424 acres (105,598 square feet); and the street containing 0.467 acre.

The results of the survey of this urban property, made for Paris Road Properties, Inc. at the request of John. R. Payne, and executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, are shown on this plat.

On this date, the FLOOD INSURANCE RATE MAP, community—panel number 29019C0285D, dated March 17, 2011, was reviewed. The review showed that Lot 5, as described above, is not contained within any flood hazard area.

LUECK SURVEYING

Ronald G. Lueck Professional Land Surveyor LS #1957

JANUARY 18, 2016

Subscribed and sworn to before me, a notary public in and for Boone County, Missouri, this

18 day of JANUARY, 2016.

My commission expires June 16, 2017.



My Commission Expires June 16, 2017 Boone County Commission #1345316

## Notes:

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,

MISSOURI, THIS \_\_\_\_\_, 2016.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

- 1) Bearings are based on lines of Paris Road Village, recorded in Plat Book 22, Page 6, and subsequent Administrative Plats recorded in Book 693, Page 969, and Book 1320, Page 789, all of the Boone County records.
- 2) The north part of Lot 5A and Lot 5B is subject to an electric easement, 100 feet wide, "blanket"—type as described in Book 314, Page 348, and as shown.
- 3) The middle part of Lot 5C is subject to a sewer easement, 16 feet wide, recorded in Book 700, Page 832, and as shown.
- 4) The west part of Lot 5A is subject to a utility easement, 15 feet wide along the east right—of—way line of Paris Road, recorded in Book 1326, Page 977, and as shown.
- 5) The northwest part of Lot 5C is subject to a utility easement, 8 feet wide along part of the southeast lines of Lots 3 and 4 of the Administrative Plat 2 of Lot 1, Paris Road Village, recorded in Book 1326, Page 973, and as shown.
- 6) Right-of-way for Mercury Court is 30 feet north of centerline and 40 feet south of centerline. The extra 10 feet on the south, along the north line of Sonic's Lot 4, is dedicated as right-of-way in lieu of creating a separate 10 foot wide utility easement as a stem, 10 feet wide, attached to Lot 5C.

STREAM BUFFER STATEMENT

PER USGS TOPO QUAD "COLUMBIA, MO", REVISED IN 1981, THERE ARE NO STREAMS WITHIN THE SUBJECT PROPERTY OF PARIS ROAD VILLAGE - NO. 2 OR WITHIN 600 FEET OF THIS SUBJECT PROPERTY, AS DEFINED BY THE CITY OF COLUMBIA ORDINANCES, CHAPTER 12A, ARTICLE X. SECTION 12A-233.

KNOW ALL PERSONS BY THESE PRESENTS:

That, Paris Road Properties, Inc., owner of the above described tract, have caused the same to be surveyed and divided as shown on this plat. The street right-of-way and utility easements, located along Cole Court and as otherwise shown hereon, are hereby dedicated to the City of Columbia for public use forever.

PARIS ROAD PROPERTIES, INC.

John R. Payne, President and Secretary

NO SEAL

STATE OF MISSOURI } SS COUNTY OF BOONE

On this 19th day of January, 2016, before me appeared John R. Payne, President and Secretary, to me personally known who by me duly sworn did say that they are the officers as stated of Paris Road Properties, Inc., and that this instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said John R. Payne acknowledged said instrument to be the free act and deed of said corporation.

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 commission expires 2.25.2019

Carlens A Attabason

CARLENE A. ATTERBERRY Notary Public - Notary Sea STATE OF MISSOURI Callaway County
Commission Number 15001675
My commission expires February 25, 2019

Notary Public

LUECK SURVEYING 914 N. COLLEGE AVE., STE. 2 COLUMBIA, MISSOURI 65201 rlueck@socket.net PHONE: (573) 443-6219

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