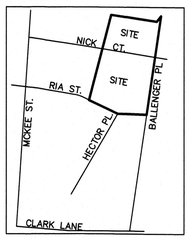
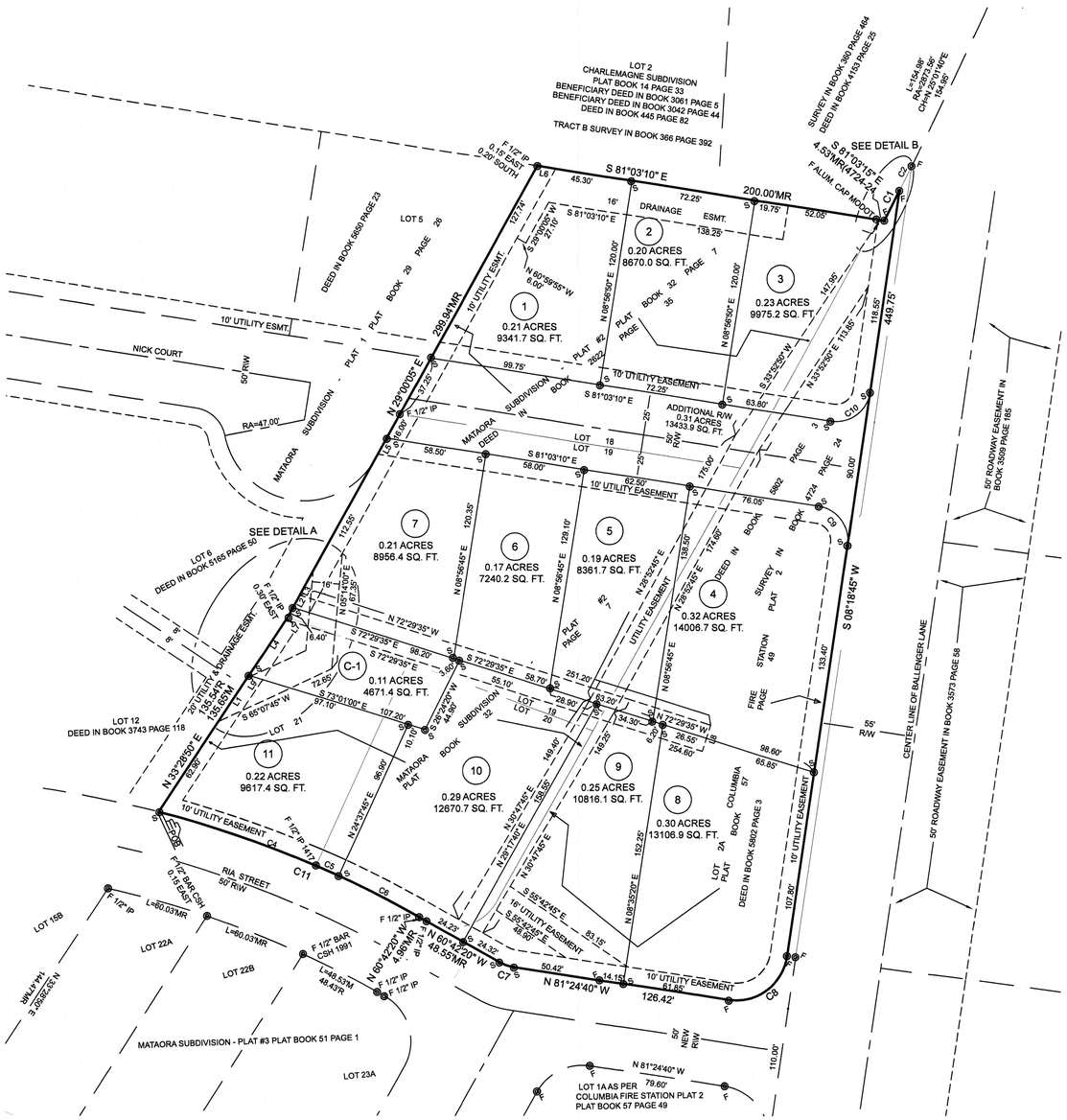
FILED FOR RECORD, BOONE COUNTY, MISSOURI
BOB NOLTE, RECORDER OF DEEDS

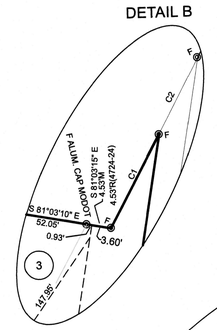
MATAORA SUBDIVISION PLAT 4

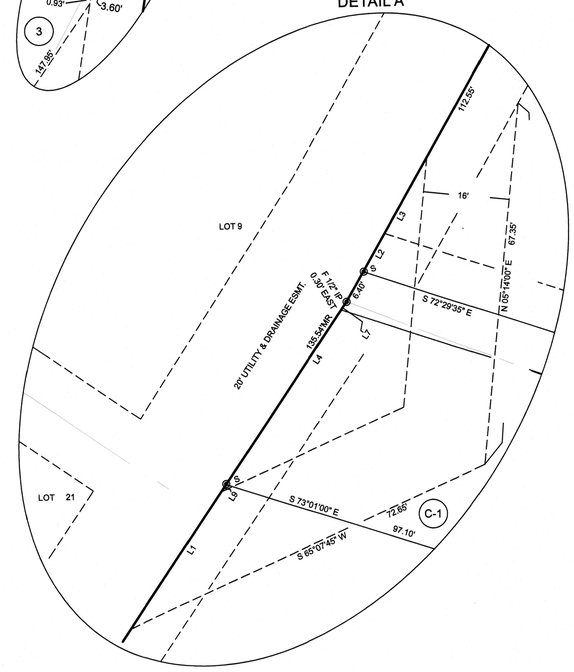
A REPLAT OF LOTS 18, 19, 20 AND 21 OF MATAORA SUBDIVISION – PLAT #2 AND LOT 2A OF COLUMBIA FIRE STATION NO. 5 PLAT 2
A MAJOR SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

NOT TO SCALE
SITE LOCATION MAP









CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2873.56'	19.73'	N 27°05'05" E	19.75'
C2	2873.56'	15.82'	N 26°43'50" E	15.80'
C4	636.87'	97.02'	S 71°06'50" E	96.95'
C5	636.87'	14.43'	S 66°06'00" E	14.45'
C6	636.87'	52.76'	S 63°04'40" E	52.75'
C7	25.00'	9.03'	N 71°03'30" W	9.00'
C8	30.00'	47.26'	S 53°27'55" W	42.55'
C9	20.00'	31.19'	N 36°22'10" W	28.15'
C10	20.00'	31.64'	S 53°37'50" W	28.45'
C11	636.87'	164.20'	N 68°05'30" W	163.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°28'50" E	30.50'
L2	N 29°00'05" E	8.15'
L3	N 29°00'05" E	16.25'
L4	N 33°28'50" E	38.85'
L5	N 29°00'05" E	10.65'
L6	S 81°03'10" E	10.65'
L7	N 33°28'50" E	1.80'
L8	S 17°30'25" W	16.00'
L9	N 33°28'50" E	1.62'

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
R	RECORD DIMENSION AS PER MATAORA SUBDIVISION – PLAT #2 OR PLAT #3 UNLESS OTHERWISE NOTED
(38-7)	BOOK AND PAGE OF RECORDED DOCUMENT
M	MEASURED
POB	POINT OF BEGINNING
-X-	FENCE
℄	CENTER LINE
R/W	RIGHT-OF-WAY
◎	SURVEY MONUMENT
△	FOUND RIGHT-OF-WAY MARKER
RWM	RIGHT-OF-WAY MARKER
– –	CENTER LINE
ALUM	ALUMINUM
ESMT.	EASEMENT
MODOT	MISSOURI DEPARTMENT OF TRANSPORTAION

SCALE 1"= 40'
0 20' 40' 80'

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

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 2622 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, 200.00 FEET; THENCE LEAVING THE LINES OF SAID MATAORA SUBDIVISION – PLAT #2 AND WITH SAID LOT 2A S 81°03'15"E, 4.53 FEET; THENCE 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, 48.55 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 N 60°42'20"W, 4.96 FEET; 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:

1.) CURRENT TITLE POLICY AND OR ABSTRACT WERE NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.

2.) THIS TRACT IS LOCATED IN NO SCREEN AREA OF MINIMAL FLOOD HAZARD ZONE X AS SHOWN BY THE FEMA F.I.R.M. PANEL NO. 29019C0284E, APRIL 19, 2017.

3.) 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.

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.
SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC
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 18 DAY OF January 2024.

REBECCA SCHWEIKERT NOTARY PUBLIC
MY COMMISSION EXPIRES: JANUARY 4, 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 COURT 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 FOR PUBLIC USE FOREVER.

_____
AHMAD ZAFAR

STATE OF MISSOURI)
) SS
COUNTY OF BOONE)

ON THIS _____ DAY OF _____, 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.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS_____ DAY OF _____, 2024

_____
SHARON GEUEA JONES CHAIRPERSON

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: JANUARY 18, 2024

BRUSH AND ASSOCIATES, INC.

LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA , MISSOURI 65201
PHONE : (573) 442–3110
FAX: (573) 442–4851
WWW.BRUSHENGSURV.COM
PLSC 321

KEVIN M. SCHWEIKERT
PLS 2013020068
DATE: January 18, 2024

C:\Land Projects 3\9558\dwg\9558 PLAT.dwg 01/18/2024 11:07 AM CDT