

# ALAMO PLACE PLAT 2

A REPLAT OF LOTS 13 AND 14 OF ALAMO PLACE  
NW1/4 OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST,  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 11, 2024  
REVISED: APRIL 9, 2024

## NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- SOURCE DEED FOR SUBJECT TRACT: WARRANTY DEED RECORDED IN BOOK 4676, PAGE 183 AND WARRANTY DEED RECORDED IN BOOK 4677, PAGE 2.
- ALL MONUMENTS SHALL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS FOLLOWING APPROVAL OF THIS PLAT, WHICHEVER OCCURS FIRST.

## SIGNIFICANT TREE INVENTORY

- REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(a)(1-3) OF THE CITY CODE. THERE ARE SEVEN (7) SIGNIFICANT DECIDUOUS TREES ON THIS SITE.
- 25% OF THE SIGNIFICANT TREES (MIN. 20" DBH) OUTSIDE THE TREE PRESERVATION AREA ARE TO BE SAVED.

## STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

## FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN AN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0280E, DATED APRIL 19, 2017.

## BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY MISSOURI, BEING ALL OF LOTS 13 AND 14 OF ALAMO PLACE RECORDED IN PLAT BOOK 3, PAGE 34, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14 OF ALAMO PLACE RECORDED IN PLAT BOOK 3, PAGE 34 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF HUNT AVENUE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, S 88°38'05"E, 217.67 FEET; THENCE LEAVING SAID NORTH LINE SOUTH ALONG THE EAST LINES OF LOTS 14 AND 13, S 01°02'05"W, 180.00 FEET; THENCE LEAVING SAID EAST LINE, WEST ALONG THE SOUTH LINE OF SAID LOT 13, N 88°38'05"W, 218.71 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HUNT AVENUE; THENCE LEAVING SAID SOUTH LINE, NORTH ALONG SAID EAST RIGHT-OF-WAY LINE N 01°21'55"E, 180.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.90 ACRES.

## LEGEND

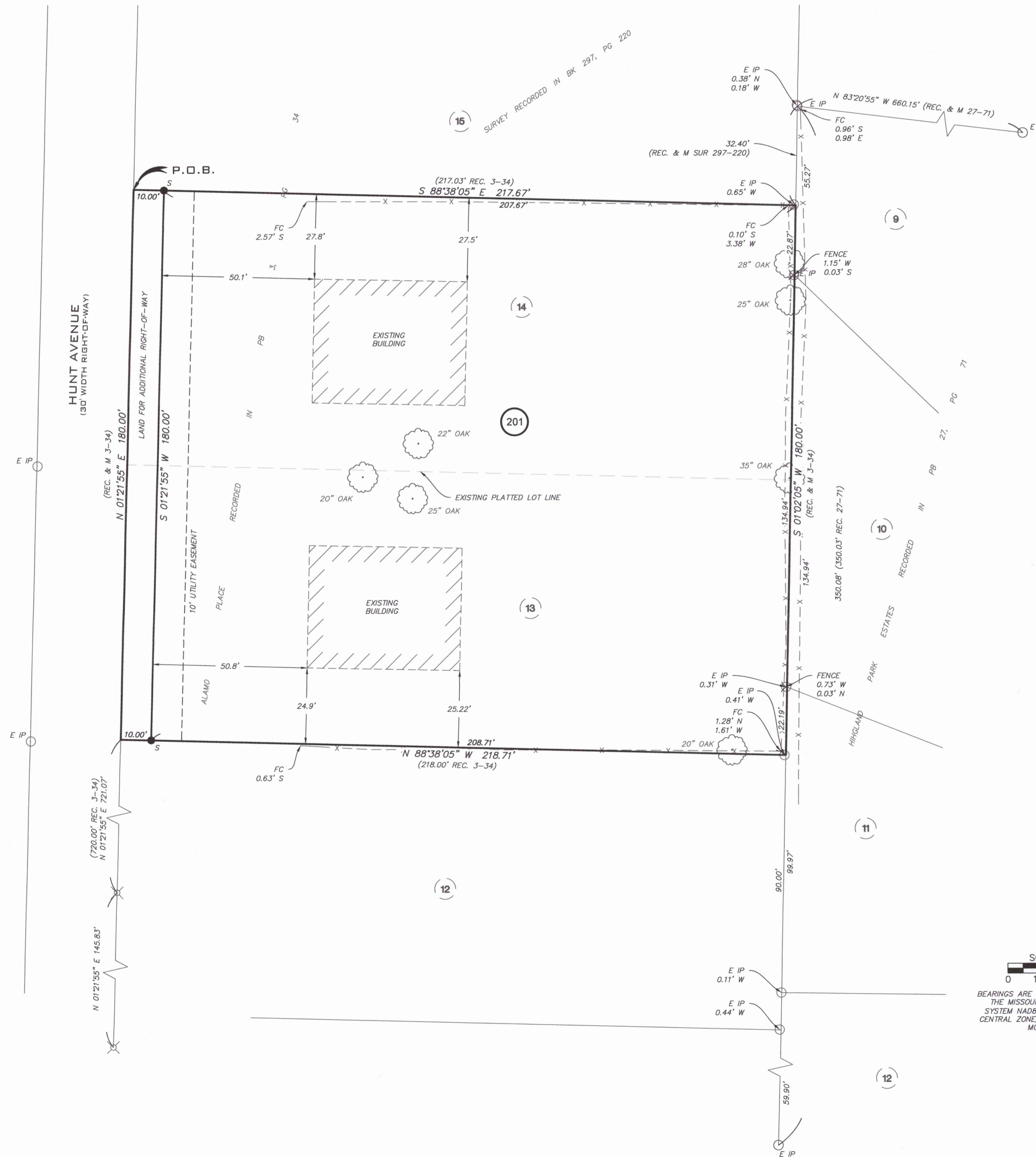
- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- (REC.) RECORD PER (PLAT BK, PG)
- IP IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- ⊗ DRILL HOLE
- SUR SURVEY
- 0.00 AC ACRES
- P.O.B. POINT OF BEGINNING
- FC FENCE CORNER
- - - FENCE
- PB PLAT BOOK
- BK BOOK
- PG PAGE

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI  
PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



LOCATION MAP  
NOT TO SCALE

## KNOW ALL MEN BY THESE PRESENTS

COMO LIVING PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

ADDITIONAL RIGHT-OF-WAY FOR HUNT AVENUE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED.

COMO LIVING PROPERTIES LLC

ELIAS ABADI, MEMBER

STATE OF MISSOURI } SS

COUNTY OF BOONE }

ON THIS 23 DAY OF April, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELIAS ABADI, MEMBER OF COMO LIVING PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY HE WAS A MEMBER OF THE SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Lara Florea  
LARA FLOREA  
NOTARY PUBLIC, MY COMMISSION  
EXPIRES MARCH 16, 2028



## CERTIFICATION

I HEREBY CERTIFY THAT IN FEBRUARY, 2024 I COMPLETED A SURVEY FOR COMO LIVING PROPERTIES, LLC FOR THE DESCRIBED PROPERTIES AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
A CIVIL GROUP  
CORPORATE NUMBER 2001006115

JAY GEBHARDT, S.S. 2001001909  
MO LAND SURVEYOR

DATE: 04-09-2024

**A CIVIL GROUP, LLC**  
MISSOURI LIMITED LIABILITY COMPANY  
3401 BROADWAY BUSINESS PARK CT  
SUITE 105  
COLUMBIA, MISSOURI 65203  
PH: (573) 817-5750  
MO CERT OF AUTHORITY: 2001006115

A REPLAT  
**ALAMO PLACE PLAT 2**  
NW1/4 OF S 11, T 48N, R 13W  
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS 23 DAY OF April, 2024.

Lara Florea

LARA FLOREA

NOTARY PUBLIC, MY COMMISSION  
EXPIRES MARCH 16, 2028.

