FILED FOR RECORD, BOONE COUNTY MISSOURI
BOB NOLTE, RECORDER OF DEEDS

TOTOLMAJAC VILLAGES

FINAL PLAT
BEING PART OF SW1/4 OF SECTION 32,
TOWNSHIP 49 NORTH, RANGE 12 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
NOVEMBER 13, 2025

LEGEND

- ● 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS OTHERWISE NOTED)
- E EXISTING
- S SET
- (M) MEASURED
- (REC.) RECORD PER (PLAT BOOK–PAGE)
- DH DRILL HOLE W/ CHISELED "X" AND PK NAIL
- IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB REBAR
- PM PERMANENT MONUMENT
- BCS BOONE COUNTY SURVEY
- R/W RIGHT–OF–WAY
- ℄ CENTERLINE
- P.O.B. POINT OF BEGINNING
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ESMT EASEMENT
- (R) RADIAL

NOTES

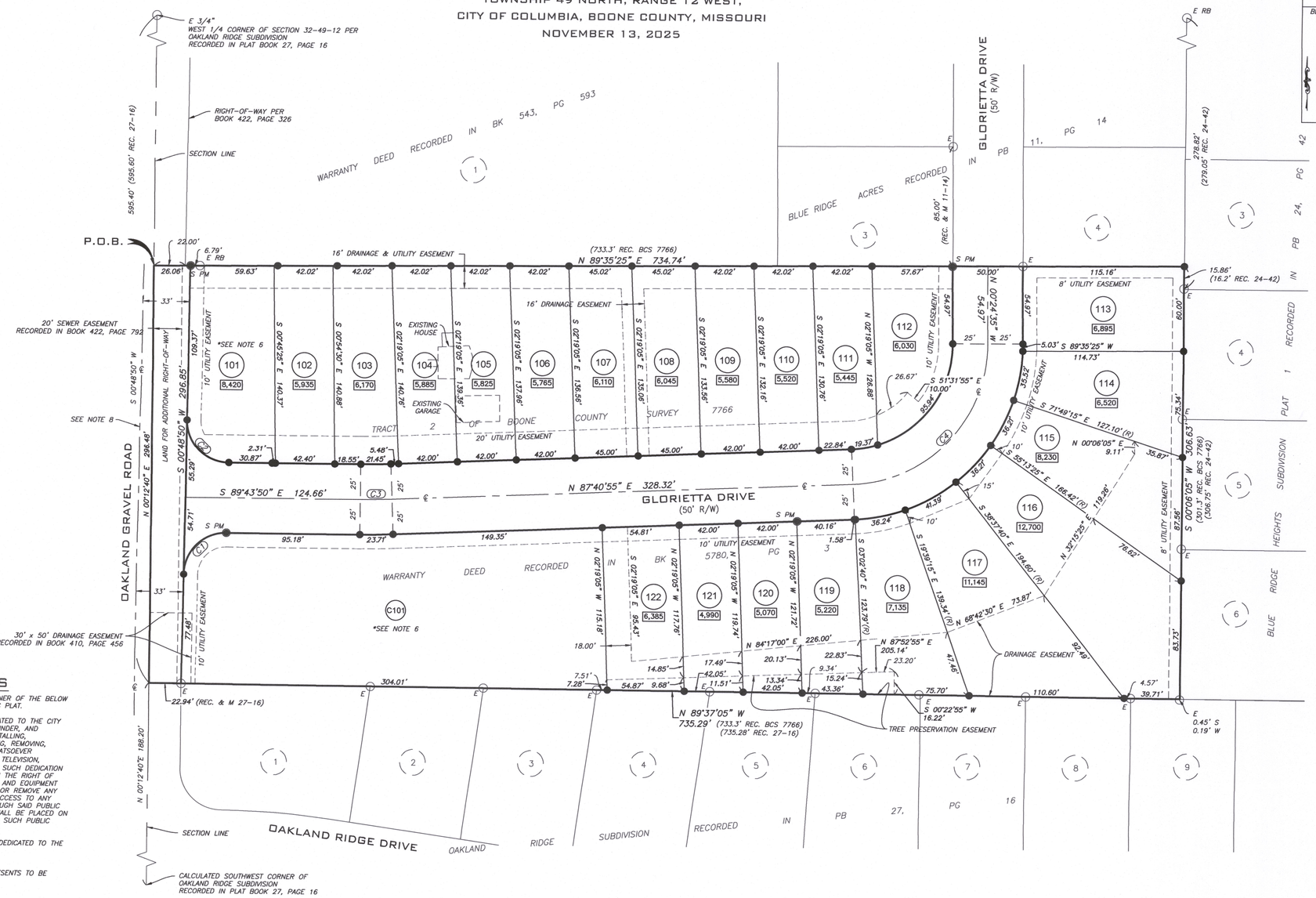
1. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030–16.040 (2)(A).
3. SOURCE DEED FOR SURVEY, WARRANTY DEED RECORDED IN BOOK 5780, PAGE 3
4. ALL CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
5. DIRECT RESIDENTIAL ACCESS TO OAKLAND GRAVEL ROAD SHALL NOT BE ALLOWED.
6. C101 IS A COMMON LOT THAT SHALL CONTAIN TREE PRESERVATION AND DETENTION/BIORETENTION POND.
7. ALL MONUMENTS SHALL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS FOLLOWING APPROVAL OF THIS PLAT, WHICHEVER OCCURS FIRST.
8. CENTERLINE OF OAKLAND GRAVEL ROAD WAS ESTABLISHED BY MEASURING THE STREET FROM BACK OF CURB TO BACK OF CURB AND THEN OFFSETTING THE BACK OF CURB 19 FEET, WHICH IS HALF THE DISTANCE OF THE TOTAL WIDTH OF 38 FEET.

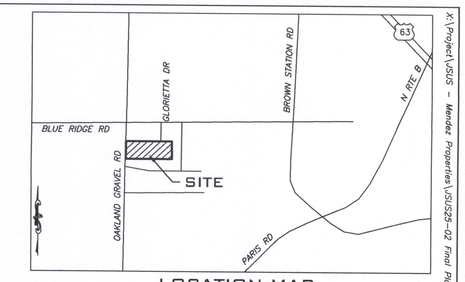
FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29–2.3(d)(4), PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0281E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.





LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

MENDEZ PROPERTIES 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.

THE RIGHT–OF–WAY FOR GLORIETTA DRIVE AND OAKLAND GRAVEL ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID MENDEZ PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

MENDEZ PROPERTIES LLC

JESUS MENDEZ ROGEL, MANAGER

STATE OF MISSOURI
COUNTY OF Boone } SS

ON THIS 4th DAY OF March, IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JESUS MENDEZ ROGEL, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE MANAGER OF MENDEZ PROPERTIES 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.

Lara Florea
NOTARY PUBLIC SIGNATURE

Lara Florea
PRINTED NAME

MY COMMISSION EXPIRES: 3/16/28

LARA FLOREA
My Commission Expires
03-16-2028
NOTARY SEAL
Boone County
Commission # 20920025
NOTARY PUBLIC - STATE OF MISSOURI

CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	89°27'20"	30.00	46.84	S 45°32'30" W, 42.22'
C2	90°32'35"	30.00	47.41	S 44°27'30" E, 42.63'
C3	2°35'15"	500.00	22.58	N 88°58'35" E, 22.58'
C4	88°05'30"	100.00	153.75	N 43°38'10" E, 139.05'

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS TRACT 2 OF THE SURVEY FILED AS BOONE COUNTY SURVEY NO. 7766, ALSO BEING DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5780, PAGE 3; ALL BEING RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2 OF BOONE COUNTY SURVEY NO. 7766 ALSO BEING A POINT ON THE SECTION LINE OF SAID SECTION 32, THENCE ALONG THE NORTH LINE OF SAID BOONE COUNTY SURVEY, N 89°35'25"E, 734.44 FEET TO THE WEST LINE OF BLUE RIDGE HEIGHTS SUBDIVISION PLAT 1 AS RECORDED IN PLAT BOOK 24, PAGE 42; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF BLUE RIDGE HEIGHTS SUBDIVISION, S 00°06'05"W, 306.63 FEET TO THE NORTH LINE OF OAKLAND RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 27, PAGE 16; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF OAKLAND RIDGE SUBDIVISION, N 89°37'05"W, 735.29 FEET TO A POINT ON SAID SECTION LINE; THENCE LEAVING SAID NORTH LINE AND ALONG SAID SECTION LINE, N 00°16'10"E, 296.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.09 ACRES.

SCALE: 1" = 40'
0 20 40 80

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

CERTIFICATION

I HEREBY CERTIFY THAT IN NOVEMBER, 2025 I COMPLETED A SURVEY FOR MENDEZ PROPERTIES 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
MO LAND SURVEYOR
PROJECT#: JSUS25–02 DATE: 3-2-26

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

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER PLS-2001001909
PROFESSIONAL LAND SURVEYOR

FINAL PLAT
TOTOLMAJAC VILLAGES PLAT 1
SW 1/4 OF SECTION 32, TOWNSHIP 49N, RANGE 12W
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 2nd DAY OF March, 2026.

Lara Florea
NOTARY PUBLIC SIGNATURE

Lara Florea
PRINTED NAME

3/16/28
MY COMMISSION EXPIRES

LARA FLOREA
My Commission Expires
03-16-2028
NOTARY SEAL
Boone County
Commission # 20920025
NOTARY PUBLIC - STATE OF MISSOURI

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

ORDINANCE # _____

ON THE _____ DAY OF _____, 2026.

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

X:\Project\JSUS – Mendez Properties\JSUS25–02 Final Plat & Construction Plans for Totolmajac\Drawings\JSUS25–02 Final Plat.dwg