

COLUMBIA FIRE STATION NO. 5 PLAT 2

A MINOR SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 48 NORTH, RANGE 12 WEST CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
SUBMITTED DATE: MAY 30, 2023

LEGEND
FOUND SET 5/8" ROD WITH CAP
BRUSH AND ASSOC. LC 321
RECORD DIMENSION AS PER
MATAORA SUBDIVISION - PLAT
#2 OR PLAT #3 UNLESS
OTHERWISE NOTED
(38-7) BOOK AND PAGE OF RECORDED
DOCUMENT
MEASURED
M POINT OF BEGINNING
-X- FENCE
C CENTER LINE
R/W RIGHT-OF-WAY
R/W SURVEY MONUMENT
Δ FOUND RIGHT-OF-WAY MARKER
Δ RIGHT-OF-WAY MARKER

FIELD WORK COMPLETED DATE: MAY 15, 2023
SURVEY FOR: THE CITY OF COLUMBIA AND AHMAD ZAFAR
PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO TYPE RURAL ACCURACY STANDARD 2 CSR 90-60.040
REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MDDOT VRS NETWORK, NAD 1983, MISSOURI CENTRAL ZONE

- NOTES:
- 1.) CURRENT TITLE POLICY AND OR ABSTRACT WERE NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.
 - 2.) THIS TRACT IS LOCATED IN NO SCREEN AREA OF MINIMAL FLOOD HAZARD ZONE X AS SHOWN BY THE FEMA F.I.R.M. PANEL NO. 290100284E, APRIL 19, 2017.
 - 3.) STREAM BUFFER STATEMENT:
THERE ARE NO REGULATED STREAMS ON THIS SITE 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.
 - 4.) THIS AREA IS PART OF THE TRACT DESCRIBED DESCRIBED BY THE DEED IN BOOK 390 PAGE 801 OF THE BOONE COUNTY RECORDS BUT NOT INCLUDED WITHIN LOT 1 COLUMBIA FIRE STATION NO. 5 AS SHOWN IN PLAT BOOK 38 PAGE 7 OF THE BOONE COUNTY RECORDS.

DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING LOT 1 AS SHOWN BY COLUMBIA FIRE STATION NO. 5 MINOR SUBDIVISION AS SHOWN IN PLAT BOOK 38 PAGE 7 ALSO BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 390 PAGE 801 ALSO BEING PART OF THE TRACT SHOWN BY THE SURVEY IN BOOK 392 PAGE 68 AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4888 PAGE 23 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WITH THE LINES OF SAID LOT 1 69.04 FEET WITH A CURVE TO THE RIGHT, CURVE RADIUS 30.00 FEET; CHORD N 22°42'25" W, 54.80 FEET TO A POINT ON THE EAST LINE OF THE TRACT SHOWN BY THE SURVEY IN BOOK 4724 PAGE 24 OF THE BOONE COUNTY RECORDS; THENCE WITH THE EAST LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 4724 PAGE 24 114.17 FEET WITH A CURVE TO THE LEFT, CURVE RADIUS 469.82 FEET, CHORD N 50°42'25" E, 113.90 FEET; THENCE N 29°16'45" E, 103.08 FEET; THENCE N 15°14'35" E, 103.08 FEET; THENCE N 29°16'45" E, 250.75 FEET; THENCE LEAVING THE LINES OF SAID LOT 1 AND THE EAST LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 4724 PAGE 24 N 81°24'40" W, 50.42 FEET; THENCE 9.03 FEET WITH A CURVE TO THE LEFT, CURVE RADIUS 25.00 FEET, CHORD N 71°03'50" W, 9.00 FEET; THENCE N 60°42'20" W, 48.55 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIA STREET; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE 47.09 FEET WITH A NON TANGENT CURVE TO THE LEFT, CURVE RADIUS 30.00 FEET, CHORD N 74°16'50" E, 42.40 FEET TO A POINT ON THE WEST LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4888 PAGE 23; THENCE WITH THE WEST LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4888 PAGE 23 N 29°16'45" E, 160.84 FEET; THENCE N 15°14'35" E, 103.08 FEET; THENCE N 29°16'45" E, 250.75 FEET; THENCE LEAVING THE LINES OF SAID LOT 1 AND THE EAST LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 4724 PAGE 24 N 81°24'40" W, 50.42 FEET; THENCE 9.03 FEET WITH A CURVE TO THE LEFT, CURVE RADIUS 25.00 FEET, CHORD N 71°03'50" W, 9.00 FEET; THENCE N 60°42'20" W, 48.55 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIA STREET; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE 47.09 FEET WITH A NON TANGENT CURVE TO THE LEFT, CURVE RADIUS 30.00 FEET, CHORD N 74°16'50" E, 42.40 FEET TO A POINT ON THE WEST LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4888 PAGE 23; THENCE WITH THE WEST LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4888 PAGE 23 N 29°16'45" E, 160.84 FEET; THENCE N 15°14'35" E, 103.08 FEET; THENCE N 29°16'45" E, 250.75 FEET; THENCE LEAVING THE WEST LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4888 PAGE 23 AND WITH THE WEST RIGHT-OF-WAY LINE OF BALLENGER LANE S 08°18'45" W, 204.57 FEET TO A POINT ON THE NORTH LINE OF THE TRACT DESCRIBED BY THE DEED IN BOOK 390 PAGE 801; THENCE S 08°18'45" W, 162.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S 08°18'45" W, 699.33 FEET; THENCE 43.51 FEET WITH A CURVE TO THE RIGHT, CURVE RADIUS 30.00 FEET, CHORD S 49°51'40" W, 38.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CLARK LANE; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF BALLENGER LANE AND WITH THE NORTH RIGHT-OF-WAY LINE OF CLARK LANE N 88°35'15" W, 271.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.16 ACRES.
THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
BRUSH & ASSOCIATES, INC.
508 NICHOLS STREET SUITE A
COLUMBIA, MISSOURI 65201
(573) 442-3110
PLSC 321
Kevin M. Schweikert
KEVIN M. SCHWEIKERT PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS _____ DAY OF _____ 2023.
Rebecca Schweikert
REBECCA SCHWEIKERT
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
JANUARY 4, 2027

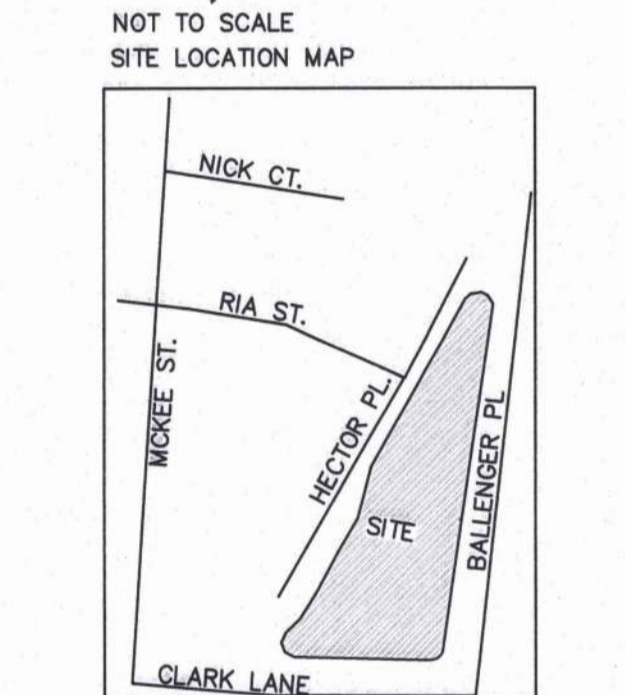
COLUMBIA FIRE STATION NO. 5 PLAT 2

1400 BALLENGER LANE COLUMBIA, MO 65202
DATE PREPARED: JUNE 23, 2023

BRUSH AND ASSOCIATES, INC.

LAND SURVEYORS
508 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201
PHONE : (573) 442-3110
FAX: (573) 442-4851
WWW.BRUSHENGSRV.COM
PLSC 321
Kevin M. Schweikert
KEVIN M. SCHWEIKERT
PLS 2013020068
DATE: *6/23/2023*

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 29°16'45" E	13.96
L2	N 81°41'15" W	5.00
L3	N 81°41'15" W	5.00
L4	N 33°52'50" E	14.85
L5	S 30°47'45" W	15.40
L6	S 55°42'45" E	48.90
L7	S 55°42'45" E	10.90
L8	S 55°42'45" E	72.35
L9	S 30°47'45" W	117.80
L10	S 28°52'45" W	131.80
L11	S 30°41'00" W	66.90
L12	S 33°52'50" W	89.65

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	69.04'	N 22°42'25" W	54.80'
C2	30.00'	83.27'	S 71°12'10" E	59.00'
C3	30.00'	43.51'	S 49°51'40" W	39.80'
C4	30.00'	36.30'	N 63°55'20" E	34.15'
C5	30.00'	46.98'	S 36°33'00" E	42.30'
C6	30.00'	47.12'	S 53°18'45" W	42.45'
C7	2873.56'	35.55'	N 26°55'40" E	35.55'
C8	25.00'	9.03'	N 71°03'50" W	9.00'
C9	586.87'	168.59'	S 68°56'05" E	168.00'
C10	30.00'	47.12'	N 15°42'20" W	42.45'
C11	636.87'	164.20'	N 68°05'30" W	163.75'
C12	30.00'	47.09'	N 74°16'50" E	42.40'
C13	30.00'	43.51'	S 49°51'45" W	39.80'

TOTAL ACREAGE 4.16
DEDICATED R/W ACREAGE -0.27
NET ACREAGE 3.89

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF COLUMBIA A POLITICAL SUBDIVISION IN THE STATE OF MISSOURI IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT. THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE FOREVER. THE STREET RIGHT-OF-WAY FOR RIA STREET AND BALLENGER LANE AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. IN WITNESS WHEREOF THE CITY OF COLUMBIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS OFFICERS.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2023.
SHARON GEUEA JONES CHAIRPERSON
APPROVED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2023.
BARBARA BUFFALOE MAYOR
ATTEST SHEELA AMIN CITY CLERK
DE'CARLON SEEWOOD CITY MANAGER
STATE OF MISSOURI)
COUNTY OF BOONE) SS
ON THIS 18th DAY OF July 2023 BEFORE ME
Kristina A. Wolf, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DE'CARLON SEEWOOD, CITY MANAGER OF THE CITY OF COLUMBIA, MISSOURI KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN SUBDIVISION PLAT ON BEHALF OF THE CITY OF COLUMBIA, MISSOURI AND ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO EXECUTE THE SAME FOR THE PURPOSES THEREIN STATED.
Kristina A. Wolf NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/23/24

KRISTINA ANN WOLF
Notary Public, Notary Seal
State of Missouri
Boone County
My Commission Expires 06-23-2024