

NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CHORD LENGTHS FOR CHORD DIMENSIONS.
- A 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).
- THERE IS CURRENTLY NO LIMITED ACCESS TO THIS TRACT ON EITHER RANGE LINE STREET OR VANDIVER DRIVE. PER THIS PLAT, FUTURE ACCESS WILL BE LIMITED TO THE TWO POINTS SHOWN ON THE PLAT, WITH ONE BEING NEAR THE NORTHEAST CORNER OF LOT 101 AND THE OTHER BEING NEAR THE SOUTHWEST CORNER OF LOT 101. THE TYPE OF FUTURE ACCESS ALLOWED AT THESE TWO POINTS SHALL BE DETERMINED BY THE FUTURE USE/OCCUPANCY OF THE LOT AND A TRAFFIC STUDY MAY BE REQUIRED TO PROVE THE ADEQUACY OF ANY PROPOSED TYPE OF FUTURE ACCESS.

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.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019CO280E, DATED APRIL 19, 2017.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT SHOWN BY SURVEY RECORDED IN BOOK 347, PAGE 154, ALSO BEING THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4998, PAGE 117, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4998, PAGE 117; ALSO BEING A CORNER OF LOT 2B OF ADMINISTRATIVE REPLAT OF LOT 2 OF VANDIVER PLAZA RECORDED IN BOOK 1244, PAGE 491, THENCE EAST ALONG THE NORTH LINE OF SAID TRACT DESCRIBED BY SAID WARRANTY DEED N 67°41'40"E, 115.86 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RANGE LINE STREET; THENCE LEAVING SAID NORTH LINE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE S 19°11'30"E, 185.02 FEET; THENCE S 27°51'40"W, 52.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, WEST ALONG SAID NORTH RIGHT-OF-WAY LINE N 81°37'15"W, 100.41 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH ALONG THE WEST LINE OF SAID TRACT DESCRIBED BY WARRANTY DEED N 15°16'50"W, 168.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.55 ACRES.

KNOW ALL MEN BY THESE PRESENTS

BUCKY C LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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 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, FIBER, CABLE TELEVISION, AND STORMWATER) UNLESS SPECIFICALLY LIMITED BY 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 IMPROVEMENT OTHER THAN ASPHALT OR CONCRETE PAVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS; PROVIDED, HOWEVER, SOME PORTIONS(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

ADDITIONAL RIGHT-OF-WAY FOR VANDIVER DRIVE, AND RANGE LINE STREET ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID BUCKY C LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

BUCKY C LLC

NAKHLE H. ASMAR, MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, NAKHLE H. ASMAR, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS A MEMBER OF BUCKY C 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.

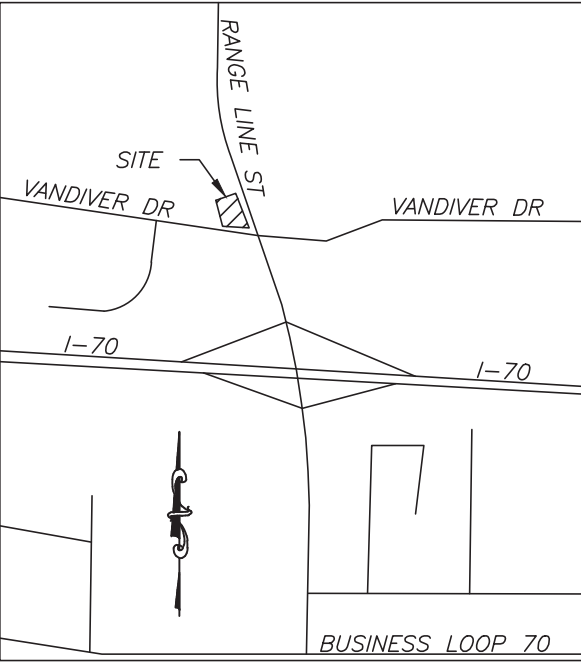
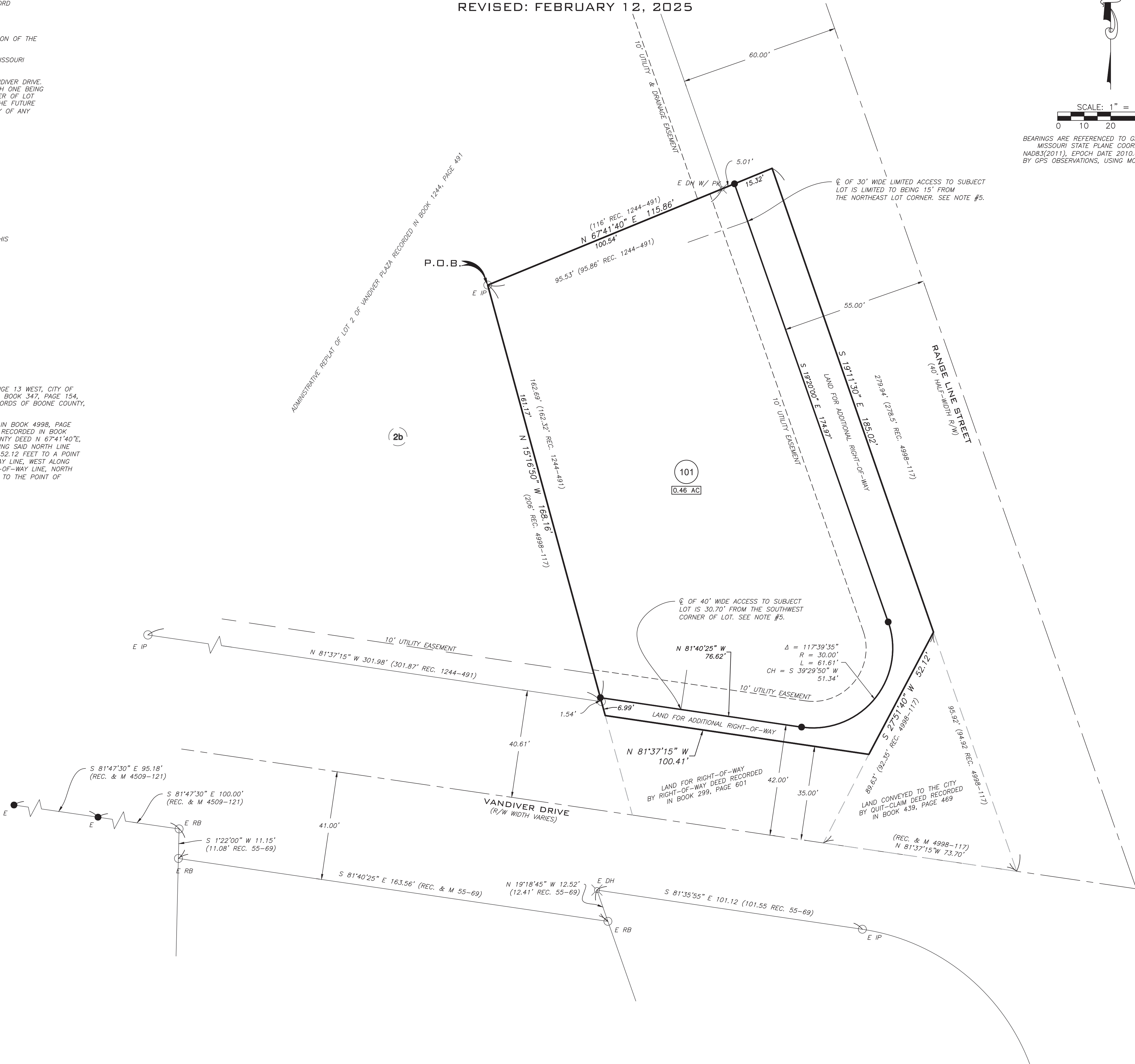
\_\_\_\_\_, NOTARY PUBLIC  
NOTARY PUBLIC SIGNATURE

PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

OSCAR PLAT 1

FINAL PLAT  
NE1/4 OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 13 WEST,  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
JANUARY 27, 2025  
REVISED: FEBRUARY 12, 2025



LOCATION MAP  
NOT TO SCALE

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
- IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- DH DRILL HOLE
- 0.00 AC ACRES
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

CERTIFICATION

I HEREBY CERTIFY THAT IN OCTOBER, 2024, I COMPLETED A SURVEY FOR BUCKY C 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#: ASMA24-01	
 <b>A CIVIL GROUP, LLC</b> MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (573) 817-2750 MO CERT OF AUTHORITY: 2001006115 A MINOR PLAT	DATE: APRIL 2, 2025  JAY ALAN GEBHARDT NUMBER LS-2001001909 REGISTERED LAND SURVEYOR
<b>OSCAR PLAT 1</b> NE 1/4 OF S 1, T 48 N, R 13 W CITY OF COLUMBIA, BOONE COUNTY, MISSOURI	

STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC SIGNATURE

PRINTED NAME

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