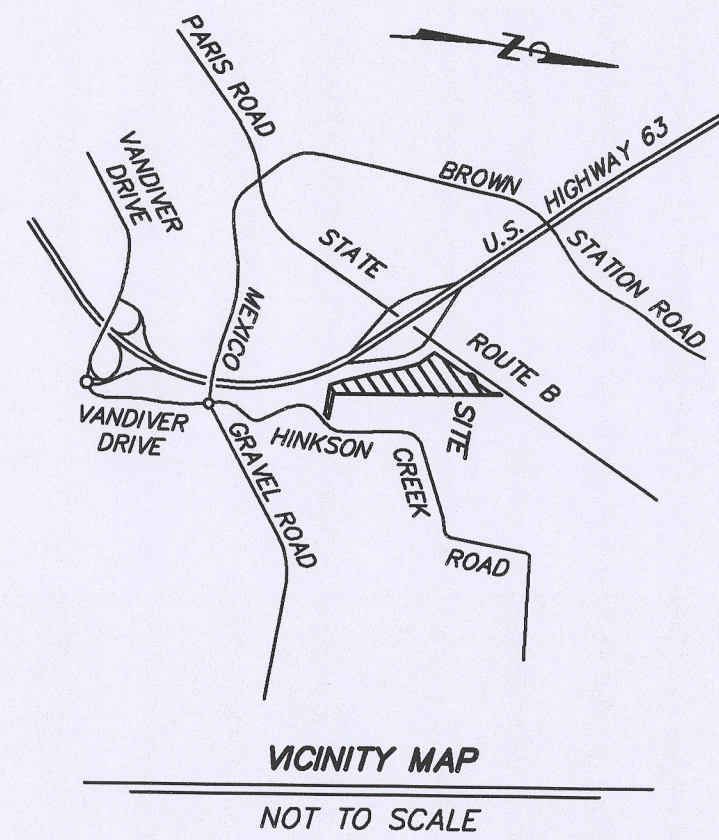


SAP SUBDIVISION

FINAL PLAT
OCTOBER 20, 2022



MONUMENT LEGEND

- IRON R/W MARKER
- DEDICATED THIS PLAT
- P.O.B. POINT OF BEGINNING

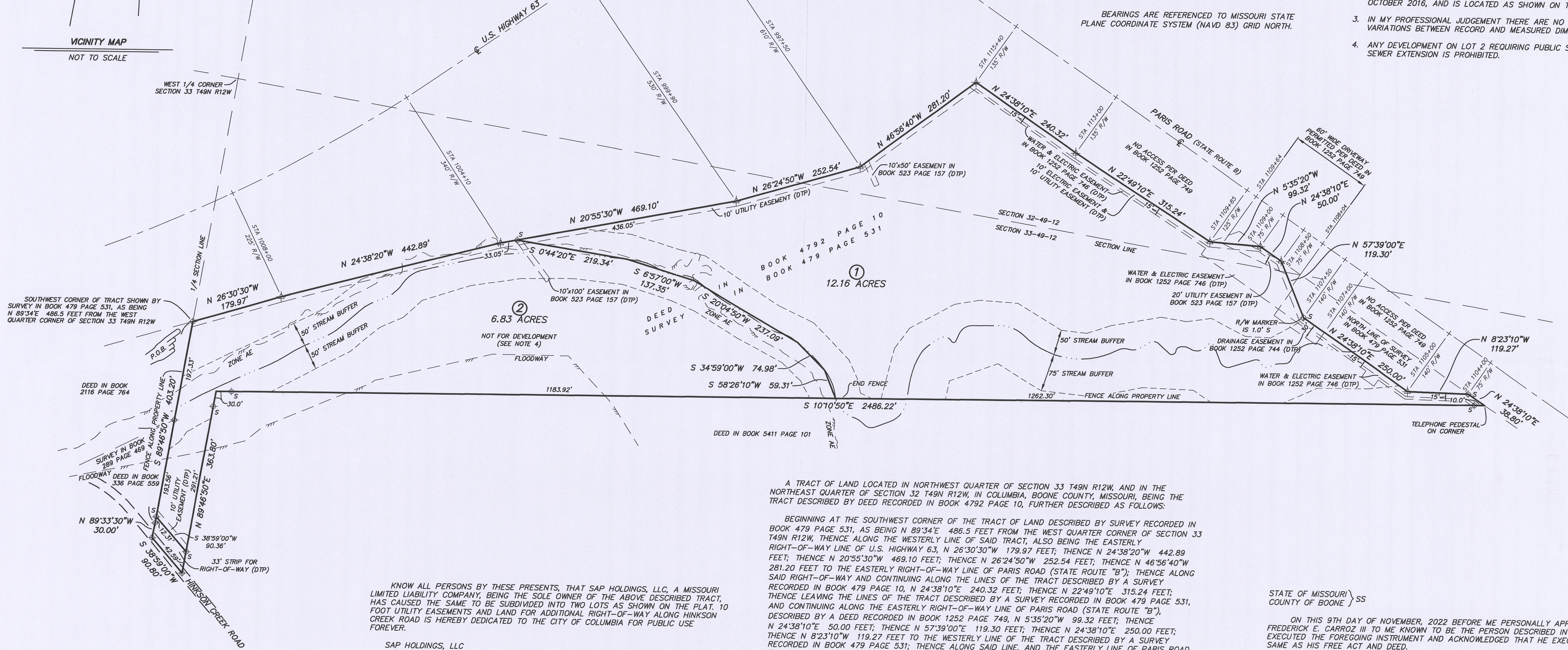
ALL MONUMENTS ARE FOUND
UNLESS SHOWN (S) SET

BEARINGS ARE REFERENCED TO MISSOURI STATE
PLANE COORDINATE SYSTEM (NAVD 83) GRID NORTH.

0 100 200
SCALE: 1" = 100'

NOTES

- PORTIONS OF THIS PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREAS, ZONE AE AND REGULATORY FLOODWAY, AS SHOWN BY THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 29019C0281E AND 29019C0282E, DATED APRIL 19, 2017.
- IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE II STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA QUADRANGLE MAP DATED 2017 AND PHOTOREVISED OCTOBER 2016, AND IS LOCATED AS SHOWN ON THE PLAT.
- IN MY PROFESSIONAL JUDGEMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS.
- ANY DEVELOPMENT ON LOT 2 REQUIRING PUBLIC SANITARY SEWER EXTENSION IS PROHIBITED.



A TRACT OF LAND LOCATED IN NORTHWEST QUARTER OF SECTION 33 T49N R12W, AND IN THE
NORTHEAST QUARTER OF SECTION 32 T49N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE
TRACT DESCRIBED BY DEED RECORDED IN BOOK 4792 PAGE 10, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED BY SURVEY RECORDED IN
BOOK 479 PAGE 531, AS BEING N 89°34'E 486.5 FEET FROM THE WEST QUARTER CORNER OF SECTION 33
T49N R12W, THENCE ALONG THE WESTERLY LINE OF SAID TRACT, ALSO BEING THE EASTERLY
RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63, N 26°30'30"W 179.97 FEET; THENCE N 24°38'20"W 442.89
FEET; THENCE N 20°55'30"W 469.10 FEET; THENCE N 26°24'50"W 252.54 FEET; THENCE N 46°56'40"W
281.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PARIS ROAD (STATE ROUTE "B"); THENCE ALONG
SAID RIGHT-OF-WAY AND CONTINUING ALONG THE LINES OF THE TRACT DESCRIBED BY A SURVEY
RECORDED IN BOOK 479 PAGE 10, N 24°38'10"E 240.32 FEET; THENCE N 22°49'10"E 315.24 FEET;
THENCE LEAVING THE LINES OF THE TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 479 PAGE 531,
AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PARIS ROAD (STATE ROUTE "B"),
DESCRIBED BY A DEED RECORDED IN BOOK 1252 PAGE 749, N 5°35'20"W 99.32 FEET; THENCE
N 24°38'10"E 50.00 FEET; THENCE N 57°39'00"E 119.30 FEET; THENCE N 24°38'10"E 250.00 FEET;
THENCE N 8°23'10"W 119.27 FEET TO THE WESTERLY LINE OF THE TRACT DESCRIBED BY A SURVEY
RECORDED IN BOOK 479 PAGE 531; THENCE ALONG SAID LINE, AND THE EASTERLY LINE OF PARIS ROAD
(STATE ROUTE "B"), N 24°38'10"E 38.80 FEET TO THE MOST NORTHERLY CORNER OF THE TRACT
DESCRIBED BY A SURVEY RECORDED IN BOOK 479 PAGE 531; THENCE ALONG THE LINES OF SAID TRACT,
S 10°10'50"E 2486.22 FEET; THENCE N 89°46'50"E 363.80 FEET; THENCE S 38°59'00"W 90.80 FEET;
THENCE N 89°33'30"W 30.00 FEET; THENCE S 89°46'50"W 403.20 FEET TO THE POINT OF BEGINNING AND
CONTAINING 19.06 ACRES.

THIS TRACT IS SUBJECT TO UTILITY EASEMENTS RECORDED IN BOOK 523 PAGE 157, A DRAINAGE
EASEMENT RECORDED IN BOOK 1252 PAGE 744 AND WATER AND ELECTRIC EASEMENTS RECORDED IN BOOK
1252 PAGE 746, ALL LOCATED AS SHOWN ON THE PLAT.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT
MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

KNOW ALL PERSONS BY THESE PRESENTS, THAT SAP HOLDINGS, LLC, A MISSOURI
LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT,
HAS CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT. 10
FOOT UTILITY EASEMENTS AND LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG HINKSON
CREEK ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE
FOREVER.

SAP HOLDINGS, LLC

Seth R. Paul
SETH R. PAUL, MEMBER

Andrea L. Paul
ANDREA L. PAUL, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 9TH DAY OF NOVEMBER, 2022 BEFORE ME APPEARED SETH R. PAUL AND
ANDREA L. PAUL TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY
THAT THEY ARE MEMBERS OF SAP HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY
COMPANY AND THAT SAID PLAT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY
COMPANY AND THE SAID MEMBERS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE
ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST
ABOVE WRITTEN.

MY TERM EXPIRES DECEMBER 15, 2023.

Jonathan Cory Berghold
JONATHAN CORY BERGHOLD, NOTARY PUBLIC

JONATHAN CORY BERGHOLD
Notary Public - Notary Seal
State of Missouri
Commissioned for Boone County
My Commission Expires December 15, 2023
Commission Number: 19189480

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

Frederick E. Carroz III
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS 2008016655



SAP HOLDINGS, LLC
SAP SUBDIVISION
SECTIONS 32 & 33 T49N R12W
COLUMBIA, BOONE COUNTY, MISSOURI

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON November 10, 2022

Sharon Bealea Jones
SHARON BEALEA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2022.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 9TH DAY OF NOVEMBER, 2022 BEFORE ME PERSONALLY APPEARED
FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE
SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST
ABOVE WRITTEN.

MY TERM EXPIRES DECEMBER 15, 2023.

Jonathan Cory Berghold
JONATHAN CORY BERGHOLD, NOTARY PUBLIC

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