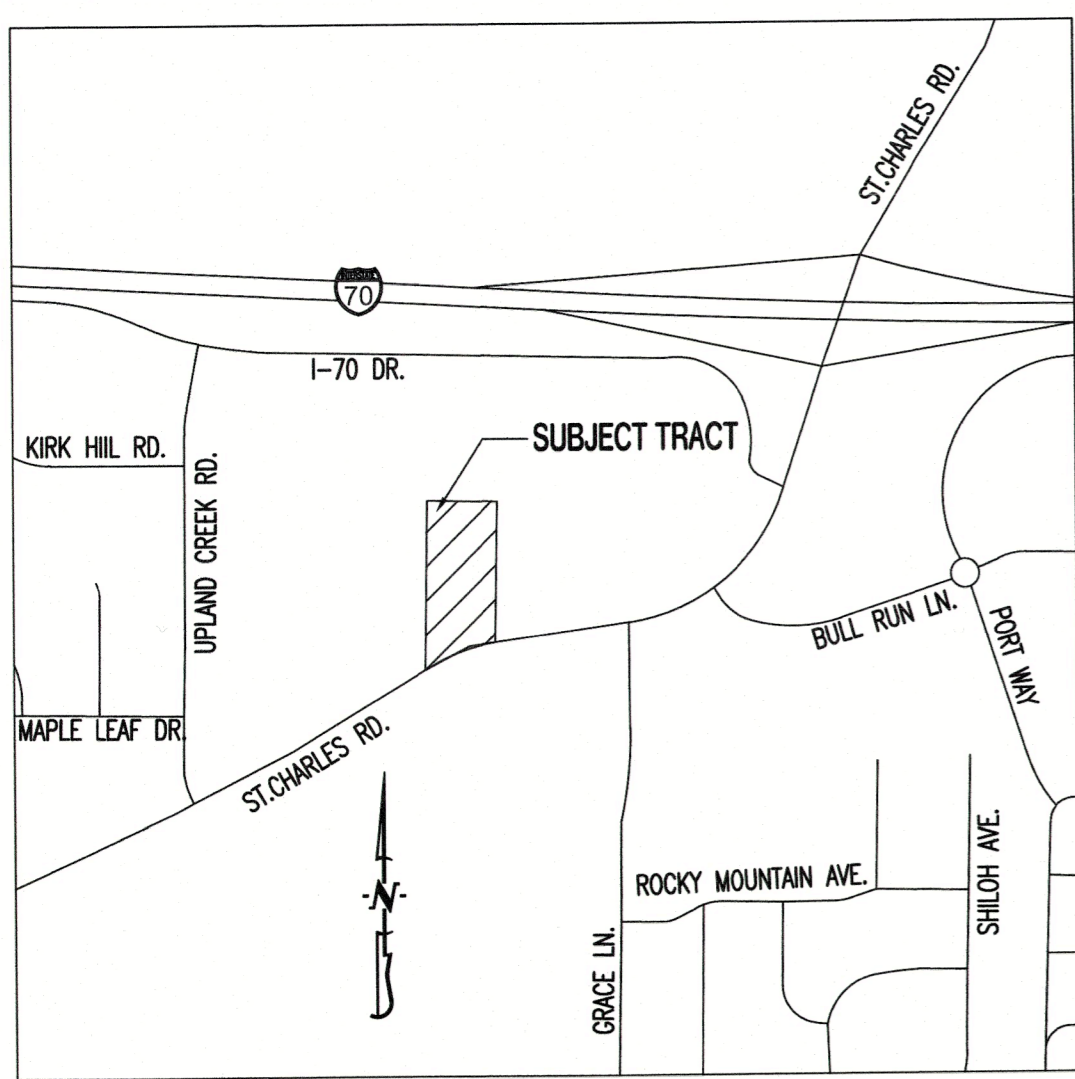


FINAL PLAT ICE MAN, PLAT No. 1

A MINOR SUBDIVISION LOCATED IN SOUTHWEST QUARTER OF NORTH
WEST QUARTER SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 02, 2024



LOCATION MAP
NOT TO SCALE

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- C= CENTERLINE

CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST 2024, I COMPLETED A SURVEY FOR TRS PROPERTY MANAGEMENT, LLC OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 AS SHOWN IN THE SURVEY RECORDED IN BOOK 379, PAGE 971 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5888, PAGE 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 10 OF SAID SURVEY RECORDED IN BOOK 379, PAGE 971 AND WITH THE NORTH LINE THEREOF, S 89°04'55"E, 237.51 FEET TO THE EAST LINE OF SAID SURVEY; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID SURVEY, S 1°01'35"W, 478.60 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 527, PAGE 538; THENCE LEAVING SAID EAST LINE, S 81°51'50"W, 89.21 FEET; THENCE S 61°25'20"W, 169.37 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 379, PAGE 971; THENCE WITH THE WEST LINE OF SAID SURVEY, N 0°48'35"E, 576.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.80 ACRES.

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

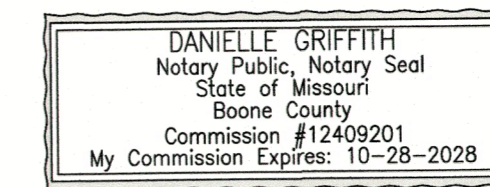
CORPORATE NUMBER: 2000151304

David W. Borden
DAVID W. BORDEN, PLS-2002000244
11/15/24
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF November
IN THE YEAR 2024.

Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT TRS PROPERTY MANAGEMENT, LLC, A MISSOURI LIMITED 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 STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH SAID PUBLIC UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "ICE MAN, PLAT NO. 1"

IN WITNESS WHEREOF, TRS PROPERTY MANAGEMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 18 DAY OF NOVEMBER, 2024.

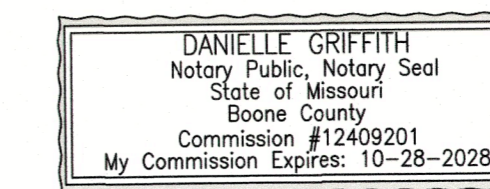
TRS PROPERTY MANAGEMENT, LLC

Andrew Jira *Cynthia Jira*
ANDREW JIRA, MEMBER CYNTHIA JIRA, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE } SS

ON THIS 18 DAY OF NOVEMBER, IN THE YEAR 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDREW JIRA, (MEMBER) AND CYNTHIA JIRA, (MEMBER), OF TRS PROPERTY MANAGEMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND OFFICIAL SEAL.

Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



NOTES:

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. 29019C0284E, 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).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230-242X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. NO PART OF THIS SAID 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. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2024.

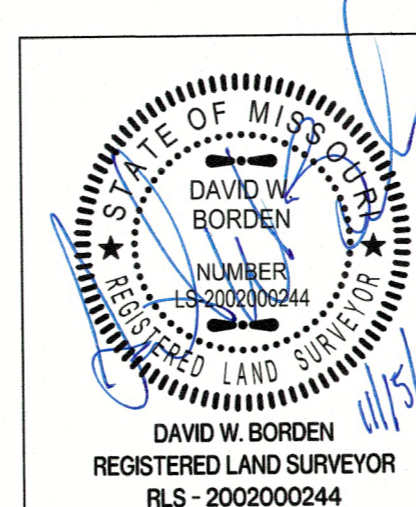
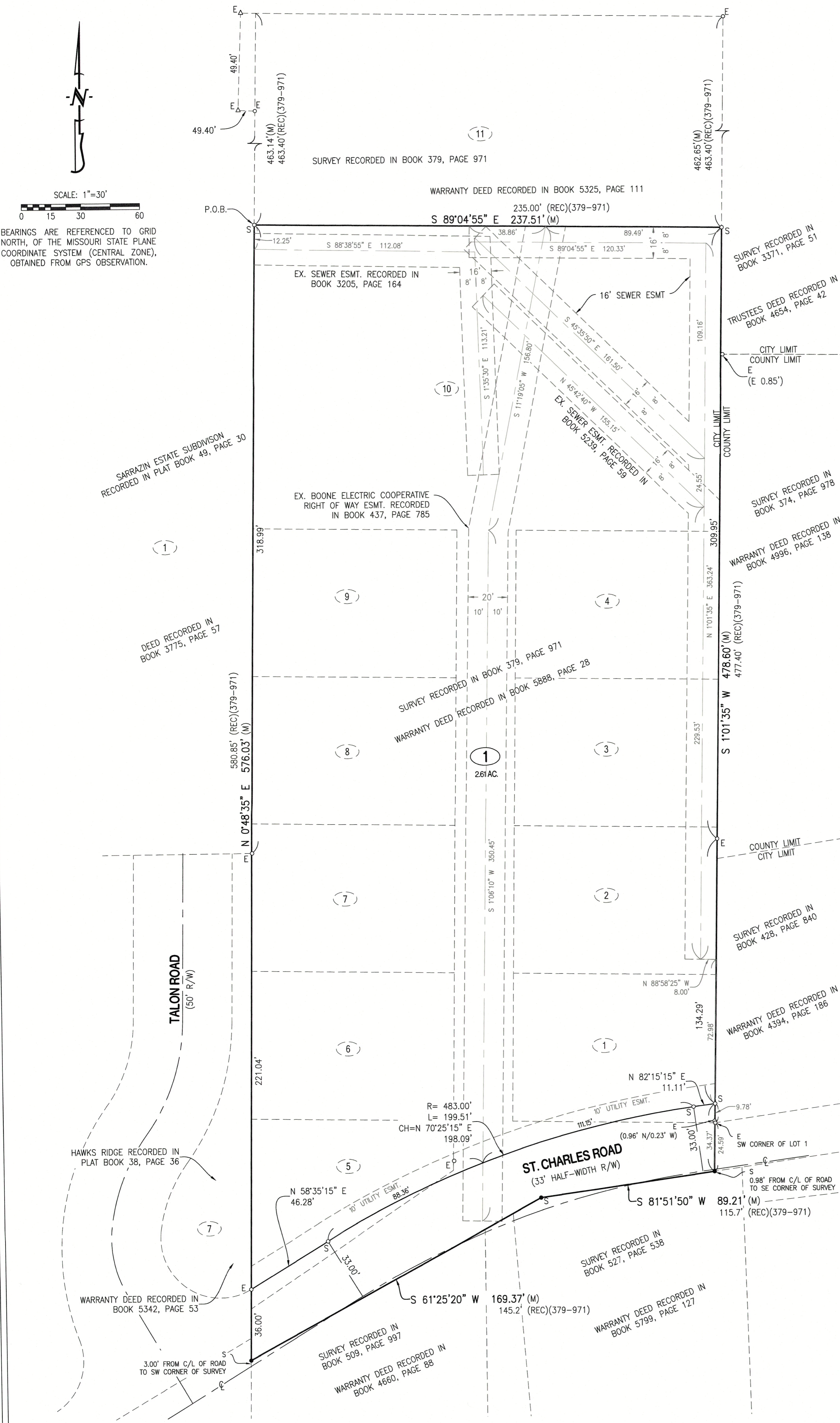
SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



ICE MAN, PLAT NO. 1	
A MINOR SUBDIVISION SW 1/4 OF NW 1/4 SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 09/02/2024	SCALE: 1" = 30'
PROJECT: 240025	DRAWN BY: JWS
CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	