

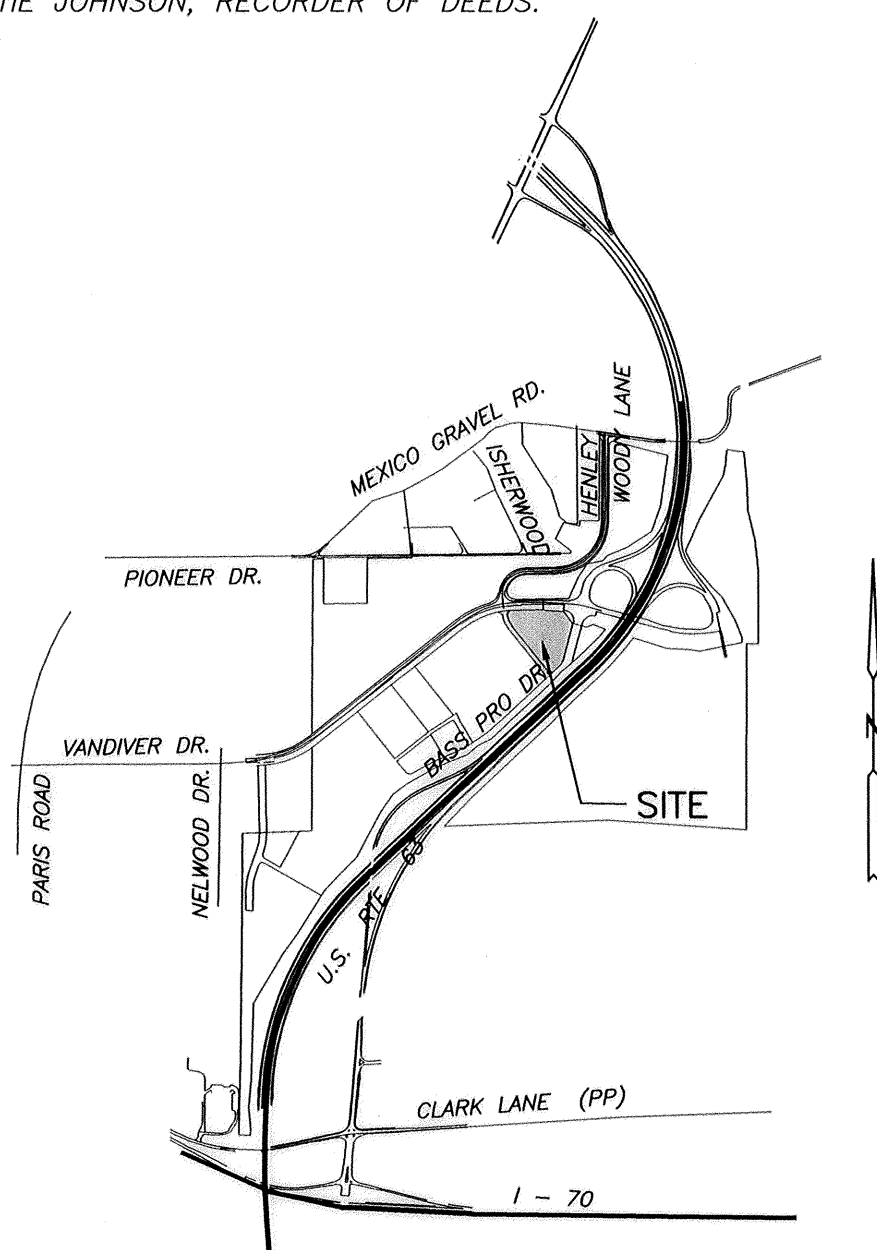
# CENTERSTATE PLAT 7A

A REPLAT OF LOT 2, CENTERSTATE PLAT 7

JUNE 6, 2005

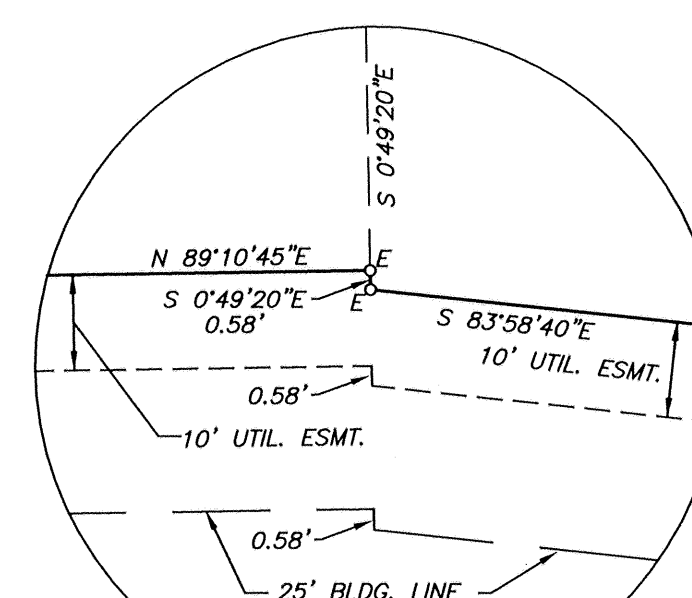
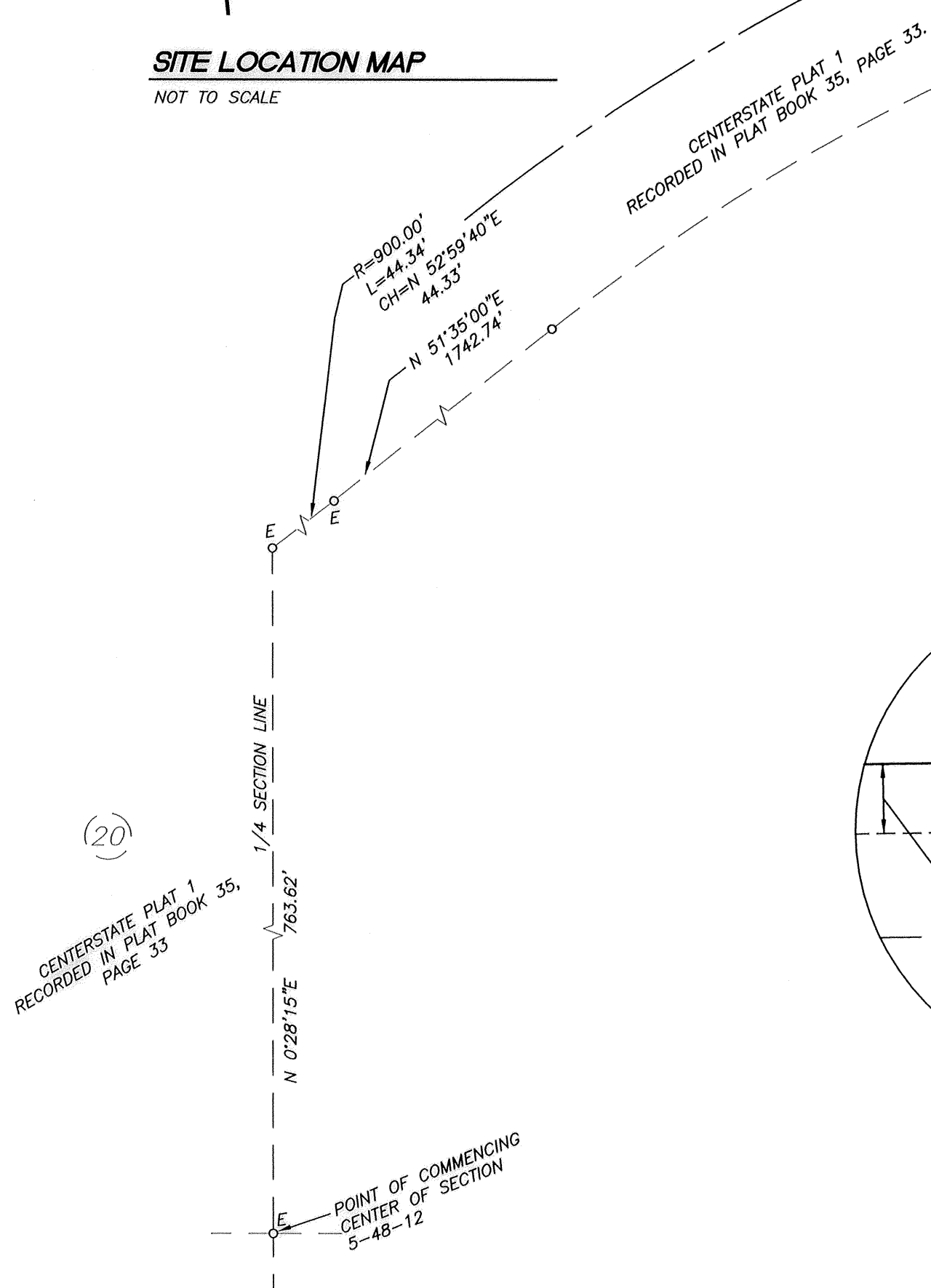
## ZONING DISPLAY 1/23/2026

PROPOSED M-C ZONING



SITE LOCATION MAP

NOT TO SCALE



DETAIL A  
NOT TO SCALE

**LEGEND**

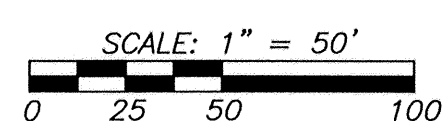
- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- PERMANENT MONUMENT
- R/W RIGHT-OF-WAY
- △ R/W MARKER

**NOTES**

1. THIS IS AN URBAN PROPERTY BOUNDARY SURVEY.
2. THIS TRACT MAY BE SUBJECT TO THE LIMITED ACCESS RIGHT-OF-WAY ACCORDING TO CENTERSTATE PLAT 1. THE LOCATION OF THE LIMITED ACCESS IS ALONG LOT 24 OF CENTERSTATE PLAT 1, RECORDED IN PLAT BOOK 35, PAGE 33.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY FILE #0411398 ISSUED APRIL 28, 2004.

APPROVED TO BE SUBDIVIDED INTO LOTS 7A AND 7B AS PER SECTION 25-31 OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLUMBIA, MISSOURI, THIS 28 DAY OF June, 2005.

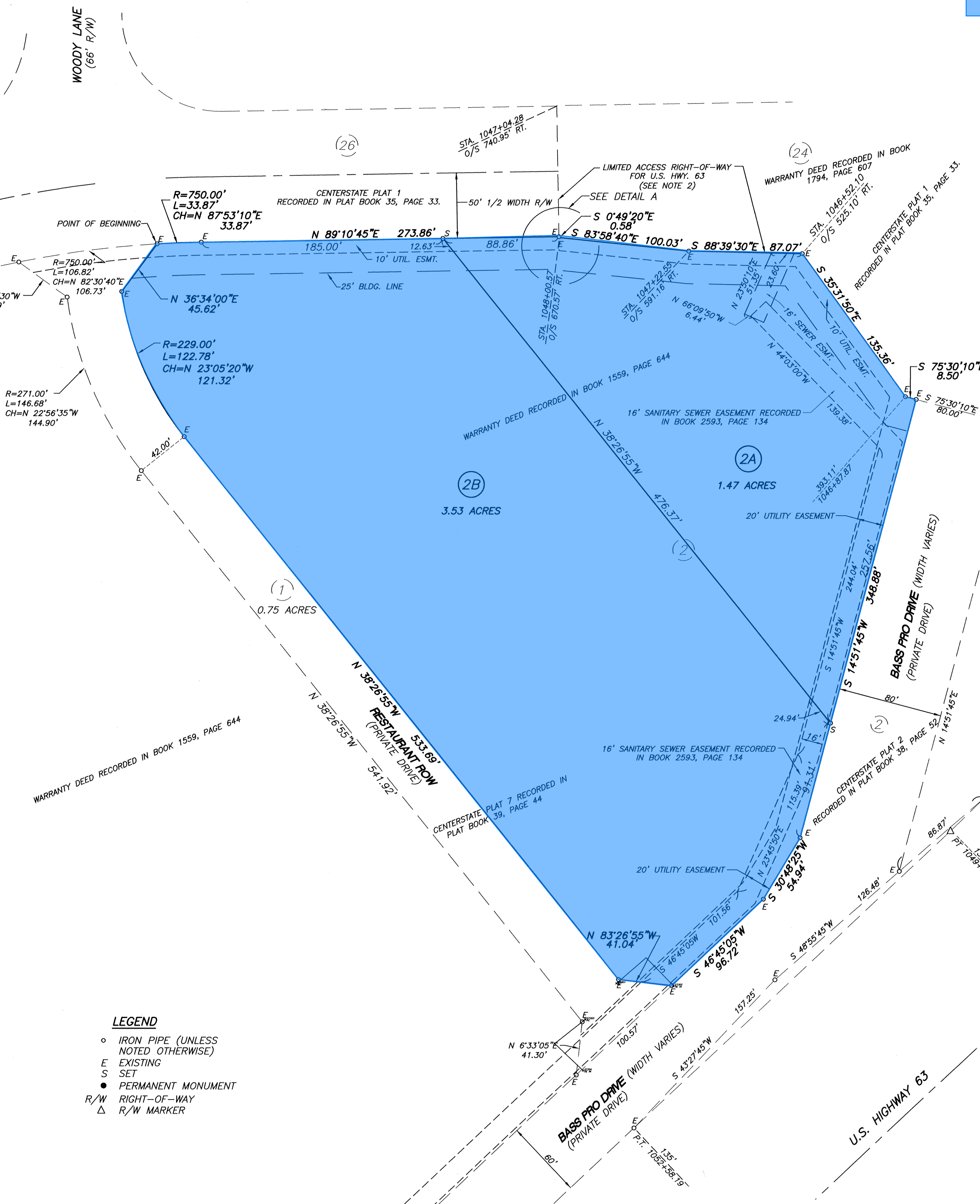
*John D. Gluscock*  
 JOHN D. GLUSCOCK, ACTING DIRECTOR OF PUBLIC WORKS



BEARINGS ARE REFERENCED TO THE LINES OF CENTERSTATE PLAT 1 RECORDED IN PLAT BOOK 35, PAGE 33.

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD MAPS, PANEL NO. 290036 0012-B.



**CERTIFICATION**

A TRACT OF LAND LOCATED IN SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING A PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1559, PAGE 644 AND BEING LOT 2, CENTERSTATE PLAT 7, RECORDED IN PLAT BOOK 39, PAGE 44 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION AS SHOWN IN THE SURVEY RECORDED IN BOOK 2133, PAGE 637; THENCE WITH THE EAST LINE OF LOT 20 AS SHOWN ON CENTERSTATE PLAT 1, RECORDED IN PLAT BOOK 35, PAGE 33, N0°28'15"E, 763.62 FEET TO THE SOUTH RIGHT-OF-WAY OF VANDIVER DRIVE; THENCE WITH SAID SOUTH RIGHT-OF-WAY, 44.34 FEET ALONG A 900.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF N52°59'40"E, 44.33 FEET; THENCE N51°35'00"E, 1742.74 FEET; THENCE 458.27 FEET ALONG A 750.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAS A CHORD N69°05'15"E, 451.17 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUE WITH SAID SOUTH RIGHT-OF-WAY 33.87 FEET ALONG A 750.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAS A CHORD N87°53'10"E, 33.87 FEET; THENCE N89°10'45"E, 273.86 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE RIGHT-OF-WAY OF HIGHWAY 63, S00°49'20"E, 0.58 FEET, THENCE S83°58'40"E, 100.03 FEET; THENCE S88°39'30"E, 87.07 FEET; THENCE S35°31'50"E, 135.36 FEET; THENCE S75°30'10"E, 8.50 FEET TO THE NORTHWEST CORNER OF LOT 2, CENTERSTATE PLAT 2, RECORDED IN PLAT BOOK 38, PAGE 53; THENCE LEAVING SAID RIGHT-OF-WAY OF HIGHWAY 63 AND FOLLOWING THE LINES OF SAID LOT 2 S14°51'45"W, 348.88 FEET; THENCE S30°48'25"W, 54.94 FEET; THENCE S46°45'05"W, 96.72 FEET; THENCE LEAVING THE LINES OF SAID LOT 2 N83°26'55"W, 41.04 FEET; THENCE N38°26'55"W, 533.69 FEET; THENCE 122.78 FEET ALONG A 229.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAS A CHORD N23°05'20"W, 121.32 FEET; THENCE N36°34'00"E, 45.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
 ALLSTATE CONSULTANTS, P.C.

*Michael L. Klasing*  
 MICHAEL L. KLASING L.S. 2728  
 6/22/05  
 DATE

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 22<sup>nd</sup> DAY OF June, 2005.

*Marla E. Oglesby*  
 MARLA E. OGLESBY

NOTARY PUBLIC #04407428  
 MY COMMISSION EXPIRES  
 JANUARY 10, 2008



Recorded in Boone County, Missouri  
 Date and Time: 06/28/2005 at 10:20:01 AM  
 Instrument #: 2005017938 Book:2756 Page:1  
 Grantor: KLASING, MICHAEL L.  
 Grantee: KLASING, MICHAEL L.

Instrument Type: SUR  
 Recording Fee: \$25.00  
 No. of Pages: 1

