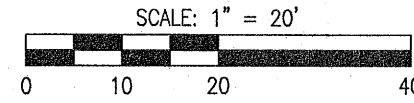


SITE LOCATION MAP  
 NOT TO SCALE



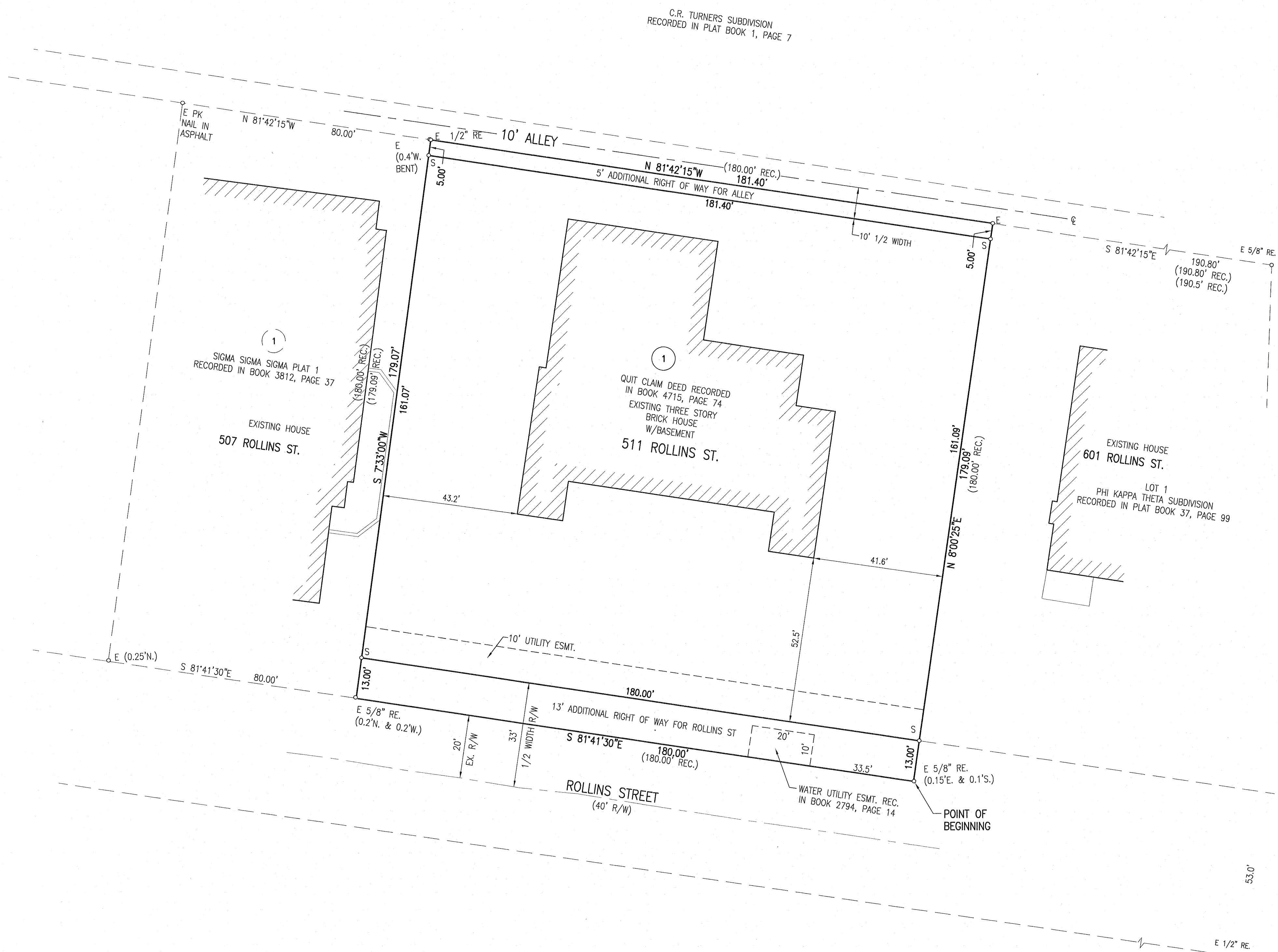
BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

**LEGEND**

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- I.P. IRON PIPE
- RE. REBAR
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- X<sub>dh</sub> DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE

**NOTES**

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY INFORMATIONAL REPORT #2104838, DATED JUNE 30, 2021.



C.R. TURNERS SUBDIVISION  
 RECORDED IN PLAT BOOK 1, PAGE 7

**KNOW ALL MEN BY THESE PRESENTS**

THAT MISSOURI ALPHA CHAPTER OF PI BETA PHI HOUSE CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THIS PLAT. THE EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER. THE ADDITIONAL RIGHT-OF-WAY FOR ROLLINS STREET AND THE ALLEY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, MISSOURI ALPHA CHAPTER OF PI BETA PHI HOUSE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THE 11<sup>th</sup> DAY OF August, 2021.

MISSOURI ALPHA CHAPTER OF PI BETA PHI HOUSE CORPORATION

*Leigh Caprio*  
 LEIGH CAPRIO, PRESIDENT

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

ON THIS 11<sup>th</sup> DAY OF August, IN THE YEAR 2021, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LEIGH CAPRIO, PRESIDENT OF MISSOURI ALPHA CHAPTER OF PI BETA PHI HOUSE CORPORATION KNOWN TO ME TO BE THE PERSON WHO APPROVED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

*Betty Lou Cobb*  
 BETTY LOU COBB  
 MY COMMISSION #15690689  
 EXPIRES DECEMBER 6, 2023

BETTY LOU COBB  
 Notary Public - Notary Seal  
 State of Missouri  
 County of Moniteau  
 My Commission Expires: Dec 6, 2023  
 Commission #15690689

**CERTIFICATION**

A TRACT OF LAND LOCATED IN PART OF ELEVEN (11) ACRE LOT EIGHTEEN (18) IN THE ORIGINAL TOWN (NOW CITY) OF COLUMBIA, MISSOURI, RECORDED IN BOOK A, PAGE 104, BEING THE TRACT DESCRIBED BY THE QUIT CLAIM DEED RECORDED IN BOOK 4715, PAGE 74 AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PI KAPPA THETA SUBDIVISION, RECORDED IN PLAT BOOK 37, PAGE 99 ON THE NORTH RIGHT-OF-WAY LINE OF ROLLINS STREET, BEING THE SAME POINT DESCRIBED AS BEING EIGHTY (80) FEET WEST OF THE SOUTHWEST CORNER OF LOT ONE(1) IN C. R. TURNER'S SUBDIVISION OF PARTS OF ELEVEN (11) ACRE OUT LOTS SEVENTEEN (17) AND EIGHTEEN (18); THENCE WITH THE LINES OF SAID TRACT DESCRIBED BY THE QUIT CLAIM DEED RECORDED IN BOOK 4715, PAGE 74, N8°00'25"E, 179.09 FEET TO THE SOUTH LINE OF AN ALLEY; THENCE WITH SAID SOUTH LINE, N81°42'15"W, 181.40 FEET; THENCE LEAVING SAID SOUTH LINE, S7°33'00"W, 179.07 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROLLINS STREET; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, S81°41'30"E, 180.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.74 ACRES.

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

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

BETTY LOU COBB  
 Notary Public - Notary Seal  
 State of Missouri  
 County of Moniteau  
 My Commission Expires: Dec 6, 2023  
 Commission #15690689

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10<sup>th</sup> DAY OF August, 2021.

*Betty Lou Cobb*  
 BETTY LOU COBB

NOTARY PUBLIC  
 MY COMMISSION #15690689  
 EXPIRES DECEMBER 6, 2023

*James R. Jeffries*  
 JAMES R. JEFFRIES/PLS-2500  
 DATE: AUG. 10, 2021

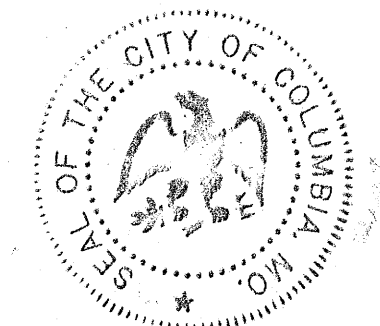
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 19 DAY OF August, 2021.

*Sara Loe*  
 SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE #024770 THIS 4<sup>th</sup> DAY OF October, 2021.

*Brian Treege*  
 BRIAN TREEGE, MAYOR Karl Skala, Mayor Pro Tem

ATTEST:  
*Sheela Amin*  
 SHEELA AMIN, CITY CLERK



**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29019C0280E, DATED APRIL 17, 2017.

**STREAM BUFFER STATEMENT**

THERE ARE NO REGULATED STREAMS ON THIS TRACT AS DETERMINED FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, SECTION 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES AND U.S.G.S. QUADRANGLE MAP "COLUMBIA".

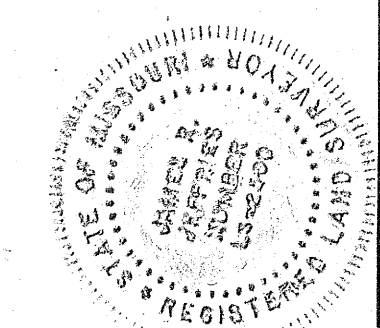
FINAL PLAT  
**PI BETA PHI PLAT 1**  
 LOCATED IN SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI

DATE	JULY 12, 2021
JOB NUMBER	21030.01

JAMES R. JEFFRIES  
 PROFESSIONAL LAND SURVEYOR  
 PLS-2500

**ALLSTATE CONSULTANTS**  
 3312 LEMON INDUSTRIAL BLVD.  
 COLUMBIA, MO 65201  
 (573) 875-8799  
 ALLSTATE CONSULTANTS LLC  
 MO PROFESSIONAL LAND SURVEYING  
 CERTIFICATE OF AUTHORITY #2007000167

Recorded in Boone County, Missouri  
 Date and Time: 10/05/2021 at 01:15:05 PM  
 Instrument #: 2021028612 Book: 55 Page: 78  
 Instrument Type: PLAT  
 Resolving Fee: \$89.00  
 No. of Pages: 1  
 Nora Dietzel, Recorder of Deeds



*James R. Jeffries*  
 DATE: AUG. 10, 2021

