

**LOCATION MAP**  
Sec. 30, T49N R12W, 5th P.M.  
City of Columbia, Boone County, Missouri

**LEGEND**

- FOUND MARKER (3/4" PIPE BY LS 2001006115, UNLESS NOTED)
- FOUND MODOT R/W MONUMENT - 5/8" REBAR W/ PLS 2005013257 ALUM. CAP (UNLESS NOTED)
- SET 5/8" x 18" REBAR WITH PLASTIC I.D. CAP
- SET CHISELED PLUS IN CONCRETE
- CALCULATED CORNER POSITION
- SUBDIVISION BOUNDARY
- EASEMENT LINE
- CITY R/W AREA - SEE SN1
- ORIGINAL LOT NUMBERS
- ARC LENGTH
- ARC RADIUS
- ARC CHORD BEARING
- ARC CHORD LENGTH
- ARC DELTA ANGLE
- P.O.B. POINT OF BEGINNING
- ( ) RECORD DIMENSION FROM AUBURN HILLS PLAT 12
- L## LINE NUMBER (SEE TABLE)
- C## CURVE NUMBER (SEE TABLE)

**Stream Buffer Statement**

There are no regulated streams on the tracts shown, as determined by the USGS map for the Browns Quadrangle, Boone County, Missouri as defined in Article X of Chapter 12A, Section 12A-233 of the City of Columbia Code of Ordinances.

**Flood Plain Statement**

Per FEMA FIRM 29019C0165D, effective date 03/17/2011, the tracts shown lie within "Zone X" - "Areas of Minimal Flood Hazard".

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE #

ON THE DAY OF , 2021.

BRIAN TREECE, MAYOR

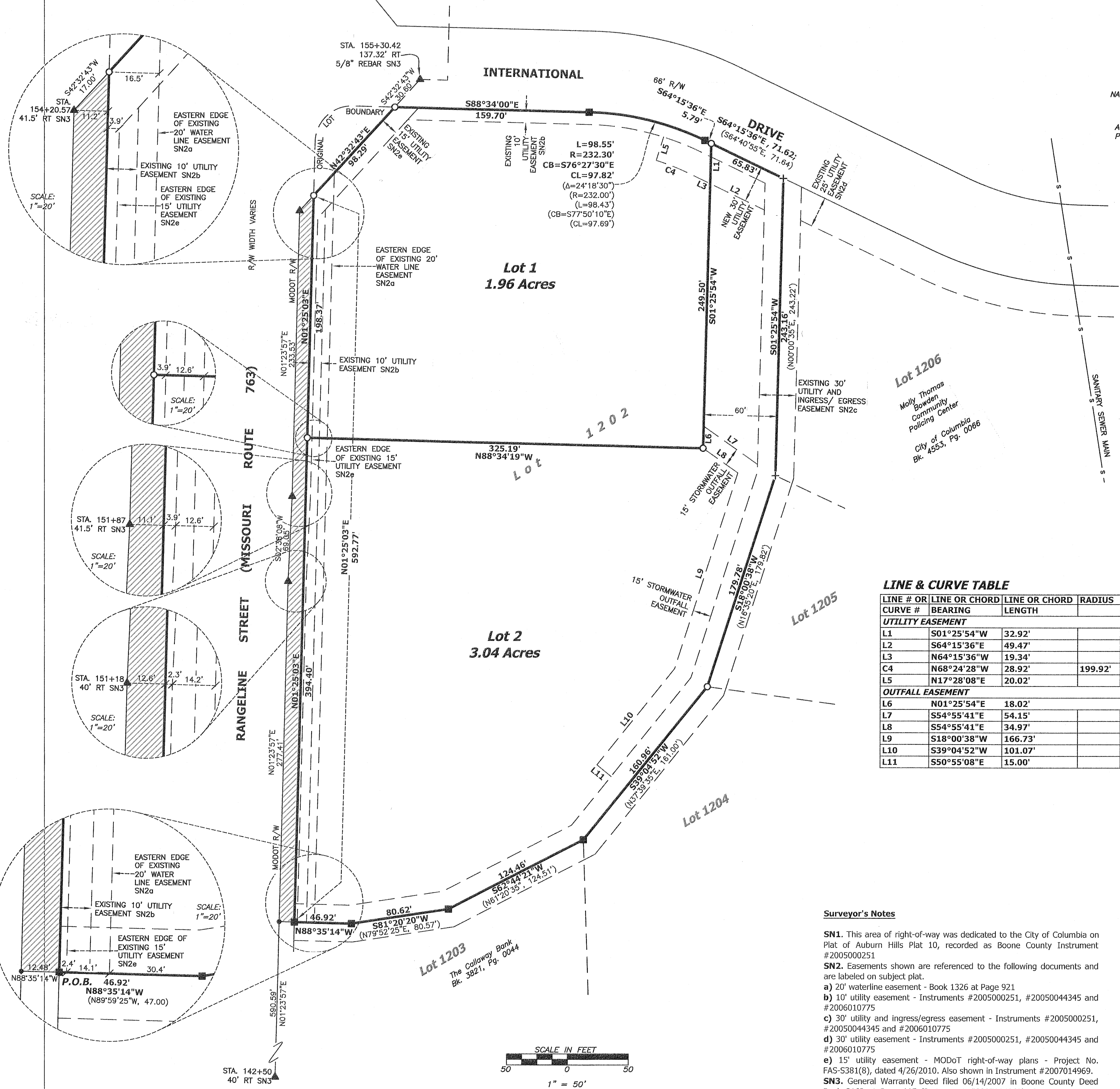
ATTEST:

SHEELA AMIN, CITY CLERK

**Overland Route 763 Subdivision**

Final Plat

A Replat of Lot 1202 of Auburn Hills Plat 12 (Boone County Inst. #2006010776)  
Subject to the right-of-way of Missouri Route 763,  
Part NW1/4 NW1/4 Section 30, T49N, R12W of the 5th P.M.,  
City of Columbia, Boone County, Missouri



**LINE & CURVE TABLE**

LINE # OR CURVE #	LINE OR CHORD BEARING	LINE OR CHORD LENGTH	RADIUS	ARC LENGTH
<b>UTILITY EASEMENT</b>				
L1	S01°25'54"W	32.92'		
L2	S64°15'36"E	49.47'		
L3	N64°15'36"W	19.34'		
C4	N68°24'28"W	28.92'	199.92'	28.94'
L5	N17°28'08"E	20.02'		
<b>OUTFALL EASEMENT</b>				
L6	N01°25'54"E	18.02'		
L7	S54°55'41"E	54.15'		
L8	S54°55'41"E	34.97'		
L9	S18°00'38"W	166.73'		
L10	S39°04'52"W	101.07'		
L11	S50°55'08"E	15.00'		

**Surveyor's Notes**

- SN1.** This area of right-of-way was dedicated to the City of Columbia on Plat of Auburn Hills Plat 10, recorded as Boone County Instrument #2005000251.
- SN2.** Easements shown are referenced to the following documents and are labeled on subject plat.
- a) 20' waterline easement - Book 1326 at Page 921
- b) 10' utility easement - Instruments #2005000251, #20050044345 and #2006010775
- c) 30' utility and ingress/egress easement - Instruments #2005000251, #20050044345 and #2006010775
- d) 30' utility easement - Instruments #2005000251, #20050044345 and #2006010775
- e) 15' utility easement - MODOT right-of-way plans - Project No. FAS-5381(8), dated 4/26/2010. Also shown in Instrument #2007014969.
- SN3.** General Warranty Deed filed 06/14/2007 in Boone County Deed Book 3162 at Page 115 (Instrument #2007014969). Grantee: Missouri Highways and Transportation Commission.

**Surveyor's Certificate**

I, Ray L. Riggs, Missouri Professional Surveyor No. 2003000966, Hereby Certify;

That in April-May of 2021, I completed a survey for The Callaway Bank, for the described property and subdivided it as shown on the plat in accordance with the current Missouri Standards for Property Boundary Surveys.

Ray L. Riggs, PLS No. 2003000966  
C. 8A. 2019015186  
10/13/2021  
Date

Subscribed and sworn to before me, a Notary Public in and for Howell County, Missouri this 13<sup>th</sup> Day of October, 2021

Notary Public

**Know All Men By These Presents:**

That The Callaway Bank is the sole owner of the hereon described tract and that said The Callaway Bank has caused said tract to be surveyed, subdivided, and platted as shown on this plat. Subject plat and description shall hereafter be known as;  
"Overland Route 763 Subdivision"

Easements, of the types and at the locations shown, are hereby dedicated to the City of Columbia for the public use, forever.

In witness whereof, The Callaway Bank has caused these presents to be signed this

14 day of October, 2021.

*Ryan Vossen*  
Print Name: Ryan Vossen

Title: Senior Vice President

**Acknowledgement**

STATE OF MISSOURI  
Callaway, SS)  
COUNTY OF BOONE

On this 14 day of October, 2021, before me personally appeared,

Ryan Vossen, to me known, who by me duly sworn, did say that he/she is an officer qualified to sign above and that he/she further acknowledges this instrument to be his free act, and the free act and deed of The Callaway Bank.

*Michelle M. White*  
(print) Michelle M. White  
Notary Public

MICHELE M. WHITE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Callaway County  
Commission # 12653223  
My Commission Expires: 02/05/2023

October 14, 2021  
Date

Subscribed and sworn to before me, a Notary Public in and for Howell County, Missouri this 14 Day of October, 2021

*Michelle M. White*  
Notary Public

**Property Description**

Lot 1202 of Auburn Hills Plat 12, the plat of which is recorded as Boone County Instrument #2006010776, being subject to the right-of-way of Missouri Route 763, in the NW1/4 of the NW1/4 of Section 30, Township 49 North, Range 12 West of the Fifth Principal Meridian in the City of Columbia, Boone County, Missouri and being more particularly described as follows; BEGINNING at an existing 3/4" pipe at the southwest corner of said Lot 1202; thence north along the exterior line of said Lot 1202 and along, North 01°25'03" East, 592.77 feet to a 5/8" rebar set on the east right-of-way line of Missouri Route 763, thence northeasterly, along said east right-of-way line, North 42°32'43" East, 98.29 feet to a 5/8" rebar set on said exterior line of Lot 1202, being on the south right-of-way line of International Drive; thence along said exterior line and along said south right-of-way line, the following three courses:

- 1) South 88°34'00" East, 159.70 feet to an existing 3/4" pipe;
- 2) Along the arc of a non-tangent curve to the right, 98.55 feet to an existing 3/4" pipe, said curve having a radius of 232.30 feet, and a chord bearing of South 76°27'30" East, 97.82 feet;
- 3) South 64°15'36" East, 71.62 feet to a cross cut in concrete at the northeast corner of said Lot 1202; thence departing said south right-of-way line and continuing along said exterior line of Lot 1202, the following six courses:

- 1) South 01°25'54" West, 243.16 feet to a cross cut in concrete;
- 2) South 18°00'38" West, 179.78 feet to a 5/8" rebar set;
- 3) South 39°04'52" West, 160.96 feet to an existing 3/4" pipe;
- 4) South 62°44'21" West, 124.46 feet to an existing 3/4" pipe;
- 5) South 81°20'20" West, 80.62 feet to an existing 3/4" pipe;
- 6) North 88°35'14" West, 46.92 feet to the point of beginning, containing 5.00 acres.

DRAWN BY: CHECKED BY: SURVEY NO. 210219	OVERLAND ROUTE 763 SUBDIVISION			
	A REPLAT OF LOT 1202 OF AUBURN HILLS PLAT 12			
	CLIENT: THE CALLAWAY BANK (OVERLAND PROPERTIES, LLC)			
	COORDINATE SYSTEM: STATE PLANE MISSOURI CENTRAL			
NEW R&R	HORIZONTAL DATUM:	NAD83	VERTICAL DATUM:	NA
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1		REV#1		

**FGS SURVEYORS**

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1390 BILL VIRDON BLVD, WEST PLAINS, MO 65775

