

**LOCATION MAP**  
NOT TO SCALE

# BURLINGTON SUBDIVISION PLAT 1

A REPLAT OF LOTS A & B  
OF THE REALIGNMENT OF LOTS 3, 4, 5, & 6 OAKLAND  
PLAZA SUBDIVISION BLOCK III

CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
FEBRUARY 17, 2021

## KNOW ALL MEN BY THESE PRESENTS

LAST ENTERPRISES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, 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 THE PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, LAST ENTERPRISES, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED.

**LAST ENTERPRISES, L.L.C.**

BY: \_\_\_\_\_  
PAUL LAND, MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2021, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL LAND, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS A MANAGER OF LAST ENTERPRISES, L.L.C., A LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

### LEGEND

- 1/2" IRON PIPE WITH CAP #2001006115
- E EXISTING
- S SET
- (REC) RECORD
- DH X DRILL HOLE
- PK ⊕ PK NAIL
- IP ○ IRON PIPE 1/2" UNLESS OTHERWISE NOTED
- RB ○ REBAR
- ⊗ MONUMENT
- STONE
- △ RIGHT-OF-WAY MARKER
- PM ● PERMANENT MONUMENT
- ⊕ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- EXISTING LOT LINE
- M MEASURED
- (REC 15-42) RECORD FROM PB 15 PG 42
- 0.000 SQUARE FEET
- 00.00 AC ACRES

### STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

### FLOOD PLAIN STATEMENT

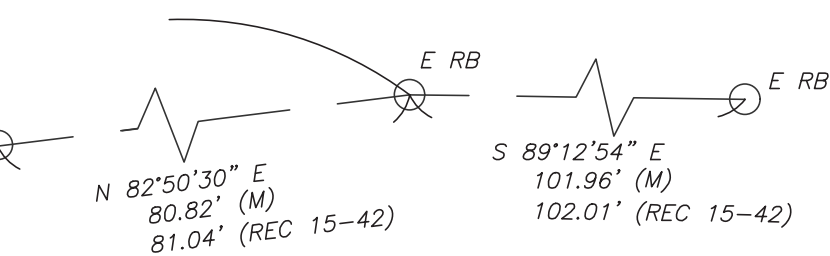
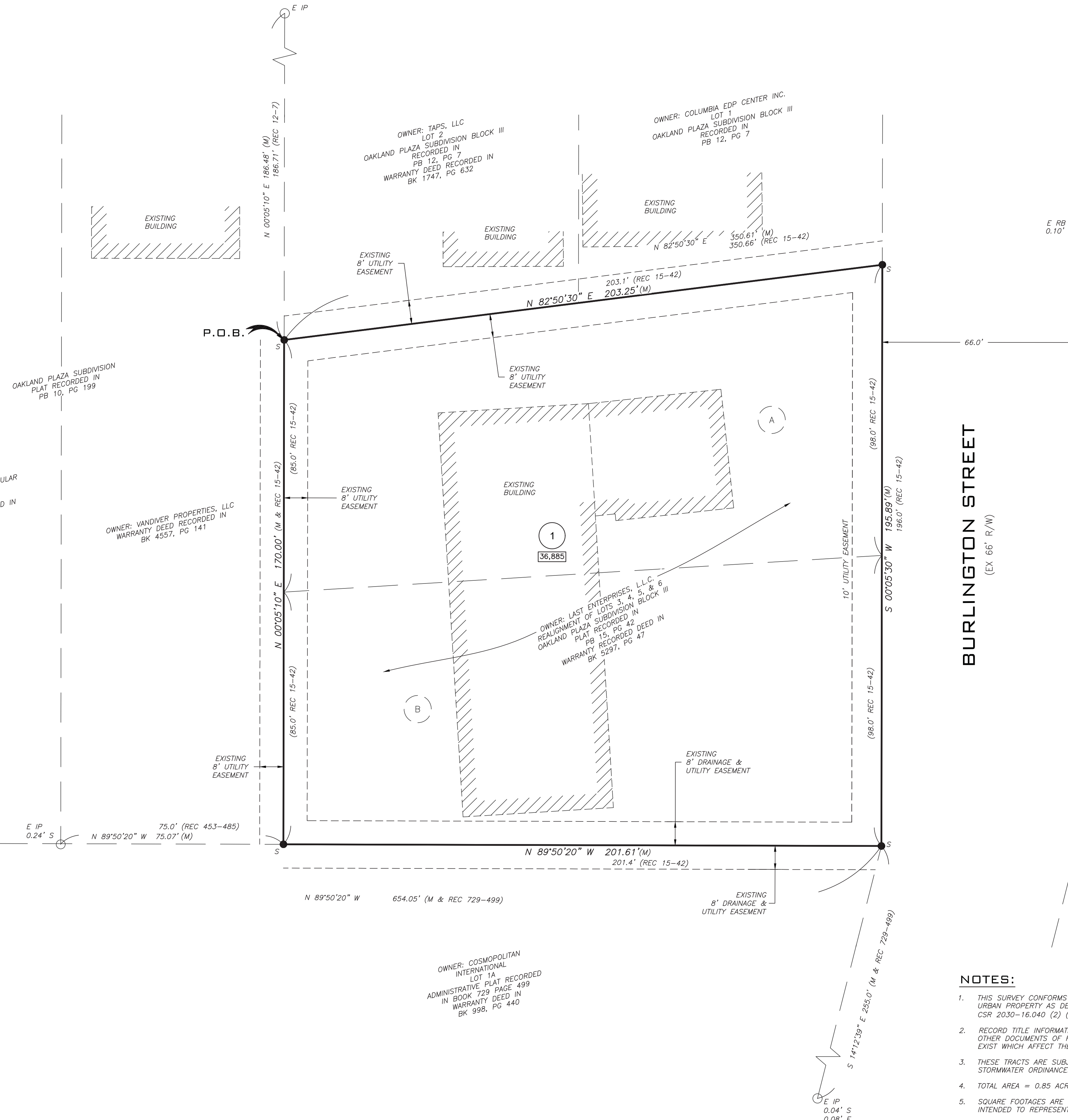
THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY ORD. 29-2.3 (G)(4), PER THE CITY OF COLUMBIA FIRM PANEL #29019C0281E, DATED APRIL 19, 2017.

APPROVED BY THE CITY COUNCIL PURSUANT TO  
ORDINANCE # \_\_\_\_\_ ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



### PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT A AND LOT B OF THE REALIGNMENT OF LOTS 3, 4, 5, & 6 OAKLAND PLAZA BLOCK III, A SUBDIVISION IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 15 PAGE 42 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT A, THENCE ALONG THE LINES OF SAID LOT A AND LOT B RESPECTIVELY, N 82°50'30" E, 203.25 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BURLINGTON STREET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BURLINGTON STREET, S 00°05'30" W, 195.89 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, N 89°50'20" W, 201.61 FEET; THENCE N 00°05'10" E, 170.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.85 ACRES.

### CERTIFICATION

I HEREBY CERTIFY THAT IN FEBRUARY 2021, I COMPLETED A SURVEY FOR LAST ENTERPRISES, L.L.C., 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

JAY GEBHARDT L.S. 2001001909 MO LAND SURVEYOR	
DATE: FEBRUARY 17, 2021	
<b>A CIVIL GROUP, LLC</b> MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 Ph: (573) 817-5750 MO CERT OF AUTHORITY: 2001006115	
<b>BURLINGTON SUBDIVISION PLAT 1</b> A REPLAT OF LOTS A & B OF THE REALIGNMENT OF LOTS 3, 4, 5, & 6 OAKLAND PLAZA SUBDIVISION BLOCK III CITY OF COLUMBIA, MISSOURI	

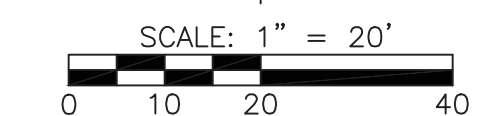
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

KRISTINE N. VROMAN, NOTARY PUBLIC  
MY COMMISSION EXPIRES  
DECEMBER 21, 2021.

### NOTES:

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040 (2) (A).
- RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT. OTHER DOCUMENTS OF RECORD, OR NOT OF RECORD, MAY EXIST WHICH AFFECT THE SURVEYED PROPERTY.
- THESE TRACTS ARE SUBJECT TO THE CITY OF COLUMBIA STORMWATER ORDINANCE.
- TOTAL AREA = 0.85 ACRES
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MDDOT CORS VRS NETWORK, NAD83 (2011).