

REPLAT

ALAN CREEK ESTATES PLAT 1

SE 1/4 OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 3, 2025

NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CHORD LENGTHS FOR CHORD DIMENSIONS.
- A FULL CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- SEWER EASEMENTS IN BK 418 PG 50, BK 453 PG 171, AND BK 453 PG 172 HAVE BEEN VACATED BY BK 1652 PG 224.

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0282E, DATED APRIL 13, 2017 AND DEPICTED HEREON.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA
STREAM BUFFER ORDINANCE AS PER SEC 12A-232(2)

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 1 AND 2 OF MCKEE ESTATES, PLAT NO. 1 RECORDED IN PLAT BOOK 34, PAGE 74, ALSO BEING THE LOTS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5929, PAGE 111, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MCKEE STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 00°12'30"E, 861.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 38.06 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 54°18'15"W, 32.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ALAN LANE; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID NORTH RIGHT-OF-WAY LINE N 71°11'05"W, 252.23 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 1 N 00°17'40"W, 818.48 FEET; THENCE LEAVING SAID WEST LINE, AND ALONG THE NORTH LINE OF SAID LOT 1 S 85°54'20"E, 266.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.20 ACRES.

KNOW ALL MEN BY THESE PRESENTS

QOZB ALAN CREEK, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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 THE 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 AND ALL APPURTENANCES THERETO) 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.

IN WITNESS WHEREOF, THE SAID QOZB ALAN CREEK, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

QOZB ALAN CREEK, LLC

JOSHUA KAPLAN, MEMBER

STATE OF Missouri } SS
COUNTY OF Boone

ON THIS 11th DAY OF November, IN THE YEAR 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JOSHUA KAPLAN, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS A MEMBER OF QOZB ALAN CREEK, LLC, AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Kristine N. Holst
NOTARY PUBLIC SIGNATURE

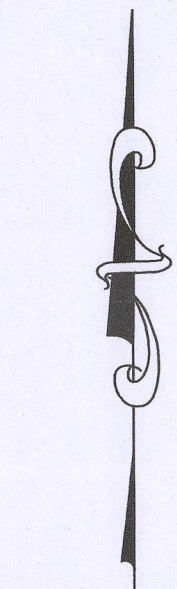
Kristine N. Holst
PRINTED NAME

MY COMMISSION EXPIRES: 12-21-2025



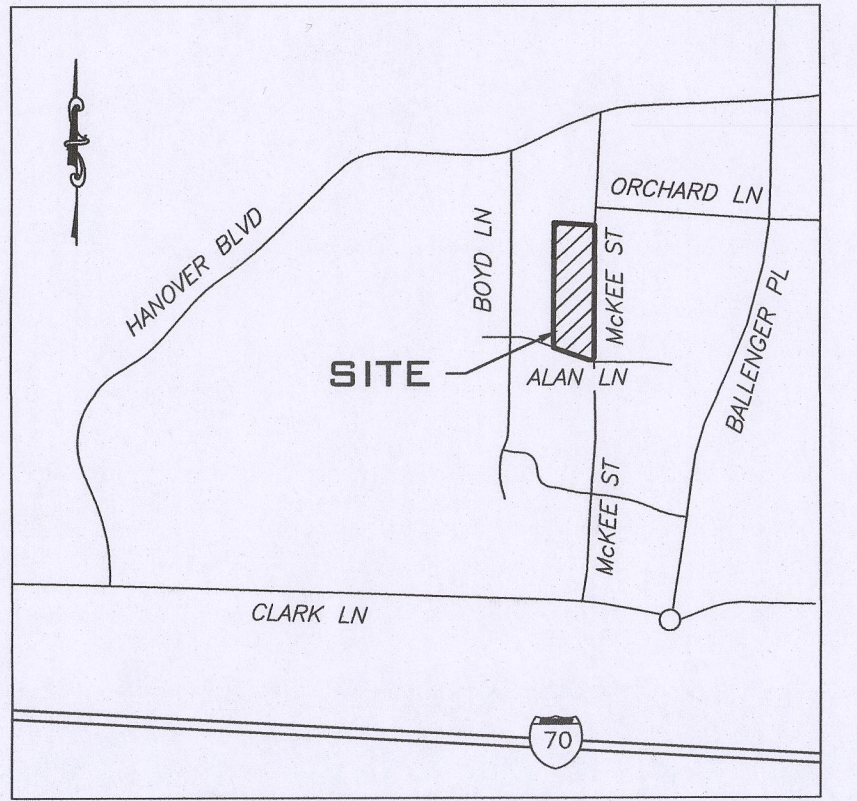
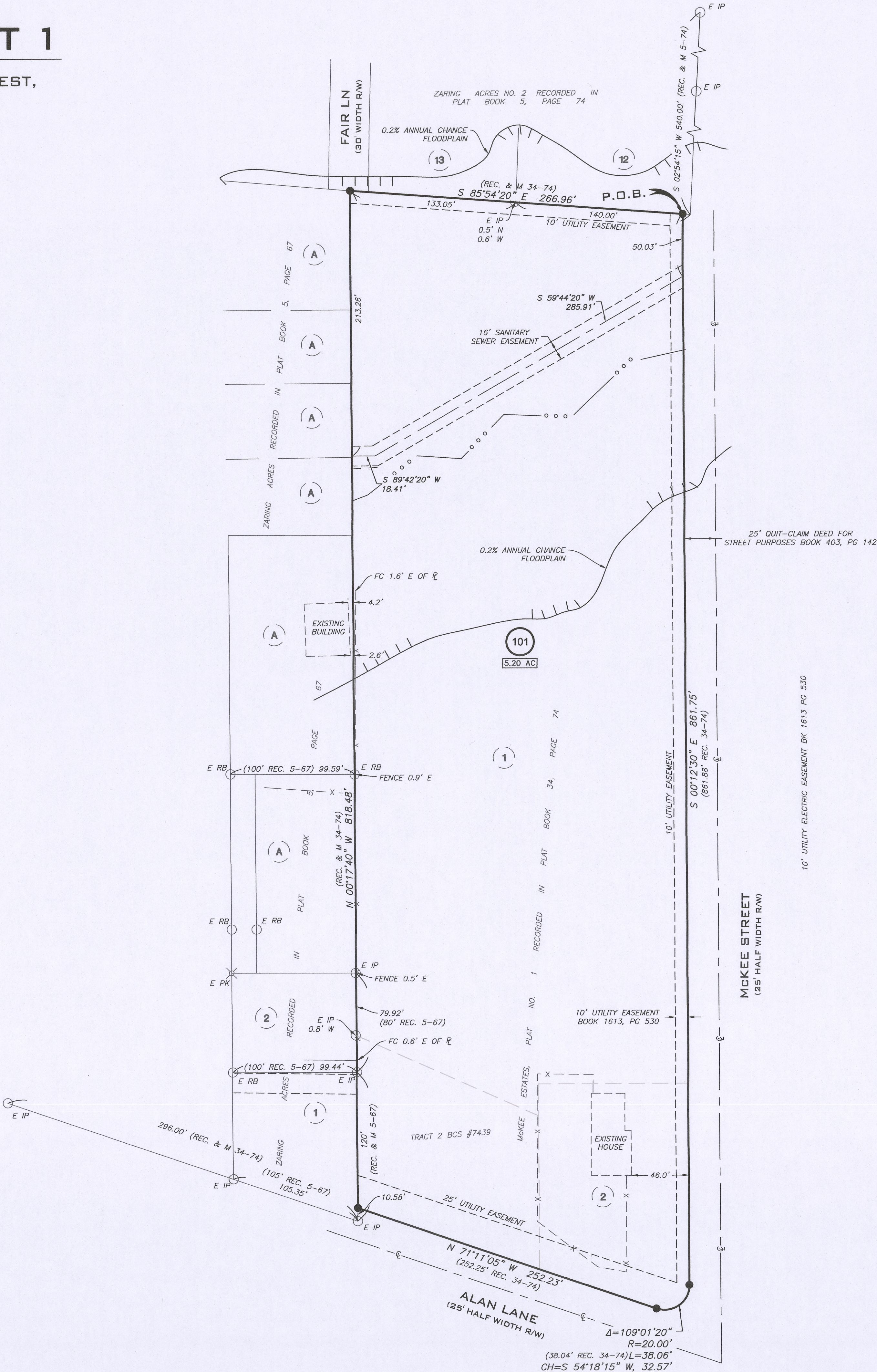
SCALE: 1" = 50'

BEARINGS ARE REFERENCED TO GRID NORTH
OF THE MISSOURI STATE PLANE COORDINATE
SYSTEM NAD83(2011), EPOCH DATE
2010.00, CENTRAL ZONE, BY GPS
OBSERVATIONS, USING MODOT VRS NETWORK



LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS OTHERWISE NOTED)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD PER (BK-PG) OR (PB-PG)
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- RB REBAR
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- CL CENTERLINE
- PL PROPERTY LINE
- IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- PM PERMANENT MONUMENT (SET UNLESS OTHERWISE NOTED)
- DH DRILL HOLE WITH PK NAIL
- ACRES
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- EASEMENT
- PLATTED LOT LINE
- FLOODPLAIN



LOCATION MAP
NOT TO SCALE

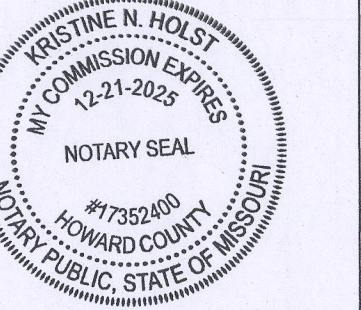
CERTIFICATION

I HEREBY CERTIFY THAT IN FEBRUARY, 2025 I COMPLETED A SURVEY FOR QOZB ALAN CREEK, LLC FOR THE DESCRIBED PROPERTIES AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909
NO LAND SURVEYOR
PROJECT#: JKAP25-03
DATE: 11/11/2025
A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115
REPLAT
ALAN CREEK ESTATES PLAT 1
SE 1/4 OF SECTION 4, TOWNSHIP 48N, RANGE 12W
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE
SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 11th DAY OF November 2025.
Kristine N. Holst
NOTARY PUBLIC SIGNATURE
Kristine N. Holst
PRINTED NAME
12-21-2025
MY COMMISSION EXPIRES



APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO

ORDINANCE # _____
ON THE _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK