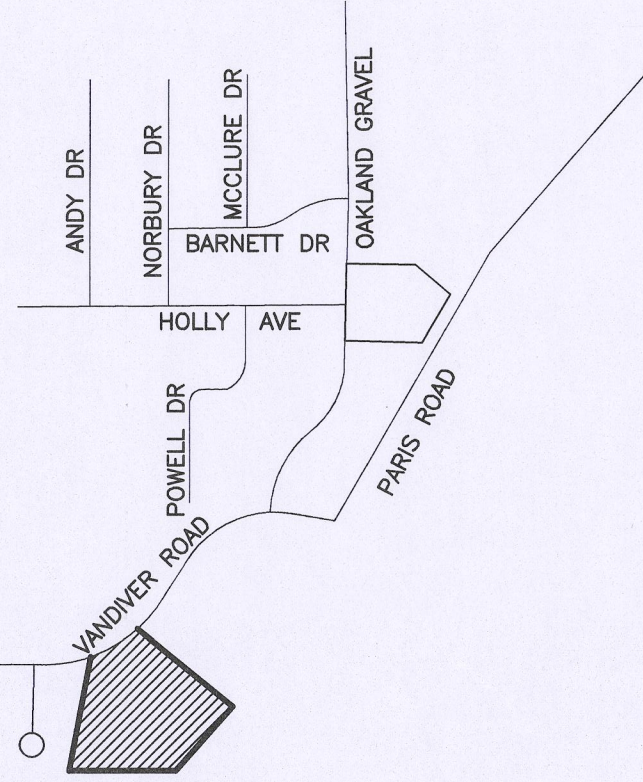
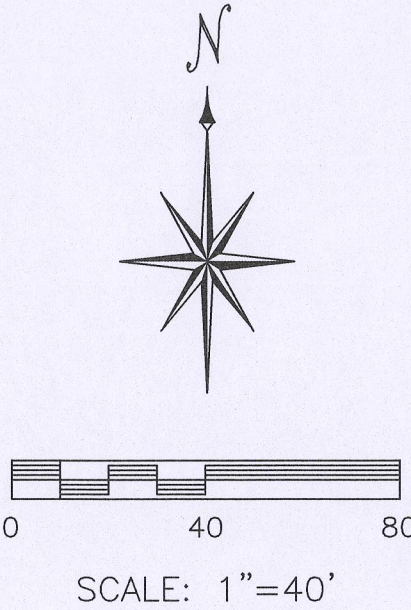


LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- DRILL HOLE OR CHISEL +
- RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- FENCE LINE
- (91/387) BK/PG OF RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- OHE OVERHEAD ELECTRIC
- G GAS LINE
- S SEWER LINE
- ST STORM SEWER LINE
- LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS



LOCATION MAP
Not To Scale



STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED 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

THIS TRACT IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #2900340281E, DATED APRIL 19, 2017.

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 JUNE 2022

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

ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

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 PROFESSIONAL OPINION OF THE SURVEYOR NO DIFFERENTIATION BETWEEN RECORD AND MEASURED DISTANCES WERE OBSERVED UNLESS NOTED/SHOWN HEREON. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS STATED OTHERWISE.

KNOW ALL MEN BY THESE PRESENTS:

THAT GREG EIFFERT, AS TRUSTEE OF THE HOWARD R. EIFFERT TRUST, OWNER OF THE BELOW DESCRIBED LOTS, 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.

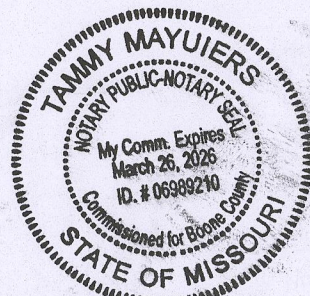
ADDITIONAL RIGHT OF WAY FOR VANDIVER DRIVE & WABASH DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, GREG EIFFERT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE ON THIS 28th DAY OF July, 2022.

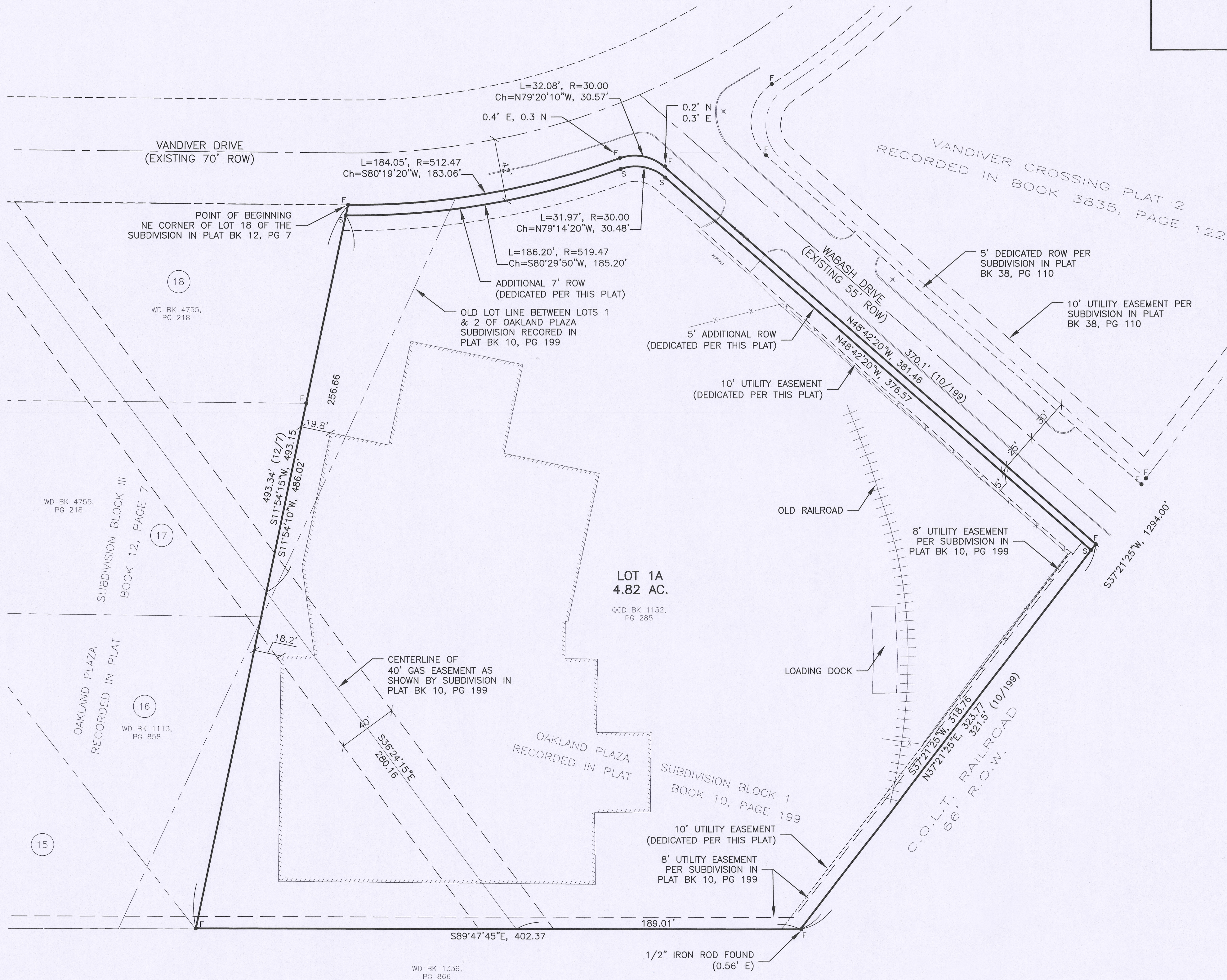
Greg Eiffert
GREG EIFFERT, TRUSTEE OF THE HOWARD R. EIFFERT TRUST

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 28th DAY OF July, IN THE YEAR 2022, BEFORE ME, *Tammy Mayuiers*, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREG EIFFERT, TRUSTEE OF THE HOWARD R. EIFFERT TRUST, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN DOCUMENT ON BEHALF OF SAID TRUST AND WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.



Tammy Mayuiers
NOTARY PUBLIC
MY COMMISSION EXPIRES March 26, 2026



DESCRIPTION: ENTIRE TRACT

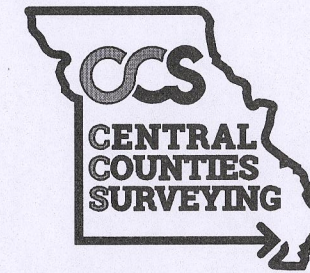
A PORTION OF LOT 1 & 2 OF OAKLAND PLAZA SUBDIVISION BLOCK 1 RECORDED IN PLAT BOOK 10, PAGE 199 OF THE BOONE COUNTY RECORDS AND LOCATED IN SECTION 6 TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 18 OF OAKLAND PLAZA SUBDIVISION BLOCK III RECORDED IN PLAT BOOK 12, PAGE 7 OF THE BOONE COUNTY, MISSOURI RECORDS.

THENCE S11°54'15"W ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 486.02 FEET TO THE SOUTHEAST CORNER OF LOT 16 OF SAID SUBDIVISION;
THENCE S89°47'45"E ALONG THE SOUTH LINE OF SAID OAKLAND PLAZA SUBDIVISION BLOCK I, A DISTANCE OF 402.37 FEET TO THE WEST RIGHT OF WAY LINE OF THE C.O.L.T. RAILROAD;
THENCE N37°21'25"E ALONG THE WEST RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 323.77 FEET TO THE EASTERNMOST CORNER OF SAID LOT 1 AND THE SOUTH RIGHT OF WAY LINE OF WABASH DRIVE;
THENCE LEAVING THE WEST LINE OF SAID RAILROAD, N48°42'20"W ALONG THE SOUTH RIGHT OF WAY LINE OF WABASH DRIVE, A DISTANCE OF 381.46 FEET;
THENCE S32°08' ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD OF N79°20'10"W, A DISTANCE OF 30.57 FEET);
THENCE 184.05' ALONG A 512.47 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD OF S80°19'20"W, A DISTANCE OF 183.06 FEET) TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.90 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 1152, PAGE 285 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

FINAL PLAT OF
OAKLAND PLAZA SUBDIVISION BLOCK 1 PLAT 2
A PORTION OF LOT 1 & 2 OF OAKLAND PLAZA SUBDIVISION BLOCK 1, RECORDED IN PLAT BOOK 10, PAGE 199 OF THE BOONE COUNTY RECORDS.
LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
(SUBMITTED: JULY 18, 2022)



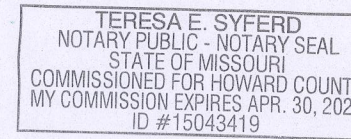
401 S. Cleveland St.
Fayette, MO 65248
Phone (660) 728-5028
Missouri Commission # 2014035983
Steven R. Proctor PLS # 2000148686
Derek Forbis PLS # 2021015380

2112 VANDIVER DRIVE
Columbia, Boone County, MO

Plotted: 7/18/2022

SHT. 1 OF 01

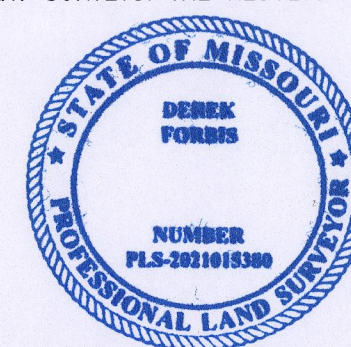
SUBSCRIBED AND SWORN BEFORE ME ON THIS 28th DAY OF July, 2022
MY COMMISSION EXPIRES APRIL 30, 2023.



Teresa E. Syferd
TERESA E. SYFERD
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF GREG EIFFERT, 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. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Derek Forbis
DEREK FORBIS, P.L.S. 2021015380
Date: July 28, 2022



APPROVED BY THE CITY COUNCIL PURSUANT TO
ORDINANCE # _____ ON THE
_____ DAY OF _____, 2022

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK