

LOCATION MAP  
NOT TO SCALE

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN FEBRUARY OF 2025, I COMPLETED A SURVEY AND SUBDIVISION REPLAT FOR P1316 LLC, OF A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 8, DISCOVERY PARK, PLAT 7 RECORDED IN PLAT BOOK 55, PAGE 45 AND BEING PART OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3790, PAGE 49 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF SAID LOT 8, SAID POINT BEING ON THE NORTHEAST RIGHT OF WAY LINE OF ENDEAVOR AVENUE AND WITH SAID NORTHEAST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES THEREOF, N 48°53'30"W, 35.79 FEET; THENCE N 67°06'05"W, 313.14 FEET; THENCE 18.64 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 40°23'55"W, 17.97 FEET; THENCE 90.67 FEET ALONG A 84.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 44°37'10"W, 86.33 FEET; THENCE LEAVING SAID NORTHEAST RIGHT OF WAY LINE, N 23°16'10"E, 194.02 FEET; THENCE N 66°46'55"W, 115.57 FEET; THENCE N 22°54'00"E, 82.55 FEET TO THE NORTHEAST LINE OF SAID TRACT OF LAND, SAID LINE ALSO BEING THE SOUTHWEST LINE OF LOT 403C, DISCOVERY PARK SUBDIVISION PLAT 4-A, RECORDED IN PLAT BOOK 54, PAGE 46; THENCE WITH SAID NORTHEAST TRACT OF LAND AND SAID SOUTHWEST LINE AND EXTENDING ALONG THE NORTHEAST LINE OF SAID LOT 8, SAID NORTHEAST LINE ALSO BEING THE SOUTHWEST RIGHT OF WAY LINE OF BRIARMONT AVENUE, S 67°02'15"E, 547.55 FEET; THENCE LEAVING SAID NORTHEAST AND SOUTHWEST LINE AND SOUTHWEST RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID LOT 8, SAID LINE ALSO BEING THE WEST LINE OF LOT 501B, DISCOVERY PARK SUBDIVISION PLAT 5A, RECORDED IN PLAT BOOK 54, PAGE 83, THE FOLLOWING COURSES AND DISTANCES, S 22°54'45"W, 205.38 FEET; THENCE S 67°06'05"E, 9.78 FEET; THENCE S 22°53'55"W, 123.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.34 ACRES.

AND,

A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 6, DISCOVERY PARK, PLAT NO. 6A RECORDED IN PLAT BOOK 58, PAGE 12 AND BEING ALL OF LOT 7, DISCOVERY PARK SUBDIVISION PLAT 7 RECORDED IN PLAT BOOK 55, PAGE 45 AND BEING PART OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3790, PAGE 49 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF SAID LOT 7, SAID POINT BEING ON THE NORTHEAST RIGHT OF WAY LINE OF ARTEMIS DRIVE AND WITH SAID NORTHEAST RIGHT OF WAY LINE THEREOF, N 40°53'20"W, 311.15 FEET; THENCE LEAVING SAID NORTHEAST RIGHT OF WAY LINE, S 49°06'40"W, 60.00 FEET TO THE SOUTHWEST RIGHT OF WAY LINE OF ARTEMIS DRIVE; THENCE WITH SAID SOUTHWEST RIGHT OF WAY LINE, S 40°53'20"E, 274.65 FEET TO THE EAST CORNER OF SAID LOT 6; THENCE LEAVING SAID SOUTHWEST RIGHT OF WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 6, S 49°06'30"W, 235.49 FEET TO THE SOUTH CORNER OF SAID LOT 6; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID LOT 6, N 40°53'50"W, 328.35 FEET TO THE WEST CORNER OF SAID LOT 6; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID LOT 6, S 49°06'30"E, 235.53 FEET; THENCE LEAVING SAID NORTH LINE, N 40°53'20"W, 166.50 FEET; THENCE N 49°06'40"E, 116.74 FEET; THENCE 87.86 FEET ALONG A 187.38-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 35°56'40"E, 87.06 FEET; THENCE N 22°28'55"E, 148.26 FEET TO THE WEST RIGHT OF LINE OF ENDEAVOR AVENUE; THENCE WITH SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, 90.60 FEET ALONG A 84.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 89°36'30"E, 86.27 FEET; THENCE 18.64 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 86°11'45"E, 17.97 FEET; THENCE S 67°06'05"E, 313.14 FEET; THENCE S 85°18'40"E, 27.62 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID LOT 7 SAID LINE ALSO BEING THE NORTHWEST LINE OF LOTS 1, 2 AND 3, DISCOVERY PARK SUBDIVISION PLAT 6, RECORDED IN PLAT BOOK 55, PAGE 44, S 23°06'25"W, 568.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.59 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD., BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304  
STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF May  
IN THE YEAR 2025.

DANIELLE GRIFFITH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2028  
COMMISSION NUMBER 12409201



**KNOW ALL MEN BY THESE PRESENTS:**

THAT P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS DISCOVERY APARTMENTS, PLAT NO. 1.

IN WITNESS WHEREOF, P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 20 DAY OF May, 2025.

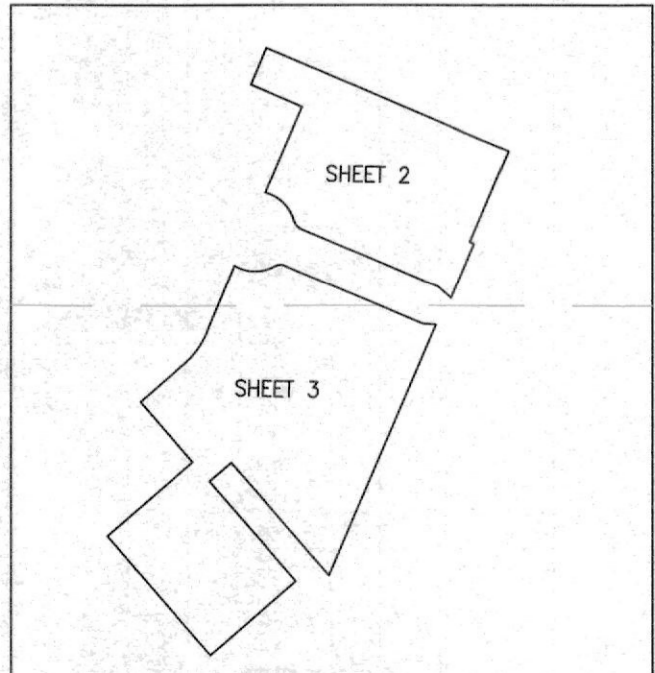
P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY

BRUCE J OOLE, MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 20 DAY OF May, IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRUCE J OOLE, MEMBER OF P1316 LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

DANIELLE GRIFFITH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2028  
COMMISSION NUMBER 12409201



SHEET INDEX  
NOT TO SCALE

# FINAL PLAT DISCOVERY APARTMENTS, PLAT No. 1

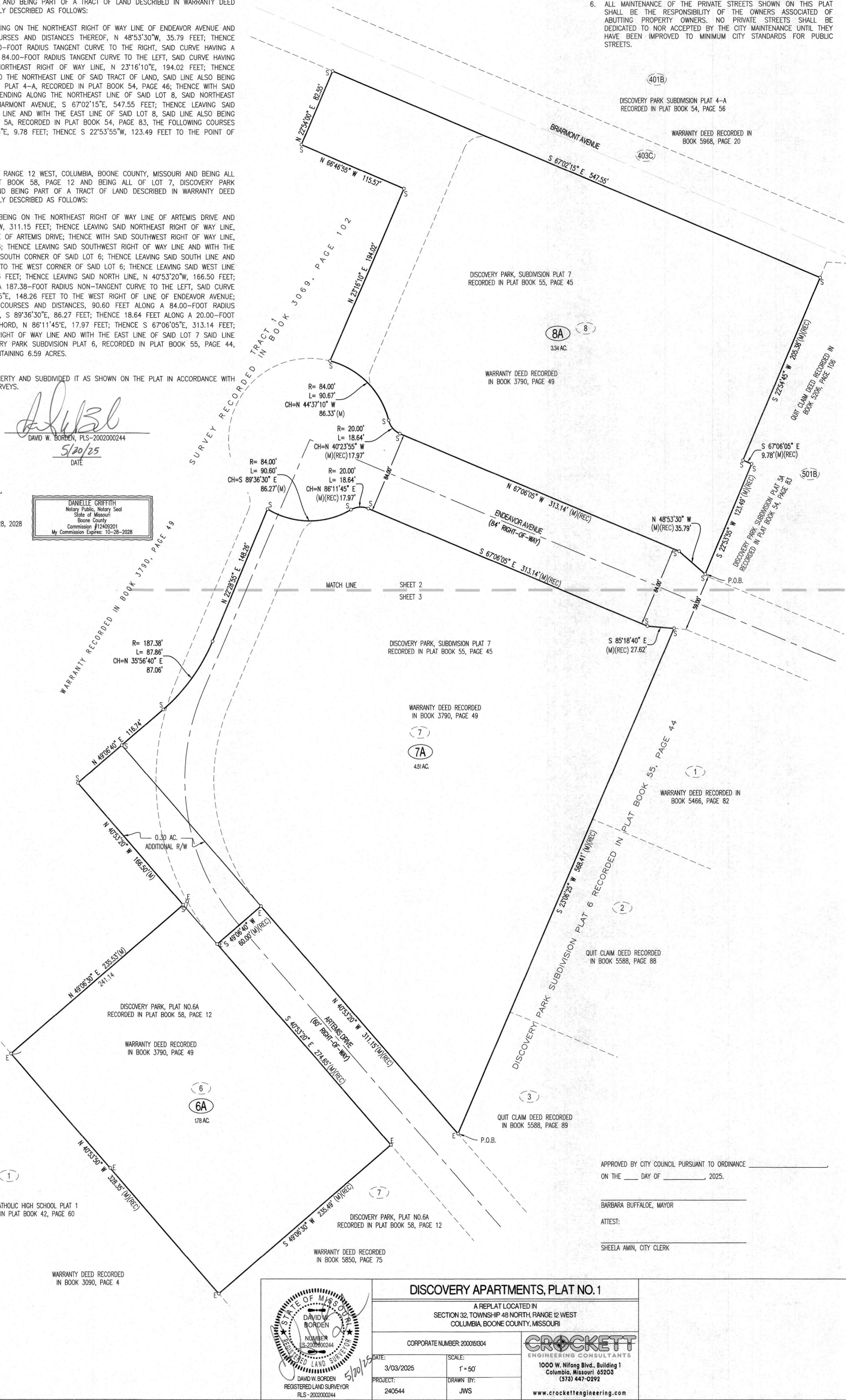
A REPLAT LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 3, 2025

**LEGEND:**

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- CL= CENTERLINE
- MATCHLINE
- - - - - 10' UTILITY EASEMENT

**NOTES:**

- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 290019C 0295E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).(A)
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER 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
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATED OF ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

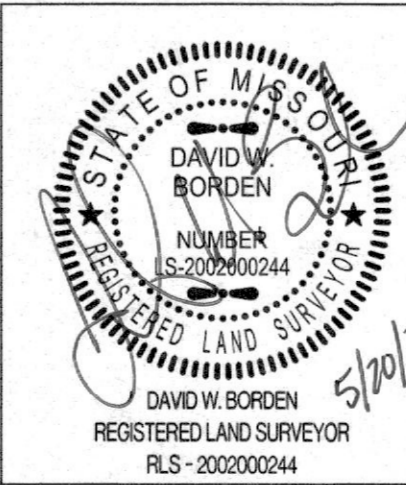


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE \_\_\_\_\_  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



**DISCOVERY APARTMENTS, PLAT NO. 1**

A REPLAT LOCATED IN  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 3/03/2025

PROJECT: 240544

SCALE: 1" = 50'

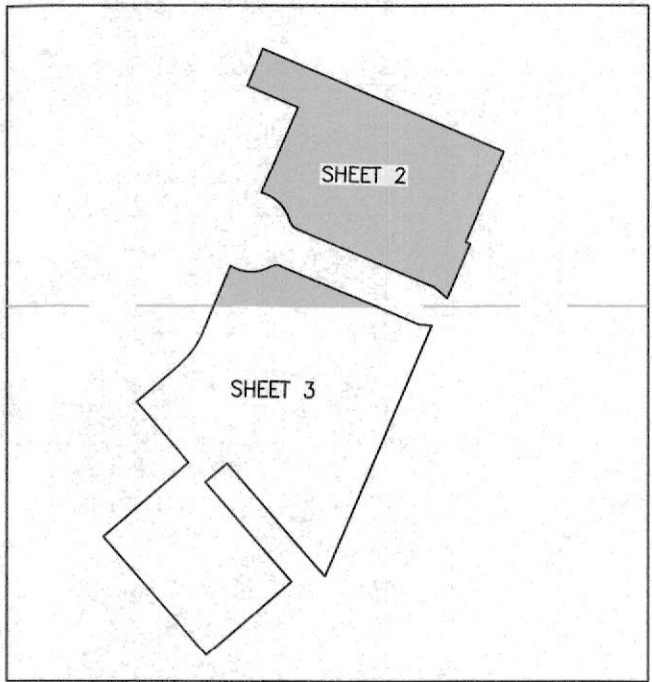
DRAWN BY: JWS



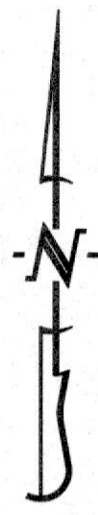
www.crockettengineering.com

FINAL PLAT  
DISCOVERY APARTMENTS, PLAT No. 1

A REPLAT LOCATED IN THE SOUTHEAST QUARTER OF  
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SHEET INDEX  
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SCALE: 1"=40'  
0 20 40 80

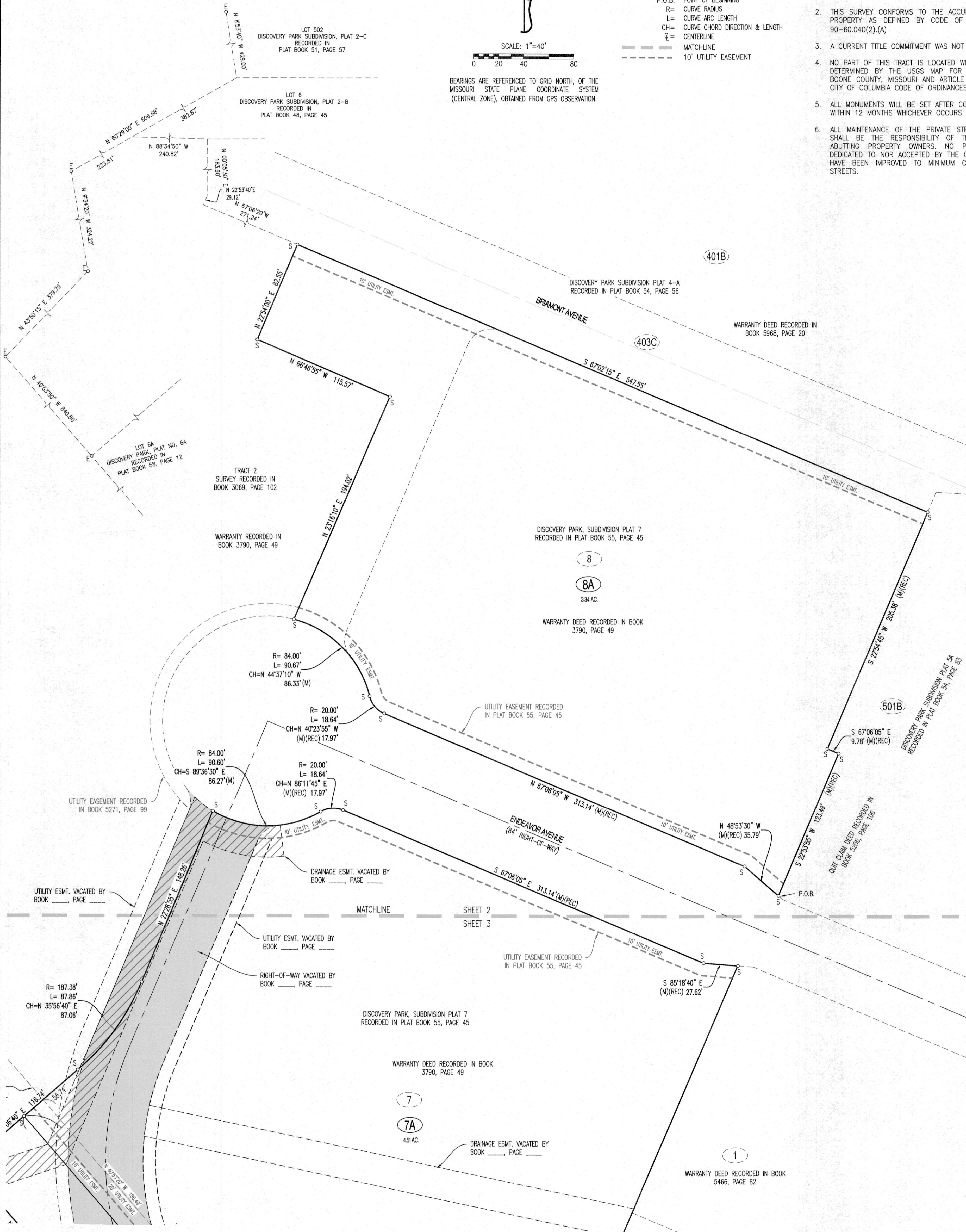
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE  
MISSOURI STATE PLANE COORDINATE SYSTEM  
(CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

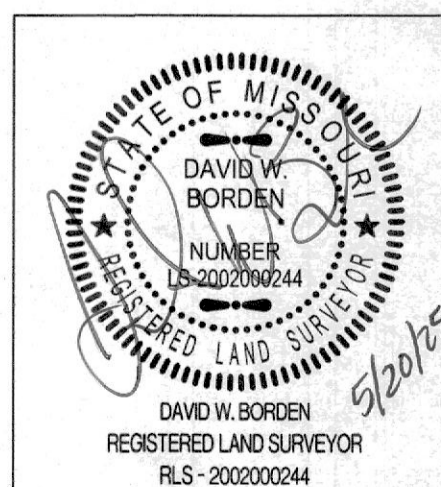
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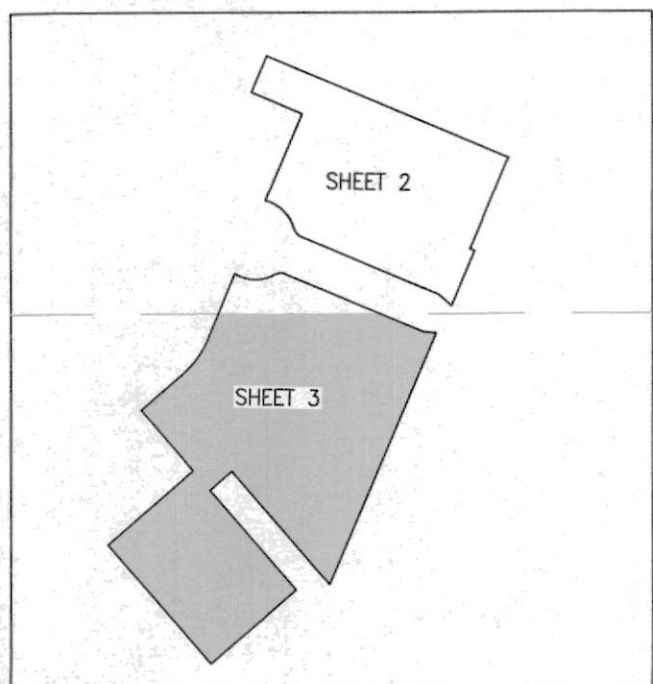


DISCOVERY APARTMENTS, PLAT NO. 1	
A REPLAT LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200053004	CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 3/03/2025	SCALE: 1" = 40'
PROJECT: 240544	DRAWN BY: JWS



# FINAL PLAT DISCOVERY APARTMENTS, PLAT No. 1

A REPLAT LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 3, 2025



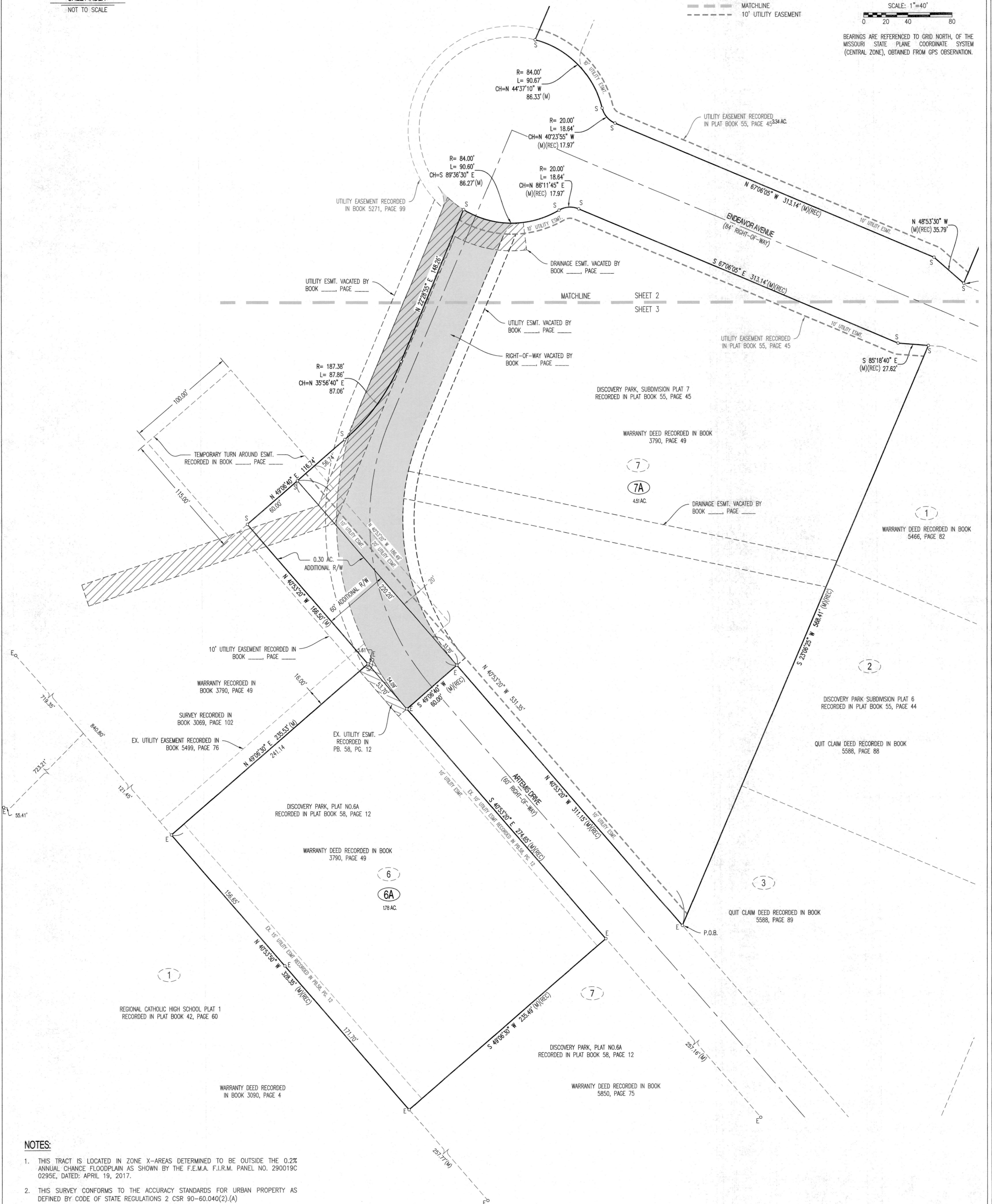
SHEET INDEX  
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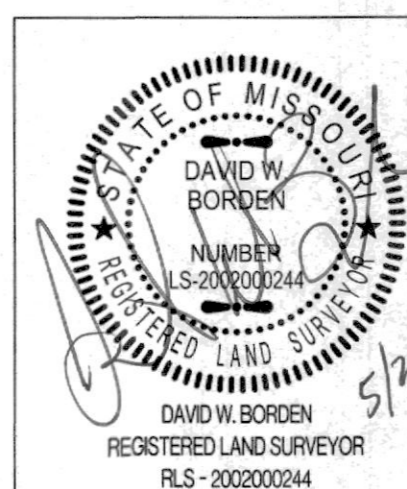
SCALE: 1"=40'  
0 20 40 80

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



## NOTES:

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## DISCOVERY APARTMENTS, PLAT NO. 1

A REPLAT LOCATED IN  
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COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200051304

DATE: 3/03/2025

SCALE: 1"=40'

PROJECT: 240544

DRAWN BY: JWS

