

SCALE: 1"=30'

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
- X 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
① LOT NUMBERS FROM PRIOR
SUBDIVISIONS/SURVEYS

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 #290340281E, 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 APRIL, 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.

NO DIFFERENTIATION BETWEEN RECORD AND MEASURED DISTANCES WERE OBSERVED BY THE SURVEYOR UNLESS NOTED/SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENTS

HASHTAG ENTERPRISES LLC, SOLE OWNERS 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 DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

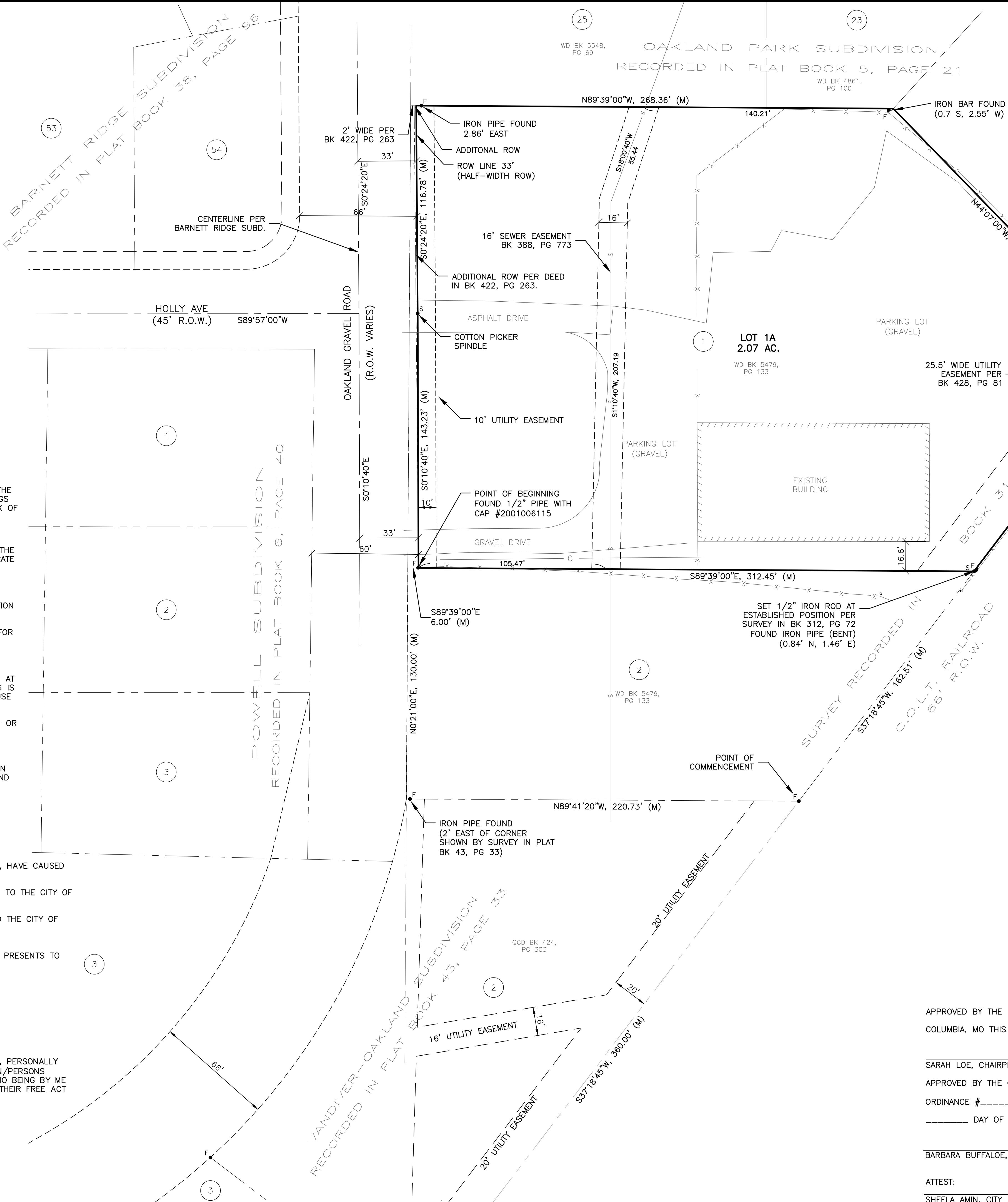
ADDITIONAL RIGHT OF WAY FOR OAKLAND GRAVEL IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, RANDY C. MINCHEW, (MEMBER), HAVE CAUSED THESE PRESENTS TO BE SIGNED.

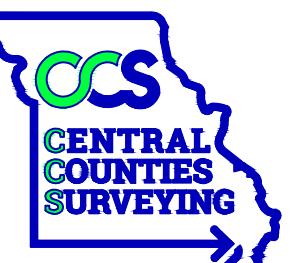
RANDY C. MINCHEW, MEMBER
STATE OF MISSOURI
COUNTY OF BOONE

ON THIS ____ DAY OF _____, IN THE YEAR 2022, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED RANDY C. MINCHEW, MEMBER, KNOWN TO ME TO BE THE PERSON/PERSONS
DESCRIBED IN AND WHO EXECUTED THE SAME AS THE FOREGOING PLAT, WHO BEING BY ME
DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT
AND DEED FOR THE PURPOSES THEREIN STATED.
MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC



FINAL PLAT OF HASHTAG-OAKLAND SUBDIVISION
ALL OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 312, PAGE 72 EXCEPT THAT PART CONVEYED TO THE CITY OF COLUMBIA, MISSOURI FOR STREET PURPOSES AS DESCRIBED IN QUIT-CLAIM DEED RECORDED IN BOOK 422, PAGE 263 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



401 S. Cleveland St.
Fayette, MO 65248
Phone: (573) 468-2098
Missouri Commission # 2014035983
Steven R. Proctor PLS # 20014866
Derek Forbis PLS # 2021015380

2306 OAKLAND GRAVEL ROAD
Columbia, Boone County, MO

Plotted: 4/29/2022

SHT. 1 OF 01

SUBSCRIBED AND SWORN BEFORE ME ON THIS ____ DAY OF _____, 2022
MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF RANDY MINCHEW, 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: May 10, 2022



NUMBER
PLS-2021015380

APPROVED BY THE PLANNING & ZONING COMMISSION,
COLUMBIA, MO THIS ____ DAY OF _____, 2022

SARAH LOE, CHAIRPERSON

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

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK