FILED FOR RECORD, BOONE COUNTY. MISSOURI NORA DIETZEL, RECORDER OF DEEDS SINCLAIR ESTATES FINAL PLAT MARCH 9, 2017 A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 TABN R13W. IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 1 OF A SURVEY RECORDED IN BOOK 4354 PAGE 40, ALSO BEING THE TRACT DESCRIBED BY WARRANTY DEED RECORDED BOOK 4556 PAGE 90, CONTAINING 5.87 ACRES. NIFONG BOULEVARD THIS TRACT IS SUBJECT TO A DRAINAGE EASEMENT RECORDED IN BOOK 4354 PAGE 38, AND UTILITY EASEMENTS RECORDED IN BOOK 1455 PAGE 453 AND BOOK 4676 PAGE 129, LOCATED AS SHOWN ON THE PLAT. THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. MONUMENT LEGEND 1. THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C0290D, DATED MARCH 17, 2011. **IRON** PK NAIL BEARINGS ARE REFERENCED TO THE 2. THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED ● PK NORTH LINE OF THE SURVEY RECORDED IN BOOK 4354 PAGE 40 BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED ENGINEERING SURVEYS AND SERVICES SET BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI L.S. CORP. #2004004672 SITE LOCATION MAP **FOUND** MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA FREDERICK EMIL 1113 FAY STREET COLUMBIA, MO 65201 CARROZ III CODE OF ORDINANCES. NOT TO SCALE PHONE: (573) 449-2646 NUMBER PLS-2008016655 EMAIL: FCARROZŒESS-INC.COM . ---. N 1/4 CORNER SECTION 34-48-13 FREDERICK E. CARROZ III DRILL HOLE AS SHOWN BY PROFESSIONAL LAND SURVEYOR PLS - 2008016655 SURVEY RECORDED IN BOOK 1408 PAGE 376 SINCLAIR ESTATES - SE 1/4 SEC 34-48-13 STATE OF MISSOURI SS ON THIS 9th DAY OF March APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE CENTER OF -SECTION 34-48-13 EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SURVEY RECORDED IN BOOK 1408 PAGE 376 OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN. MY TERM EXPIRES DECEMBER 6, 2019. Notary Public- Notary Seal STATE OF MISSOURI Boone County 1582.84 My Commission Expires December 6, 2019 Commission # 11276028 JOSHUA D. LEHMEN, NOTARY PUBLIC 1002.26 2.48 ACRES SURVEY RECORDED IN ~S 43'42'50"E 36.93' BOOK 4354 PAGE 40 N 4677'10"W 16.00'-N 43'42'50"W 29.42' N 26'35'10"E 11.90'-N 83'40'55"W 106.00' / & 25' CROSS ACCESS EASEMENT BRASS DISK 25' BUILDING LINE *3.33 ACRES* DRAINAGE EASEMENT IN BOOK 4354 PAGE 38 15.00' AS SHOWN BY HERITAGE MEADOWS ARC=47.09' PLAT NO. 1 N 88°26'30"W 386.94" RECORDED IN PLAT CH=N 43'28'55"W 42.40' BOOK 29 PAGE 61 R=30.00' N 23'02'05"E -ARC=44.02' F CH=N 86"03'45"W 44.01" 25.13'___ ARC=44.92' N 83°40'55"W 604.34' WEST SOUTHAMPTON DRIVE R=530.00' CH=S 73°06'50"W 44.90' R=427.00' HERITAGE VILLAGE PLAT NO. 2 RECORDED IN PLAT BOOK 49 PAGE 7 ~ARC=143.79' CH=S 86'44'15"W 143.12' R=430.00' TRACT 2 SW CORNER TRACT 2 SURVEY RECORDED IN SURVEY RECORDED IN BOOK 4354 PAGE 40 BOOK 4354 PAGE 40 HERITAGE VILLAGE HERITAGE VILLAGE PLAT NO. 1 IN PLAT BOOK 47 PAGE 54 PLAT NO. 1 KNOW ALL MEN BY THESE PRESENTS: STATE OF MISSOURI SS THAT, JEFFREY E. SMITH INVESTMENT CO., L.C., BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS ON THIS 9th DAY OF March , 2017 BEFORE ME APPEARED AS SHOWN ON THE PLAT. THE ADDITIONAL STREET RIGHT-OF-WAY, UTILITY EASEMENTS, WILL MARKEL TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT SANITARY SEWER EASEMENT, AND CROSS ACCESS EASEMENT, TYPES AND LOCATIONS AS HE IS VICE PRESIDENT OF JEFFREY E. SMITH INVESTMENT CO., L.C., AND THAT SAID SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND SAID PARTNERSHIP THE SAID USE FOREVER. COLUMBIA, MISSOURI, THIS _____ DAY OF __ WILL MARKEL ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY AND SAID PARTNERSHIP. 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 JEFFREY E. SMITH INVESTMENTS CO BRIAN TREECE, MAYOR MY TERM EXPIRES 3 15 80 ATTEST: SHEELA AMIN, CITY CLERK WILL MARKEL, VICE PRESIDENT NOTARY PUBLIC Notary Public-Notary Set STATE OF MISSOURI ission Expires: March 15, 202