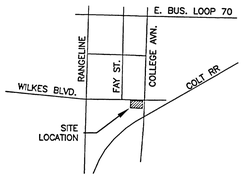
Filed for Record, Boone County, Missouri
Nora Dietzel, Recorder of Deeds

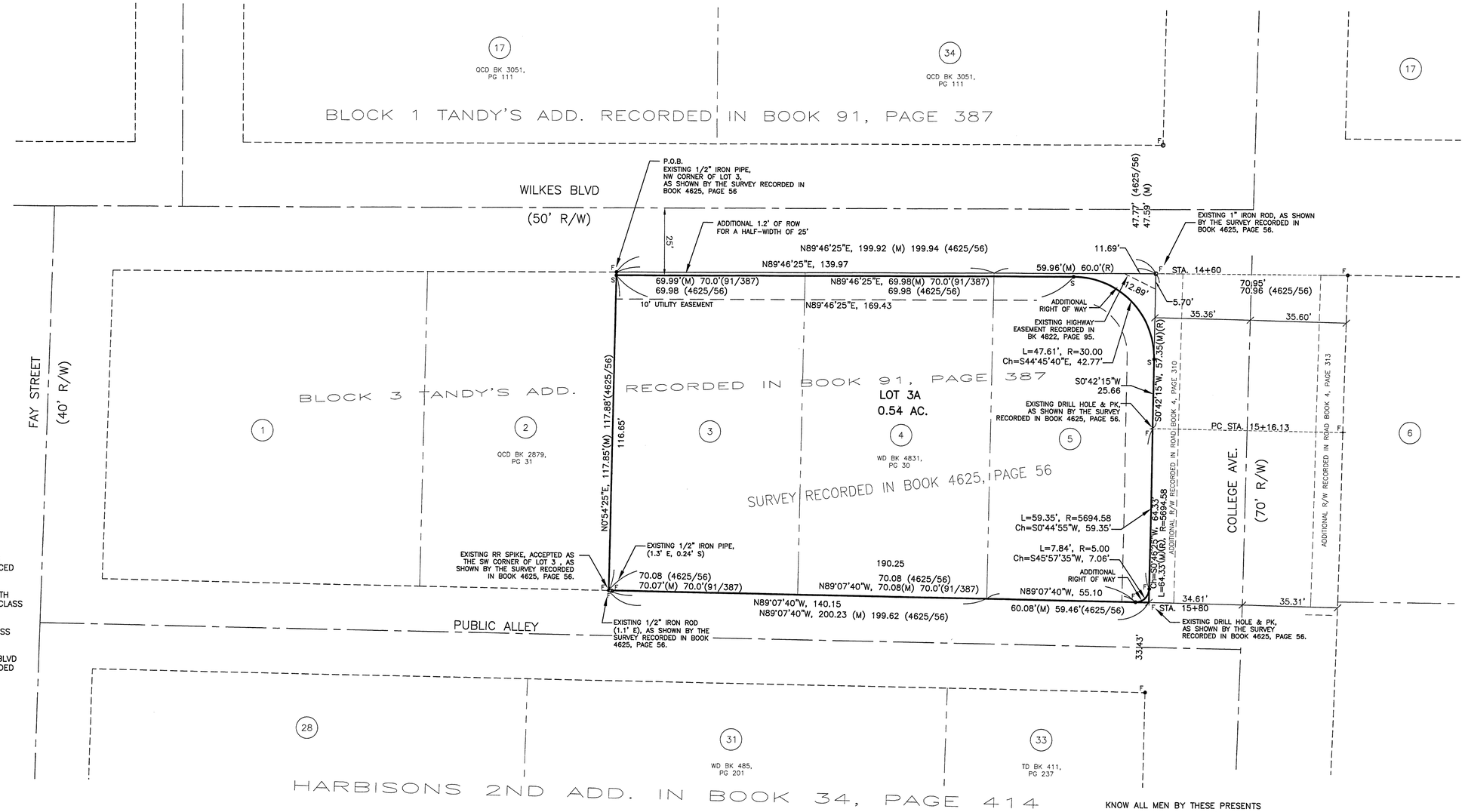
FINAL PLAT OF
TANDY'S ADDITION PLAT 2

A REPLAT OF ALL OF LOT 3 AND LOT 4 AND A PART OF LOT 5 OF BLOCK 3, TANDY'S ADDITION TO THE CITY OF COLUMBIA LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



LOCATION MAP
Not To Scale

0 20 40
SCALE: 1"=20'



LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- ● 1/2" IRON ROD OR PIPE
- O 5/8" OR LARGER IRON
- ┼ DRILL HOLE OR CHISEL +
- △ RIGHT OF WAY MARKER
- ⊞ STONE MONUMENT
- • CORNER POST
- X FENCE LINE
- (91/387) BK/PG OF RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- R RECORD DISTANCE
- (1) LOT NUMBERS FROM TANDY'S ADDITION TO THE CITY OF COLUMBIA AND HARBISON'S 2ND ADDITION TO THE CITY OF COLUMBIA

NOTES

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

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MAY, 2018

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

THE EXISTING RIGHT OF WAYS FOR WILKES BLVD AND COLLEGE AVENUE ARE PER THE RECORDED SURVEY IN BOOK 4625, PAGE 56.

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

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #29019C0280E, DATED APRIL 19, 2017.

APPROVED BY THE PLANNING & ZONING COMMISION,

COLUMBIA, MO THIS _____ DAY OF _____, 2019

SARAH LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE #_____ ON THE

_____ DAY OF _____, 2019

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

DESCRIPTION

A REPLAT OF ALL OF LOTS 3 & 4, AND PART OF LOT 5 OF BLOCK 3 OF TANDY'S ADDITION RECORDED IN BOOK 91, PAGE 387, OF THE BOONE COUNTY RECORDS AND BEING LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OF SAID LOT 3 AS SHOWN BY THE SURVEY RECORDED IN BOOK 4625, PAGE 56 AND WITH THE LINES THEREOF, N89°46'25"E, 199.92 FEET TO AN EXISTING 1" IRON ROD;
THENCE S0°42'15"W, 57.35 FEET TO AN EXISTING DRILL HOLE AND PK NAIL;
THENCE 64.33 FEET ALONG A 5694.58 FOOT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S0°46'25"W, 64.33 FEET TO AN EXISTING DRILL HOLE AND PK NAIL;
THENCE N89°07'40"W, 200.23 FEET TO AN EXISTING RAIL ROAD SPIKE;
THENCE N0°54'25"E, 117.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.55 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 4831, PAGE 30 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

THIS IS TO CERTIFY THAT AT THE REQUEST OF ATKINS CPS, LLC, 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.

ANTHONY DERBOVEN, P.L.S. 2016019005
Date: MARCH 18, 2019.

STATE OF MISSOURI
Antoony Derboven
NUMBER PLS-2016019005
PROFESSIONAL LAND SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME ON THIS 18TH DAY OF MARCH, 2019 MY COMMISSION EXPIRES MAY 30, 2021.

DEREK FORBIS
Notary Public, Notary Seal
State of Missouri
Howard County
Commission # 13803612
My Commission Expires 05-30-2021

DEREK FORBIS
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS

ON THIS 3RD DAY OF APRIL, 2019, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT ATKINS TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "ATKINS CPS, INC", A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

THE UTILITY EASEMENTS AND ADDITIONAL RIGHT OF WAY AT THE LOCATIONS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ATKINS CPS, INC.

Scott Atkins (SIGNED)
MEMBER

Scott Atkins (PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS 3RD DAY OF APRIL, 2019. MY COMMISSION EXPIRES JUNE 21, 2020.

MELANIE CHRISTIE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission Number 12412421
My commission expires June 21, 2020

NOTARY PUBLIC

CENTRAL COUNTIES SURVEYING
600 W. Morrison St, Suite 11
Fayette, MO 65248
Phone (660) 728-5028
Missouri Commision # 2014035993
Steven R. Proctor PLS # 2000148666
Anthony Derboven PLS # 2016019005

ATKINS CPS, LLC
LOTS 3 & 4, AND PART OF LOT 5,
TANDY'S ADDITION TO THE CITY OF COLUMBIA

Columbia, Boone County, MO

Plotted: 3/18/2019

SHT. 1 OF 01