

SEVENTH-DAY SUBDIVISION

A MINOR SUBDIVISION
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 48 NORTH, RANGE 13 WEST
SUBMITTED DATE: JANUARY 25, 2022

LEGEND
F FOUND
S SET 5/8" ROD WITH CAP
BRUSH AND ASSOC. LC 321
R RECORD
(9-32) BOOK AND PAGE OF RECORDED DOCUMENT
M MEASURED
POB POINT OF BEGINNING
-X- FENCE
C CENTER LINE
R/W RIGHT-OF-WAY
@ SURVEY MONUMENT
Δ FOUND RIGHT-OF-WAY MARKER
POB POINT OF BEGINNING

SCALE 1" = 20'
0 10' 20' 40'

DATE: JANUARY 17, 2022
SURVEY FOR: THE MISSOURI CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTIST
PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 2 CSR 90-60.040
REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MDDOT VRS NETWORK

- NOTES:
- 1.) CURRENT TITLE POLICY AND OR ABSTRACT WERE NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.
 - 2.) THIS TRACT IS PARTLY LOCATED IN ZONE AE-AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA F.I.R.M. PANEL NO. 28019C0280E, APRIL 19, 2017 AND IS APPROXIMATELY SHOWN HEREON.
 - 3.) STREAM BUFFER STATEMENT:
THERE ARE NO REGULATED STREAMS ON THIS SITE 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.
 - 4.) SURVEYOR'S NOTE:
RIGHT-OF-WAY FOR COLLEGE PARK DRIVE HAS BEEN DEDICATED UPON THIS PLAT BY REQUEST OF THE CITY OF COLUMBIA.

DESCRIPTION
A TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 397 PAGE 823 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF A AND E GIBB SUBDIVISION BLOCK 1 AS SHOWN IN PLAT BOOK 9 PAGE 32 OF THE BOONE COUNTY RECORDS; THENCE WITH THE WEST LINE OF SAID LOT 1 S 00°47'10" W, 130.75 FEET; THENCE LEAVING THE WEST LINE OF SAID LOT 1 AND WITH THE LINES OF LOT 1 AS SHOWN BY A AND E GIBB SUBDIVISION BLOCK 2 PLAT BOOK 11 PAGE 221 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE LINES OF SAID LOT 1 AS SHOWN IN PLAT BOOK 11 PAGE 221 N 83°24'50" W, 299.85 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE AS SHOWN BY A AND E GIBB SUBDIVISION BLOCK 2 PLAT BOOK 11 PAGE 221 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE LINES OF SAID LOT 1 AS SHOWN IN PLAT BOOK 11 PAGE 221 N 83°24'50" W, 30.15 FEET TO A POINT ON THE CENTER LINE OF COLLEGE PARK DRIVE; THENCE WITH SAID CENTER LINE N 00°43'50" E, 330.15 FEET TO A POINT ON THE CENTER LINE OF OXFORD DRIVE; THENCE LEAVING THE CENTER LINE OF COLLEGE PARK DRIVE AND WITH THE CENTER LINE OF OXFORD DRIVE S 83°24'50" E, 330.35 FEET; THENCE LEAVING THE CENTER LINE OF OXFORD DRIVE S 00°47'10" W, 25.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.49 ACRES.

ACREAGE BREAKDOWN

LOT 1:	2.09 ACRES
RIGHT-OF-WAY DEDICATED FOR ROADWAY:	0.40 ACRES
TOTAL:	2.49 ACRES

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC
506 NICHOLS STREET SUITE A
COLUMBIA, MO. 65201
(573) 442-3110
PLSC 321
Kevin M. Schweikert
KEVIN M. SCHWEIKERT PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 22nd DAY OF MARCH, 2022.

Gabrielle Elyse Schweikert
GABRIELLE ELYSE SCHWEIKERT NOTARY PUBLIC
MY COMMISSION EXPIRES: JUNE 30, 2025

KNOW ALL MEN BY THESE PRESENTS:
THAT THE MISSOURI CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, A MISSOURI CORPORATION, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ATTACHED PLAT. THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. STREET RIGHT-OF-WAY FOR OXFORD DRIVE AND COLLEGE PARK DRIVE AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

MISSOURI CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS
Rhonda Karr
RHONDA KARR VICE PRESIDENT OF FINANCE
STATE OF IOWA)
COUNTY OF Polk SS)

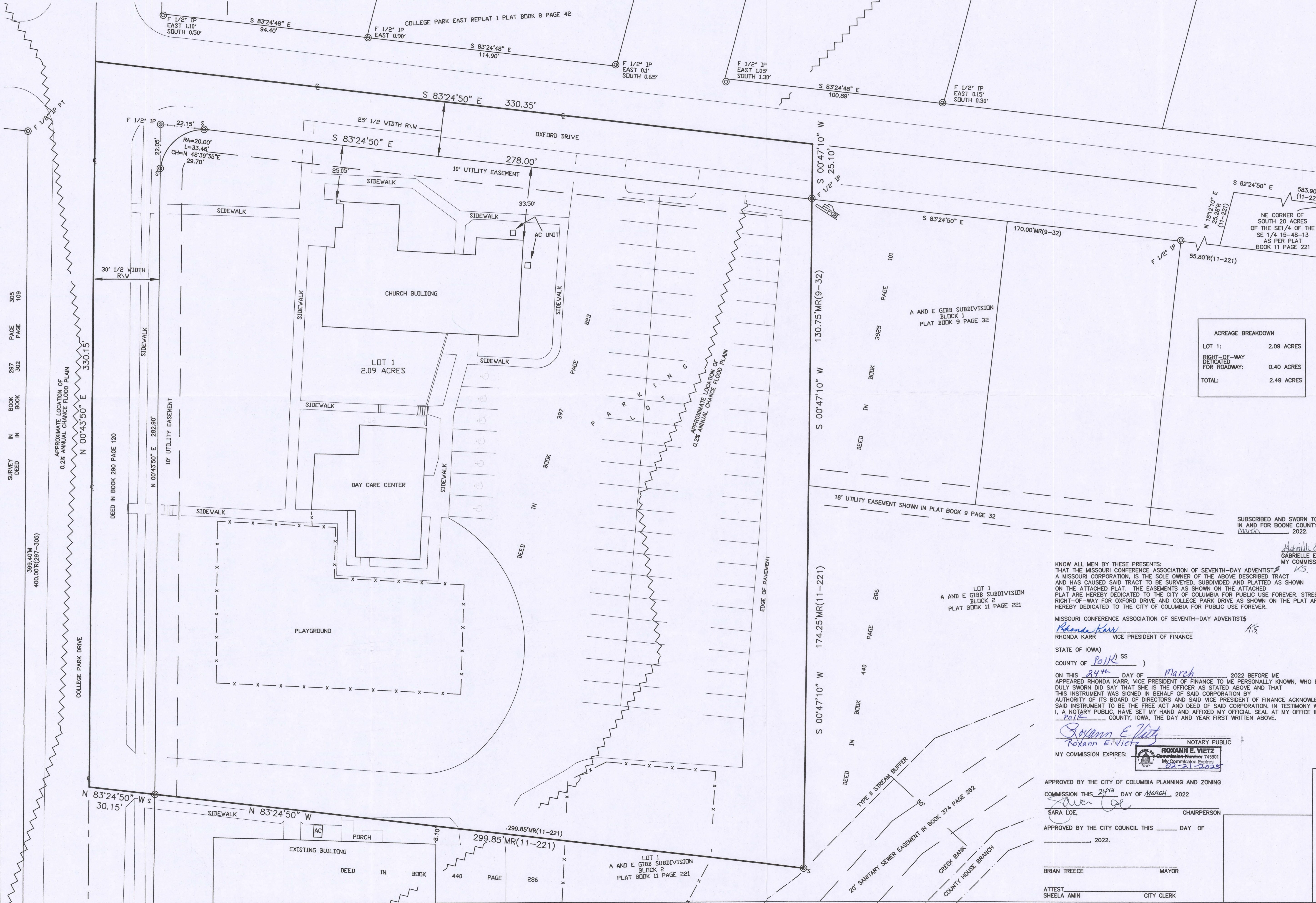
ON THIS 24th DAY OF March, 2022 BEFORE ME
APPEARED RHONDA KARR, VICE PRESIDENT OF FINANCE TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN DID SAY THAT SHE IS THE OFFICER AS STATED ABOVE AND THAT THIS INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID VICE PRESIDENT OF FINANCE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I, A NOTARY PUBLIC, HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN Polk COUNTY, IOWA, THE DAY AND YEAR FIRST WRITTEN ABOVE.

Roxann E. Vietz
ROXANN E. VIETZ NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/23/2025

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 24th DAY OF MARCH, 2022
Sara Loe
SARA LOE, CHAIRPERSON
APPROVED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2022.
BRIAN TREECE, MAYOR
ATTEST: SHEELA AMIN, CITY CLERK

SEVENTH-DAY SUBDIVISION
1100 COLLEGE PARK DRIVE COLUMBIA, MO 65201
DATE PREPARED: JANUARY 25, 2022

BRUSH AND ASSOCIATES, INC.
LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201
PHONE : (573) 442-3110
FAX: (573) 442-4851
WWW.BRUSHENSURV.COM
PLSC 321
Kevin M. Schweikert
KEVIN M. SCHWEIKERT
PLS 2013020068
DATE: MARCH 24, 2022



399.40' M
400.00' R (297-305)
SURVEY DEED IN IN BOOK BOOK 305 PAGE PAGE 297 302
APPROXIMATE LOCATION OF 0.2% ANNUAL CHANCE FLOOD PLAIN
N 00°43'50" E 330.15'
DEED IN BOOK 290 PAGE 120
N 00°43'50" E 282.90'
10' UTILITY EASEMENT
SIDEWALK
30' 1/2 WIDTH R/W
F 1/2" IP EAST 1.10' SOUTH 0.50'
S 83°24'48" E 94.40'
F 1/2" IP EAST 0.90'
COLLEGE PARK EAST REPLAT 1 PLAT BOOK 8 PAGE 42
S 83°24'48" E 114.90'
F 1/2" IP EAST 0.1' SOUTH 0.65'
S 83°24'50" E 330.35'
OXFORD DRIVE
25' 1/2 WIDTH R/W
S 83°24'50" E 278.00'
10' UTILITY EASEMENT
SIDEWALK
33.50'
AC UNIT
CHURCH BUILDING
SIDEWALK
DAY CARE CENTER
SIDEWALK
PLAYGROUND
SIDEWALK
DEED IN BOOK 286 PAGE 286
LOT 1 2.09 ACRES
DEED IN BOOK 397 PAGE 823
A AND E GIBB SUBDIVISION BLOCK 1 PLAT BOOK 9 PAGE 32
DEED IN BOOK 3925 PAGE 101
S 83°24'50" E 170.00' MR(9-32)
F 1/2" IP EAST 1.05' SOUTH 1.30'
S 83°24'48" E 100.89'
F 1/2" IP EAST 0.15' SOUTH 0.30'
S 82°24'50" E 583.90' R (11-221)
F 1/2" IP EAST 1.10' SOUTH 0.50'
N 15°12'10" E 23.28' R (11-221)
S 82°24'50" E 55.80' R (11-221)
DEED IN BOOK 397 PAGE 823
A AND E GIBB SUBDIVISION BLOCK 2 PLAT BOOK 11 PAGE 221
N 83°24'50" W, 299.85 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE AS SHOWN BY A AND E GIBB SUBDIVISION BLOCK 2 PLAT BOOK 11 PAGE 221 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE LINES OF SAID LOT 1 AS SHOWN IN PLAT BOOK 11 PAGE 221 N 83°24'50" W, 30.15 FEET TO A POINT ON THE CENTER LINE OF COLLEGE PARK DRIVE; THENCE WITH SAID CENTER LINE N 00°43'50" E, 330.15 FEET TO A POINT ON THE CENTER LINE OF OXFORD DRIVE; THENCE LEAVING THE CENTER LINE OF COLLEGE PARK DRIVE AND WITH THE CENTER LINE OF OXFORD DRIVE S 83°24'50" E, 330.35 FEET; THENCE LEAVING THE CENTER LINE OF OXFORD DRIVE S 00°47'10" W, 25.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.49 ACRES.