

GAS LIGHT INDUSTRIAL PARK PLAT 4

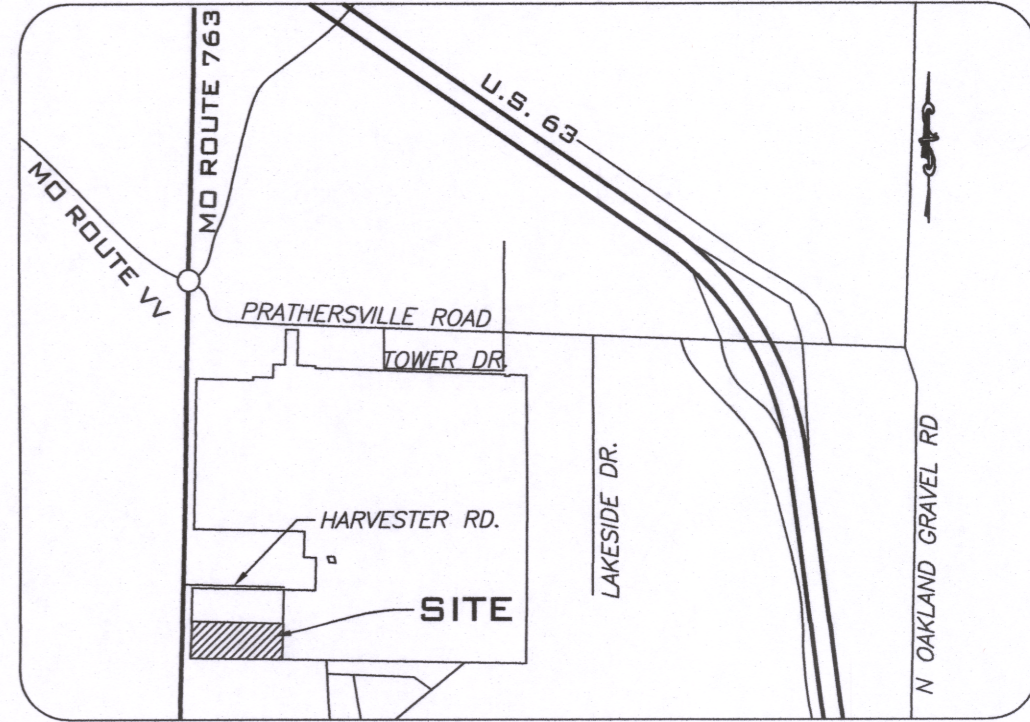
FINAL PLAT

A REPLAT OF LOT 2 OF GAS LIGHT INDUSTRIAL PARK PLAT 3
AND THE TRACT RECORDED IN BOOK 344, PAGE 309

JUNE 13, 2019

LEGEND

●	IRON PIPE CAP #2001006115
E	EXISTING
S	SET
(REC)	RECORD
⊕	BENCH MARK
⊙	DRILL HOLE
IP	IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
RB	REBAR
△	MONUMENT
PM	PERMANENT MONUMENT
RW	RIGHT OF WAY MARKER
STONE	STONE
BCS	BOONE COUNTY SURVEY
P.O.B.	POINT OF BEGINNING
(R)	RADIAL LINE
PB	PLAT BOOK
BK	BOOK
PG	PAGE
℄	CENTERLINE
0.000	SQUARE FEET
00.00 AC	ACRES
- - - X - - -	EXISTING CHAINLINK FENCE



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

763 REAL ESTATE, LLC BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

IN WITNESS WHEREOF, 763 REAL ESTATE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

763 REAL ESTATE, LLC

BY: Tom S. Bass
TOM S. BASS, MEMBER

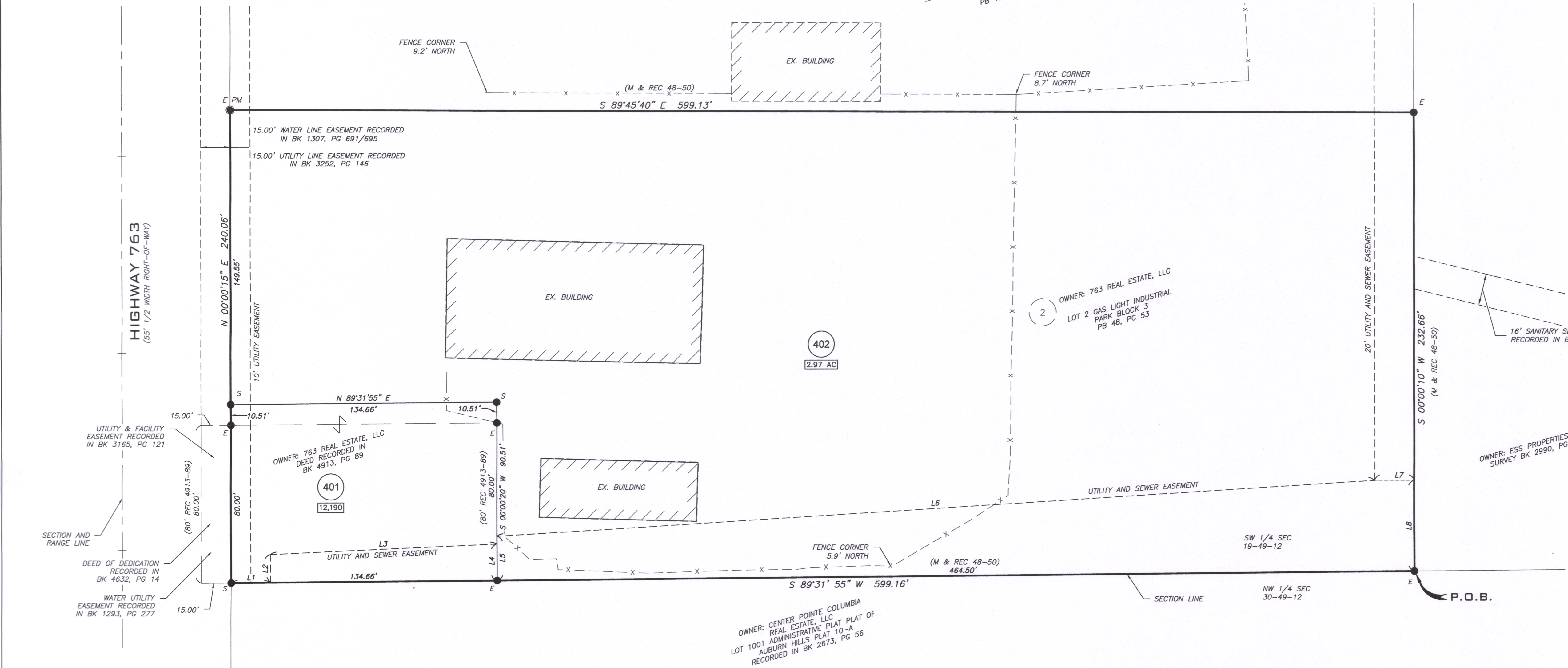
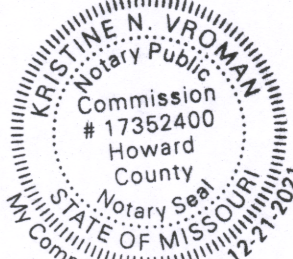
STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS 13th DAY OF June, IN THE YEAR 2019, BEFORE ME Kristine N. Vroman, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TOM S. BASS KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Kristine N. Vroman

NOTARY PUBLIC
MY COMMISSION EXPIRES

12-21-2021



APPROVED BY THE PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 2019.

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE # _____
ON THE ____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°31'55"E	20.00'
L2	N00°28'05"W	14.24'
L3	N87°23'25"E	114.89'
L4	S00°00'20"W	18.53'
L5	N00°00'20"E	22.44'
L6	N86°28'45"E	445.32'
L7	S89°59'50"E	20.00'
L8	S00°00'10"W	45.99'

SCALE: 1" = 30'

BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE SURVEY RECORDED
IN BK 1953, PG 358.

NOTES

- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION OR WITHIN 12 MONTHS, WHICHEVER COMES FIRST.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY AS DEFINED BY THE MISSOURI BOARD RULE 20 CSR 2030-16.040 (2)(A).
- THIS TRACT IS SUBJECT TO AS INSTALLED EASEMENT GRANTED TO BOONE COUNTY COOPERATIVE ELECTRIC ASSOCIATION AS RECORDED IN BOOK 3341, PAGE 43.
- THIS TRACT IS SUBJECT TO RIGHTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, BY INSTRUMENT RECORDED IN BOOK 3165, PAGE 121.
- HIGHWAY 763 IS DESIGNATED AS A MAJOR ARTERIAL ON THE CITY OF COLUMBIA MAJOR ROADWAY PLAN. PURSUANT TO SECTION 25-43 CITY OF COLUMBIA SUBDIVISION REGULATIONS, A 55.00' HALF WIDTH RIGHT-OF-WAY HAS BEEN PROVIDED TO THE CITY OF COLUMBIA BY DEED OF DEDICATION RECORDED IN BK 4632, PG 14.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP #29019C0165D DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

CERTIFICATION

I HEREBY CERTIFY THAT IN APRIL, 2019, I COMPLETED A SURVEY FOR 763 REAL ESTATE, LLC FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

PROPERTY DESCRIPTION

TWO TRACTS OF LAND BEING ALL OF LOT 2 OF GAS LIGHT ACRES PLAT 3, A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND RECORDED IN PLAT BOOK 48, PAGE 53, AND BEING PART OF THE TRACT RECORDED IN BOOK 4913, PAGE 89, EXCEPTING THAT PART OF SAID TRACT AS DESCRIBED BY A DEED OF DEDICATION RECORDED IN BOOK 4632, PAGE 14, ALL BEING OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND SAID TRACT, S 89°31'55"W, 599.16 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 763, THENCE ALONG THE WESTERLY LINE OF SAID TRACT AND SAID LOT 2, AND THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 763, N 00°00'15"E, 240.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, S 89°45'40"E, 599.13 FEET, THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, S 00°00'10"W, 232.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.25 ACRES.

JAY GEBHART L.S. 2001001909
MO LAND SURVEYOR

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

DATE PREPARED: 06/13/19

STATE OF MISSOURI
JAY ALAN GEBHART
NUMBER LS-2001001909
REGISTERED LAND SURVEYOR

GAS LIGHT INDUSTRIAL PARK PLAT 4 COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS 13th DAY OF June, 2019.

Kristine N. Vroman

NOTARY PUBLIC, MY COMMISSION
EXPIRES: 12-21-2021

