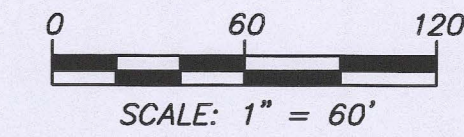


# CONLEY MARKETPLACE

## FINAL PLAT FEBRUARY 23, 2022



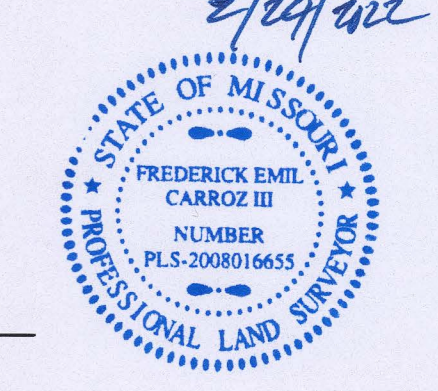
BEARINGS ARE REFERENCED TO  
MISSOURI STATE PLANE COORDINATE SYSTEM  
(NAD 1983) CENTRAL ZONE.

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACTS DESCRIBED BY QUIT CLAIM DEED RECORDED IN BOOK 3406 PAGE 63, RIGHT-OF-WAY AND EASEMENT STREET AND UTILITY PURPOSES RECORDED IN BOOK 5045 PAGE 6, ALSO PART OF THE TRACTS VACATED BY CITY ORDINANCE NO. 024024 RECORDED IN BOOK 5079 PAGE 6, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8 T48N R12W, ALSO BEING THE NORTHWEST CORNER OF LOT 3A OF THE ADMINISTRATIVE PLAT OF LOT 1 BROADWAY MARKETPLACE, LOT 1 LOWE'S SUBDIVISION, LOT 1 WAL-MART STORES PLAT NO. 1, RECORDED IN BOOK 2339 PAGE 81, AND THE SOUTHWEST CORNER OF TRACT #1 OF BOONE COUNTY SURVEY #7601 OF THE SANFORD F. CONLEY, JR. SUBDIVISION, THENCE N 1°20'50"E, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, 676.88 FEET TO THE SOUTH CORNER OF THE TRACT DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN BOOK 4545 PAGE 95; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT N 52°12'40"E 140.49 FEET TO THE NORTH LINE OF THE SOUTH HALF OF TRACT #3 OF SAID SUBDIVISION; THENCE ALONG SAID LINE, S 87°25'40"E 899.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EAST BUSINESS LOOP 70; THENCE ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1711.00 FEET, A DISTANCE OF 154.66, THE CHORD BEING S 11°31'50"E 154.61; THENCE S 16°50'00"E 2.52 FEET; THENCE S 4°00'40"E 4.18 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1711.00 FEET, A DISTANCE OF 114.95 FEET, THE CHORD BEING S 6°47'40"E 114.93 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 63.00 FEET, A DISTANCE OF 27.69 FEET, THE CHORD BEING S 7°43'20"W 27.47 FEET; THENCE S 4°00'50"E 41.68 FEET; THENCE S 8°55'10"W 109.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CONLEY ROAD; THENCE S 59°59'40"E 1.30 FEET; THENCE S 20°32'00"E 69.96 FEET; THENCE S 2°49'10"W 119.44 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 36.00 FEET, A DISTANCE OF 17.56 FEET, THE CHORD BEING S 16°47'40"W 17.39 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET, A DISTANCE OF 27.80 FEET, THE CHORD BEING S 18°19'40"W 27.58 FEET; THENCE S 5°53'10"W 92.64 FEET TO THE 1/4 SECTION LINE; THENCE N 87°26'10"W 1050.48 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.44 ACRES.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES  
MISSOURI L.S. CORP. #2004004672  
1113 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573) 449-2646  
EMAIL: E.CARROZ@ESS-INC.COM



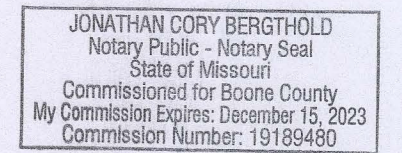
FREDERICK E. CARROZ III  
PROFESSIONAL LAND SURVEYOR  
PLS - 2008016655

CONLEY MARKETPLACE  
NW 1/4 SECTION 8 T48N R12W  
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 24TH DAY OF FEBRUARY, 2022 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 15, 2023.



JONATHAN CORY BERGHOLD, NOTARY PUBLIC

KNOW ALL PERSONS BY THESE PRESENTS:

THAT TKG CONLEY ROAD INVESTMENTS, L.L.C., BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO FOUR LOTS AS SHOWN ON THE PLAT. THE LAND FOR ADDITIONAL STREET RIGHT-OF-WAY, 10 FOOT ELECTRIC EASEMENT, 20 FOOT UTILITY EASEMENT, 12 FOOT AND 16 FOOT SANITARY SEWER EASEMENTS, AND THE 14 FOOT TRAIL EASEMENT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

TKG CONLEY ROAD INVESTMENTS, L.L.C.

*R. Otto Maly*  
R. OTTO MALY, MANAGER

STATE OF Missouri } SS  
COUNTY OF Boone

ON THIS 1st DAY OF March, 2022 BEFORE ME APPEARED R. OTTO MALY, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF TKG CONLEY ROAD INVESTMENTS, L.L.C. A LIMITED LIABILITY COMPANY AND SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND THE SAID MANAGER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES 3/26/25

*Debi Barton*  
DEBI BARTON  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Comm. Number 13450605  
Boone County  
My Commission Expires: Mar. 26, 2025

NOTARY PUBLIC

### NOTES

- THIS LOT IS ZONED "M-C", MIXED USE - CORRIDOR
- THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY SITE INSPECTION AND BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THIS PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FIRM MAP NUMBER 29019C0283E, DATED APRIL 19, 2017.
- IN MY PROFESSIONAL JUDGMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

### VICINITY MAP

NOT TO SCALE

### LEGEND

- ⊕ IRON
- F FOUND
- (DTP) DEDICATED BY THIS PLAT
- ARC ARC LENGTH
- CH CHORD BEARING AND LENGTH
- R RADIUS LENGTH
- ☞ POINT OF BEGINNING

ALL MONUMENTS ARE SET UNLESS SHOWN (F) FOUND

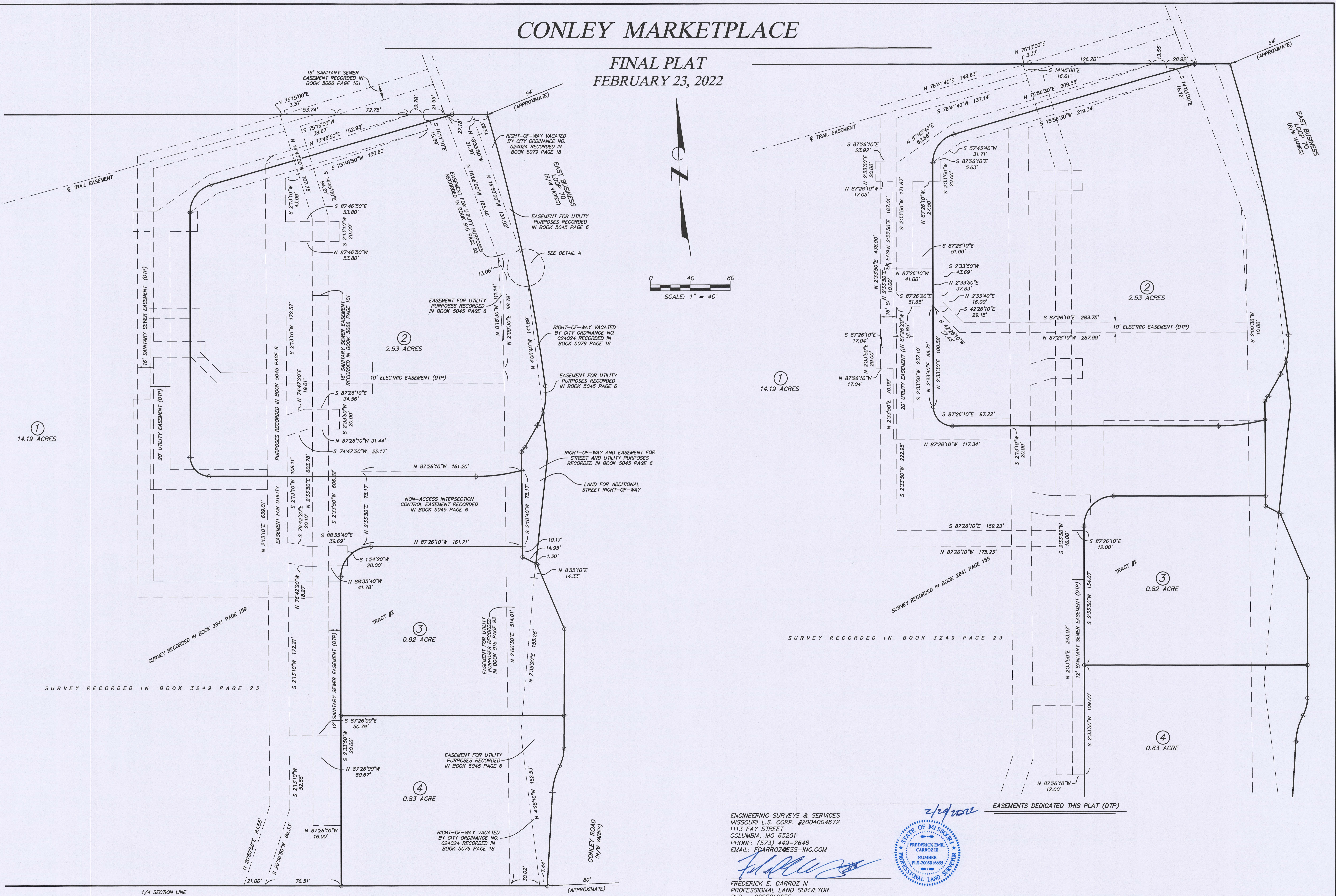
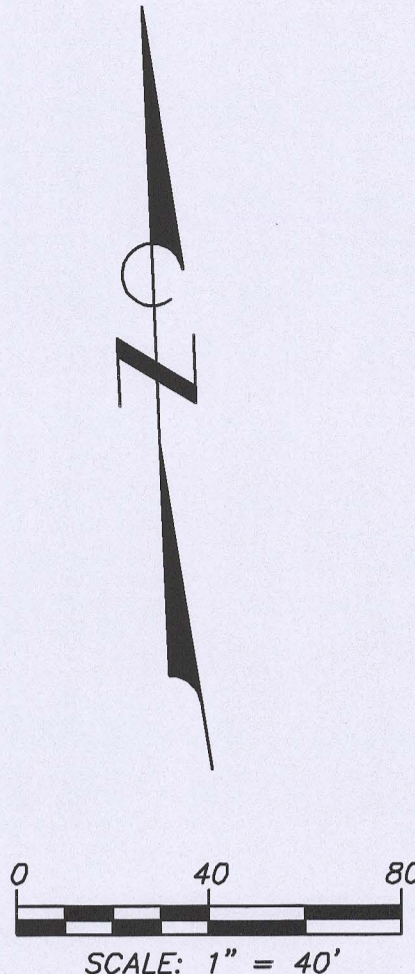
### DETAIL A

SCALE: 1" = 5'

LOT 3A  
THE ADMINISTRATIVE PLAT OF LOT 1 BROADWAY MARKETPLACE,  
LOT 1 LOWE'S SUBDIVISION, LOT 1 WAL-MART STORES PLAT NO. 1,  
RECORDED IN BOOK 2339 PAGE 8

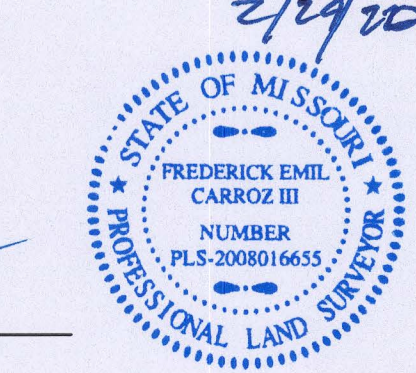
# CONLEY MARKETPLACE

FINAL PLAT  
FEBRUARY 23, 2022



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FREDERICK E. CARROZ III  
PROFESSIONAL LAND SURVEYOR  
PLS - 2008016655



EASEMENTS DEDICATED THIS PLAT (DTP)

CONLEY MARKETPLACE  
NW 1/4 SECTION 8 T48N R12W  
COLUMBIA, BOONE COUNTY, MISSOURI

P:\GENERAL PROJECTS\15237-TKG-CONLEY-RD-INW-FORMER-MO001-SITE-PLAT\CAD\15237 PLAT.DWG 2/24/2022