FINAL PLAT GORDON'S SUBDIVISION, PLAT No. 2

A REPLAT OF LOTS 3, 4, 5, 6 & 7, GORDON'S SUBDIVISION OF LOTS 223 & 224 AND LOT 2B OF A SURVEY OF LOTS 1 & 2 IN GORDON'S SUBDIVISION OF LOTS 223 & 224, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI **FEBRUARY 8, 2021**

LEGEND:

E EXISTING S SET

 SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)

(M) MEASURED DISTANCE RECORDED DISTANCE DH× DRILL HOLE

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR MICHAEL M. MENSER PROPERTIES, LLC, A MISSOURI LIABILITY COMPANY OF LOTS 2B OF A SURVEY OF LOTS 1 & 2 IN GORDON'S SUBDIVISION OF LOTS 223 & 224, RECORDED IN BOOK 552, PAGE 693 AND DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 5142, PAGE 134 AND LOTS 3, 4, 5, 6, 7 IN GORDON'S SUBDIVISION OF LOTS 223 AND 224, RECORDED IN PLAT BOOK 1, PAGE 2 AND THE WEST 16 FEET OF LOT 1 IN M.R. CONLEY'S SUBDIVISION OF LOTS 225 AND 226, BOOK 94, PAGE 260 AND DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 3931, PAGE 172 ALL IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 4.64 FEET EAST OF THE SOUTHEAST CORNER OF TRACT A, AS SHOWN BY A SURVEY OF LOTS 2 & 3 AND PART OF LOT 1 IN SAID M.R. CONLEY'S SUBDIVISION OF LOTS 225 & 226, RECORDED IN BOOK 1848, PAGE 914 AND WITH THE SOUTH LINE THEREOF, SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE FOR EAST BROADWAY, N 88'44'45"W, 67.84 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID NORTH RIGHT OF WAY LINE, N 88'44'45"W, 120.82 FEET TO THE SOUTHWEST CORNER OF LOT 2B OF SAID SURVEY OF LOTS 1 & 2 IN GORDON'S SUBDIVISION OF LOTS 223 & 224; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID LOT 2B, N 0'10'05"E, 78.80 FEET; THENCE N 88'31'00"W, 0.85 FEET; THENCE WITH THE WEST LINE OF LOT 3, GORDON'S SUBDIVISION LOTS 223 & 224, N 0.05'40"E, 63.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY FOR A PUBLIC ALLEY; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH RIGHT OF WAY LINE, S 88'48'25"E, 122.18 FEET TO THE NORTHEAST CORNER OF THE WEST 16' OF SAID LOT 1 OF M.R. CONLEY'S SUBDIVISION OF LOTS 225 & 226; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF THE WEST 16 FEET OF SAID LOT 1, S 1'01'30"W, 142.39 FEET TO

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC

1000 W. NIFONG BLVD. BUILDING 1 COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

DAVID W. BORDEN, PLS-2002000244 4-1-2021

COUNTY OF BOONE

KENNETH FARRIS

SUBSCRIBED AND SWORN TO BEFORE ME THIS

IN THE YEAR 2021

NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 22, 2022

COMMISSION NUMBER 14965667

KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL M. MENSER PROPERTIES, LLC, A MISSOURI LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "GORDON'S SUBDIVISION, PLAT NO. 2".

IN WITNESS WHEREOF, MICHAEL M. MENSER PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF

MICHAEL M. MENSER PROPERTIES, LLC.

MICHAEL M. MENSER, MANAGER

STATE OF MISSOURI SS COUNTY OF BOONE

DAY OF __ _, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL M. MENSER, MANAGER OF MICHAEL M. MENSER PROPERTIES, LLC, A MISSOURI LIABLITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

KENNETH FARRIS

PUBLIC ALLEY

NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 22, 2022 COMMISSION NUMBER 14965667

Notary Public, Notary Seal State of Missouri Cole County
Commission #14965667
My Commission Expires: 04-22-2022

NOTES:

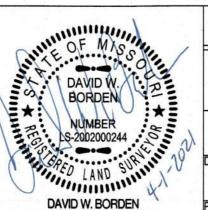
TENTH STREET (66' R/W WIDTH)

- 1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
- 2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS
- DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A). 3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- 4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- 5. THE INTENT OF THE EAST LINE OF LOT 1A IS TO SPLIT THE COMMON WALL OR AREA BETWEEN BUILDING WALLS. THE FACADE ON THE FACE OF THE BUILDING MAKES THE WALL(S) UNDETERMINABLE.
- 6. THE CITY HAS ACKNOWLEDGE THE BUILDING WILL BE ALLOWED TO REMAIN WITHIN THE NEWLY DEDICATED ALLEY RIGHT OF WAY AS DESCRIBED IN AN ESTOPPEL CERTIFICATE FILED WITH THE RECORDER OF DEEDS SUBSEQUENT TO THE RECORDING OF THIS PLAT. SEE CERTIFICATE FOR ADDITIONAL DETAILS.

APPROVED	BY	THE	CITY	OF	COLUMBIA	PLANNING	AND	ZONING
COMMISSION	THIS	S		DAY	OF			, 2021.

SARA LOE, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #_ ON THE _____, 2021. BRIAN TREECE, MAYOR ATTEST: SHEELA AMIN, CITY CLERK



REGISTERED LAND SURVEYOR

RLS - 2002000244

GORDON'S SUBDIVISION, PLAT NO. 2

A REPLAT OF LOTS 3,4, 5, 6 & 7, GORDON'S SUBDIVSION OF LOT 223 & 224 AND LOTS 2B OF A SURVEY OF LOTS 1 &2, SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292

SCALE: 1"=30"

BEARINGS ARE REFERENCED TO GRID

NORTH, OF THE MISSOURI STATE PLANE

COORDINATE SYSTEM (CENTRAL ZONE).

OBTAINED FROM GPS OBSERVATION.

W/ CHISELED X

P.O.B. POINT OF BEGINNING

WALNUT STREET (66' R/W WIDTH)

(0.20'N/0.32'E)

225 & 226

BOOK 1848, PAGE 914

60.03

(2)

TRACT A

SURVEY OF LOTS 2 & 3

AND PART OF LOT 1

IN M.R. CONLEY'S

SUBDIVISION OF LOTS

225 & 226

BOOK 1848, PAGE 914

4.64'(M)

4.67'(REC)

48.1.05'S/0.39'W)

48.51 48.57 (227) (5) SURVEY OF LOTS 2 & 3 AND PART OF LOT 1 IN M.R. CONLEY'S SUBDIVISION OF LOTS

(IN BLDG.) NOTHING SET -(IN BLDG.) -ADDITIONAL R/W 256.81'(M) 256.67'(REC) 48.67 S 88'48'25" E 122.18'(M) 121.00'(REC) **PUBLIC ALLEY** 63.21'(M) 63.24' (REC) S 88'48'25" E 122.13'

54.73'(M) 55.00'(REC) N GORDON'S PAGE 693 M.R. CONLEY'S SUBDIVISION GORDON'S SUBDIVISION OF LOTS OF LOTS 225 & 226 223 & 224 PLAT BOOK 1, PAGE 2 6.03 IN BOOK 94, PAGE 260 EXISTING BUILDING N 0°05'40" E-0.18 ACRES FACE OF BLDG.-63.49'(M) N 88'36'20" W 103.27' 63.63'(REC) LOT 1A=0.60' N 0'19'05" E-N 88'31'00" W 0.85'(M) (REC) EXISTING BUILDING IS - 0.15 EAST OF CORNER N 88'29'10" BOOK 552, PAGE 693 N 0'10'05"

(M)(REC)

BOOK 552, PAGE 693

5.00'~

55.43'(M) 54.15'(REC)

RECORDED RECORDED PAGE

(1A) 0.21 ACRES EXISTING, BUILDING 0 TRUSTEE'S DEED RECORDED IN BOOK 3931, PAGE 172 120.82'(M) 121.00'(REC) x .

0.10' EAST AND 1.29' SOUTH OF PROPERTY CORNER BOOK 552, PAGE 693 0.15' WEST AND 1.69' SOUTH

EAST BROADWAY (100' R/W WIDTH)

-EXISTING BUILDING IS

STREET
R/W WIDTH) UPTOWN SUBDIVISION RECORDED IN BOOK 2400, PAGE 2 HITT ST (40' R/W (162) (161A) (160B) (160A)

67.67'(REC)

N 88'44'45" W 67.84' (M)

E (1.24'S OF LINE)-

(1)

(1)

SUNRISE VALLEY PLAT BOOK 38, PAGE 70

UPTOWN SUBDIVISION RECORDED IN BOOK 2400, PAGE 2

Y DEED PAGE 192 WARRANTY BOOK 5051, P

2/8/2021 1" = 30" DRAWN BY: 210038 DWB

www.crockettengineering.com