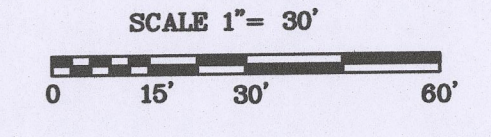


# MATAORA SUBDIVISION PLAT 4

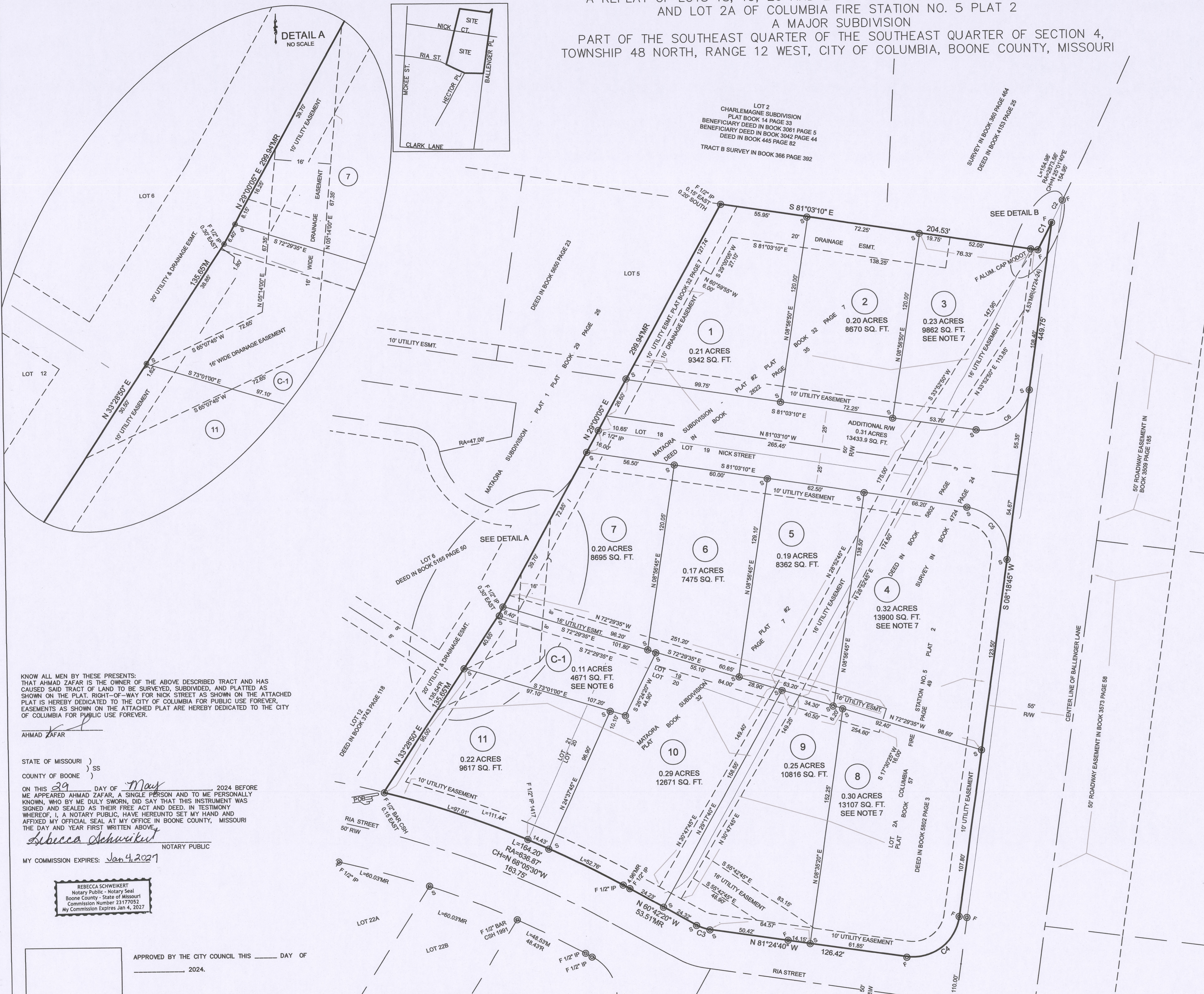
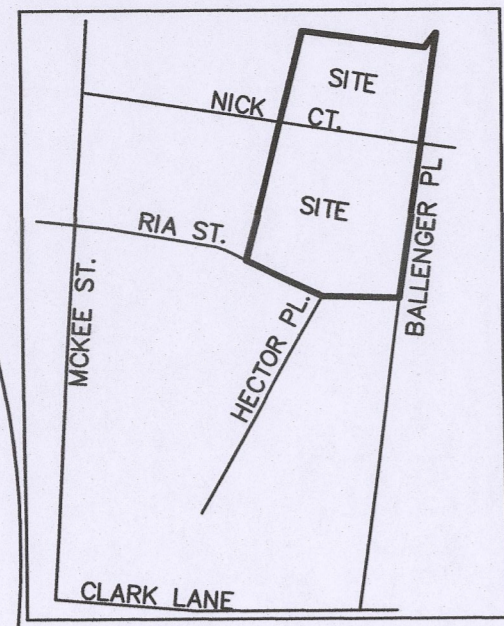
A REPLAT OF LOTS 18, 19, 20 AND 21 OF MATAORA SUBDIVISION - PLAT #2  
AND LOT 2A OF COLUMBIA FIRE STATION NO. 5 PLAT 2  
A MAJOR SUBDIVISION  
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

LEGEND

F	FOUND 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
S	SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 RECORD DIMENSION AS PER #2 OR PLAT #3 UNLESS OTHERWISE NOTED
R	BOOK AND PAGE OF RECORDED DOCUMENT
(38-7)	MEASURED
M	POINT OF BEGINNING
POB	FENCE
-X-	CENTER LINE
C/W	RIGHT-OF-WAY
R/W	SURVEY MONUMENT
⊙	FOUND RIGHT-OF-WAY MARKER
⊙	RIGHT-OF-WAY MARKER
⊙	CENTER LINE
⊙	ALUMINUM EASEMENT
⊙	ESMT. MISSOURI DEPARTMENT OF TRANSPORTATION
MODOT	



NOT TO SCALE  
SITE LOCATION MAP



ACREAGE TOTALS

TOTAL ACREAGE OF SURVEY BOUNDARY	3.01
ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED	0.31
TOTAL ACREAGE OF PLATTED LOTS	2.70

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2873.56'	19.73'	N 27°05'05" E	19.73'
C2	2873.56'	15.82'	N 26°43'50" E	15.80'
C3	25.00'	9.03'	N 71°03'30" W	9.00'
C4	30.00'	47.26'	S 53°27'55" W	42.55'
C5	30.00'	46.79'	N 36°22'15" W	42.20'
C6	30.00'	47.46'	S 53°37'45" W	42.65'

DESCRIPTION  
A TRACT 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 2A OF COLUMBIA FIRE STATION NO. 5 PLAT 2 AS SHOWN IN PLAT BOOK 57 PAGE 49 ALSO BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 5802 PAGE 3 AND BEING LOTS 18, 19, 20 AND 21 OF MATAORA SUBDIVISION - PLAT #2 AS SHOWN IN PLAT BOOK 32 PAGE 7 ALSO BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 2822 PAGE 35 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21; THENCE WITH THE LINES OF SAID MATAORA SUBDIVISION - PLAT #2 N 33°28'50"E, 135.65 FEET; THENCE N 29°00'05"E, 299.94 FEET; THENCE S 81°03'10"E, 204.53 FEET; THENCE LEAVING THE LINES OF SAID MATAORA SUBDIVISION - PLAT #2 AND WITH SAID LOT 2A 19.73 FEET WITH A NON TANGENT CURVE TO THE LEFT, CURVE RADIUS 2873.56 FEET, CHORD N 27°05'05"E, 19.73 FEET; THENCE S 08°18'45"W, 449.75 FEET; THENCE 47.26 FEET WITH A CURVE TO THE RIGHT, CURVE RADIUS 30.00 FEET, CHORD S 53°27'55"W, 42.55 FEET; THENCE N 81°24'40"W, 126.42 FEET; THENCE 9.03 FEET WITH A CURVE TO THE RIGHT, CURVE RADIUS 25.00 FEET, CHORD N 71°03'30"W, 9.00 FEET; THENCE N 60°42'20"W, 53.51 FEET TO A POINT ON THE SOUTH LINE OF SAID MATAORA SUBDIVISION - PLAT #2; THENCE LEAVING THE LINES OF SAID LOT 2A AND WITH THE SOUTH LINE OF SAID MATAORA SUBDIVISION - PLAT #2; THENCE 164.20 FEET WITH A CURVE TO THE LEFT, CURVE RADIUS 636.87 FEET, CHORD N 68°05'30"W, 163.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.01 ACRES.

FIELD WORK COMPLETED: JANUARY, 2024  
SURVEY FOR: AHMAD ZAFAR  
PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 2 CSR 90-60.040  
REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MODOT VRS NETWORK, NAD 1983, MISSOURI CENTRAL ZONE

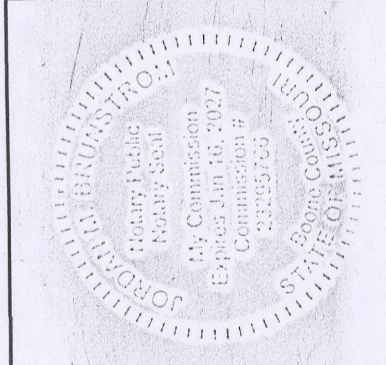
- NOTES:
- CURRENT TITLE POLICY AND OR ABSTRACT WERE NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.
  - THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA F.I.R.M. PANEL NO. 29019C0284E, DATED APRIL 19, 2017.
  - STREAM 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.
  - NO DRIVEWAY ACCESS WILL BE PERMITTED ONTO BALLENGER LANE FROM LOTS 3, 4, AND 8.
  - THE AREAS SHOWN IN SQUARE FEET ARE A CALCULATED VALUE AND NOT REPRESENTATIVE OF THE ACCURACY OF THE SURVEY.
  - LOT C-1 IS A COMMON LOT AND NOT FOR RESIDENTIAL DEVELOPMENT.
  - NO DRIVEWAY ACCESS WILL BE PERMITTED ONTO BALLENGER LANE

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.  
506 NICHOLS STREET SUITE A  
COLUMBIA, MO. 65201  
(573) 442-3110  
PLSC 321

KEVIN M. SCHWEIKERT  
PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 29 DAY OF MAY 2024.

Jordan M. Brunstrom  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: JANUARY 16, 2027



KNOW ALL MEN BY THESE PRESENTS: THAT AHMAD ZAFAR IS THE OWNER OF THE ABOVE DESCRIBED TRACT AND HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE PLAT. RIGHT-OF-WAY FOR NICK STREET AS SHOWN ON THE ATTACHED PLAT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. EASEMENTS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

AHMAD ZAFAR  
STATE OF MISSOURI )  
COUNTY OF BOONE )  
ON THIS 29 DAY OF May 2024 BEFORE ME APPEARED AHMAD ZAFAR, A SINGLE PERSON AND TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THIS INSTRUMENT WAS SIGNED AND SEALED AS THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF, I, A NOTARY PUBLIC, HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI THE DAY AND YEAR FIRST WRITTEN ABOVE.  
Rebecca Schweikert  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Jan 4, 2027

REBECCA SCHWEIKERT  
Notary Public - Notary Seal  
Boone County - State of Missouri  
Commission Number 23177052  
My Commission Expires Jan 4, 2027

APPROVED BY THE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BARBARA BUFFALOE MAYOR

ATTEST: SHEELA AMIN CITY CLERK

MATAORA SUBDIVISION PLAT 4  
ADDRESS: RIA STREET COLUMBIA, MO 65202  
PLOT DATE: MAY 28, 2024

BRUSH AND ASSOCIATES, INC.  
LAND SURVEYORS  
506 NICHOLS STREET, SUITE A  
COLUMBIA, MISSOURI 65201  
PHONE: (573) 442-3110  
FAX: (573) 442-4851  
WWW.BRUSHANDSURV.COM  
PLSC 321

KEVIN M. SCHWEIKERT  
PLS 2013020068  
DATE: May 29, 2024