

PEPPER TREE ESTATES BLOCK 4

REPLAT OF PART OF LOT 9 PEPPER TREE ESTATES BLOCK 3 SEPTEMBER 16, 2022

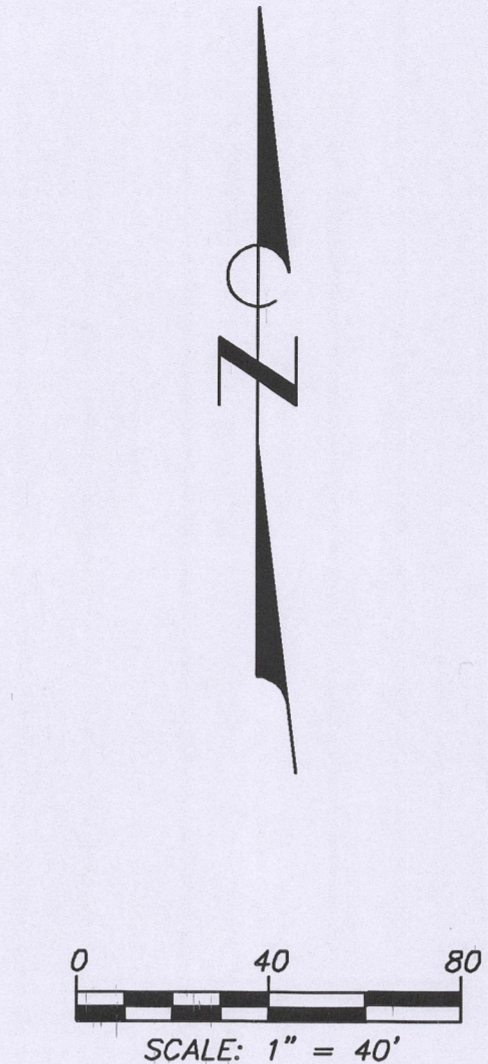
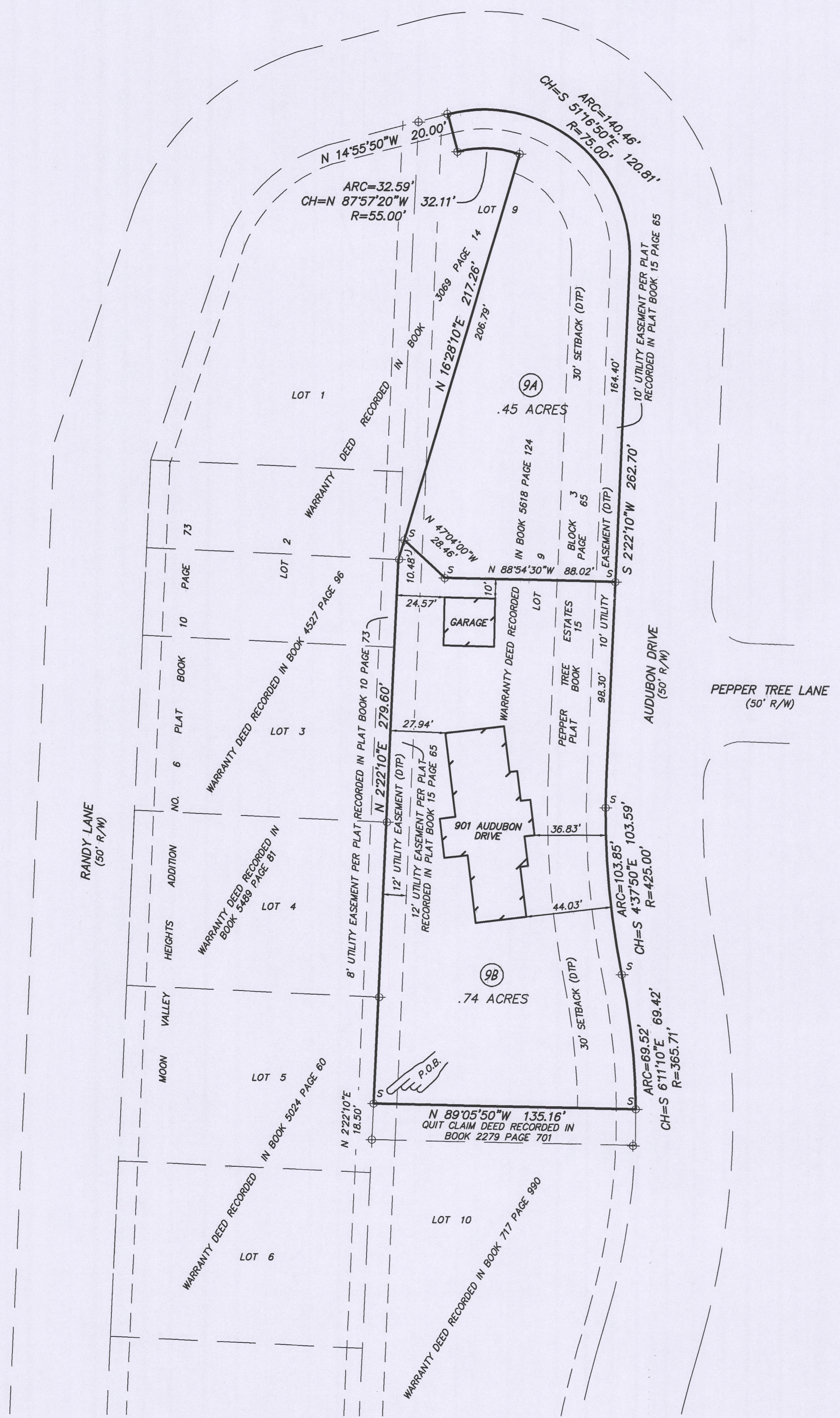
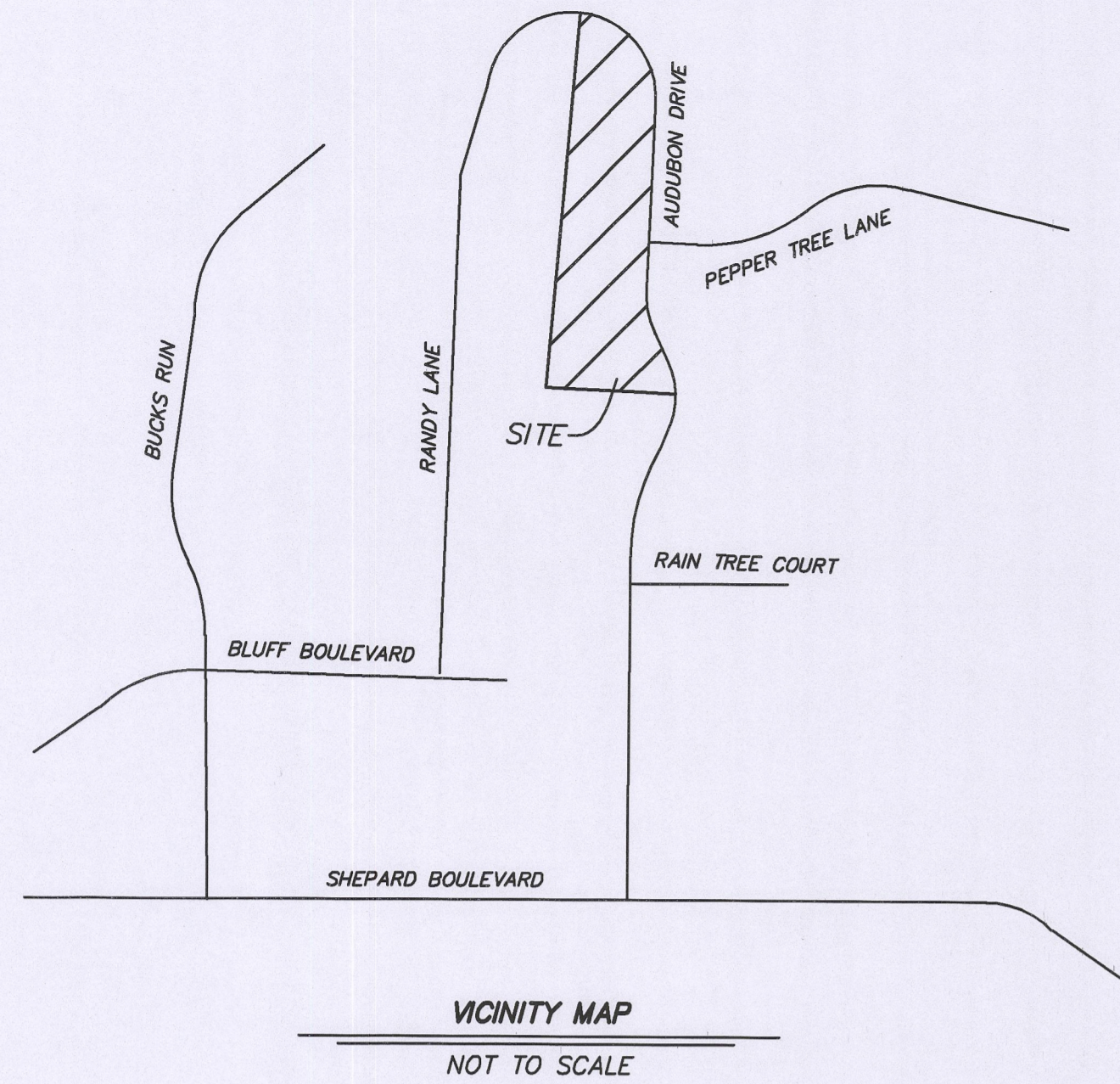
A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 17 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 9 OF PEPPER TREE ESTATES BLOCK 3, RECORDED IN PLAT BOOK 15 PAGE 65, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF LOT 9 OF PEPPER TREE ESTATES BLOCK 3, RECORDED IN PLAT BOOK 15 PAGE 65, THENCE N 2'22'10"E 18.50 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE N 2'22'10"E 279.60 FEET; THENCE N 16'28'10"E 217.16 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, A DISTANCE OF 32.59 FEET, HAVING A RADIUS OF 55.00 FEET, THE CHORD BEING N 87'57'20"W 32.11 FEET; THENCE N 14'55'50"W 20.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AUDUBON DRIVE; THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF AUDUBON DRIVE, ALONG A NON-TANGENT CURVE TO THE RIGHT, A DISTANCE OF 140.46 FEET, HAVING A RADIUS OF 75.00 FEET, THE CHORD BEING S 51'16'50"E 120.81 FEET; THENCE S 2'22'10"W 262.70 FEET; THENCE ALONG A CURVE TO THE LEFT, A DISTANCE OF 103.85 FEET, HAVING A RADIUS OF 425.00 FEET, THE CHORD BEING S 4'37'50"E 103.59 FEET; THENCE ALONG A CURVE TO THE RIGHT, A DISTANCE OF 69.52 FEET, HAVING A RADIUS OF 365.71 FEET, THE CHORD BEING S 6'11'10"E 69.42 FEET; THENCE LEAVING SAID LINE N 89'05'50"W 135.16 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.19 ACRES.

THIS TRACT IS SUBJECT TO A 10' UTILITY EASEMENT AND 12' UTILITY EASEMENT PER PLAT RECORDED IN PLAT BOOK 15 PAGE 65

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



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

- MONUMENT LEGEND**
- ⊕ IRON
 - ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET
 - (DTP) DEDICATED THIS PLAT
 - P.O.B. POINT OF BEGINNING

NOTES

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 BE 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

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

Frederick E. Carroz III
 FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655

RLP CONSULTING
 901 AUDUBON DRIVE
 PEPPER TREE ESTATES BLOCK 3
 SOUTHWEST 1/4 SECTION 17 T48N R12W
 COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS 20TH DAY OF SEPTEMBER, 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 BERGTHOLD
 Notary Public - Notary Seal
 State of Missouri
 Commissioned for Boone County
 My Commission Expires December 15, 2023
 Commission Number: 19189480

Jonathan Cory Bergthold
 JONATHAN CORY BERGTHOLD, NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

THAT, RUSTYN PLUNKETT, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT. THE 10' AND 12' UTILITY EASEMENTS, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

RUSTYN PLUNKETT

Rustyn Plunkett
 RUSTYN PLUNKETT

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS 20TH DAY OF SEPTEMBER, 2022 BEFORE ME PERSONALLY APPEARED RUSTYN PLUNKETT 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.

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Jonathan Cory Bergthold
 JONATHAN CORY BERGTHOLD, NOTARY PUBLIC

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

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK