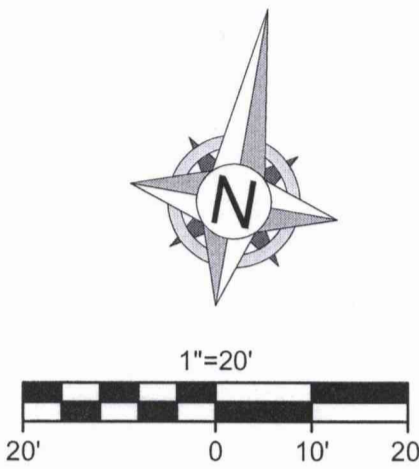


LOCATION MAP
Not To Scale

LEGEND

- ◆ SET 1/2" X 24" REBAR W/ CAP STAMPED OWN LC-62, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- X FENCE LINE
- (91/387) BK/PG OF RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- R RECORD DISTANCE
- OHP OVERHEAD POWER
- G GAS LINE
- SAN SEWER LINE
- LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS
- RIGHT OF WAY MARKER



GENERAL NOTES:

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE MISSOURI CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY PER 2 CSR 90-60.040 AS OF FEBRUARY, 2024.

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE REPORT ISSUED BY BOONE CENTRAL TITLE COMPANY, HAVING AN EFFECTIVE DATE OF JUNE 28, 2024, COMMITMENT/FILE NO. 2403037. EASEMENTS, COVENANTS & RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.

IN THE OPINION OF THE SURVEYOR THERE IS NO DIFFERENTIATION BETWEEN RECORD AND MEASURED DISTANCES OBSERVED UNLESS NOTED/SHOWN HEREON.

THE AREAS SHOWN FOR EACH LOT ARE CALCULATED AND NOT REPRESENTATIVE OF THE ACCURACY OF THIS SURVEY.

THERE IS A 22' BUILDING SETBACK DEPICTED HEREON FOR LOTS 112-116 PER BOA CASE (234-2023)

KNOW ALL MEN BY THESE PRESENTS:

JEREMY A. SPILLMAN & JESSICA L. SPILLMAN, A MARRIED COUPLE & BROOKS CHANDLER & EMILY BURKS, A MARRIED COUPLE, BEING SOLE OWNERS OF THE HEREON DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS OF TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

RIGHTS OF WAY FOR SHEETS STREET & BUTLER STREET ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, JEREMY A. SPILLMAN & JESSICA L. SPILLMAN, A MARRIED COUPLE, AND BROOKS CHANDLER & EMILY BURKS, A MARRIED COUPLE, HAVE CAUSED THESE PRESENTS TO BE SIGNED ON THIS 2 DAY OF July, 2024.

JEREMY A. SPILLMAN

BROOKS CHANDLER

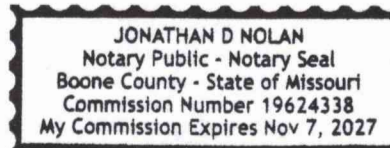
JESSICA L. SPILLMAN

EMILY BURKS

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 2 DAY OF July, IN THE YEAR 2024, BEFORE ME, Jonathan D. Nolan, a Notary Public in and for said State, personally appeared JEREMY A. SPILLMAN & JESSICA L. SPILLMAN, A MARRIED COUPLE & BROOKS CHANDLER & EMILY BURKS, A MARRIED COUPLE, KNOWN TO ME TO BE THE PERSONS/PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN DOCUMENT AND WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Jonathan D. Nolan
Jonathan D. Nolan
NOTARY PUBLIC



MY COMMISSION EXPIRES November 07, 2027



FINAL PLAT
OPR SUBDIVISION PLAT 2
A TRACT OF LAND BEING A PORTION OF LOT 1 OF OPR SUBDIVISION
RECORDED IN PLAT BOOK 55, PAGE 71
LOCATED IN THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

WD DEED BK 5359, PG 3
WALNUT BROOK PLAT 3
SURVEY RECORDED IN PLAT BOOK 11, PAGE 234

STREAM BUFFER STATEMENT
THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DEFINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT
THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL #29019C0290E, REVISED APRIL 19, 2017.

DESCRIPTION: ENTIRE TRACT
LOT 1 OF OPR SUBDIVISION RECORDED IN PLAT BOOK 55, PAGE 71 AND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.22 ACRES AND IS THE SAME LAND DESCRIBED BY DEEDS RECORDED IN BOOK 4996, PAGE 100 AND BOOK 5274, PAGE 74 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

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FORMERLY ANDERSON ENGINEERING

A licensed Missouri
Surveying Corporation
CO#A 00062

200 W. OLD PLANK ROAD
CITY OF COLUMBIA, BOONE COUNTY, MO

SUBMITTED 6/4/2024
1 OF 1

SUBSCRIBED AND SWORN BEFORE ME ON THIS 1ST DAY OF JULY, 2024 MY COMMISSION EXPIRES ~~NOVEMBER 28, 2021~~

COURTNEY KRIEG
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 23832829
My Commission Expires 11-28-2027

COURTNEY KRIEG
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF JEREMY SPILLMAN, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

I THEN DIVIDED THE TRACT AS SHOWN ON THIS PLAT.

Derek Forbis
DEREK FORBIS, P.L.S. 2021015380
DATE: JULY 1, 2024

STATE OF MISSOURI
DEREK FORBIS
NUMBER
PLS-201915380
PROFESSIONAL LAND SURVEYOR

APPROVED BY THE CITY COUNCIL PURSUANT TO
ORDINANCE # _____ ON THE
_____ DAY OF _____, 2024

BARBARA BUFFALO, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK