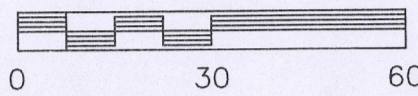
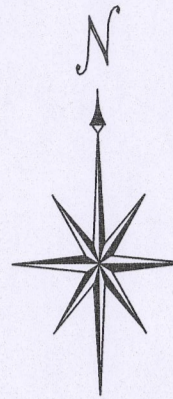
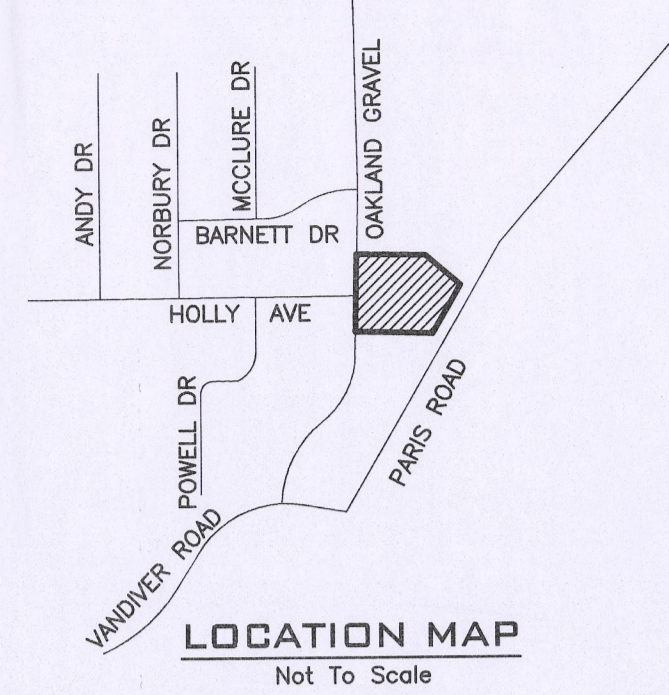


LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL +
- △ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- × FENCE LINE
- (91/387) BK/PG OF RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- OHE OVERHEAD ELECTRIC
- G GAS LINE
- S SEWER LINE
- ST STORM SEWER LINE
- LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS



SCALE: 1"=30'

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #2900340281E, DATED APRIL 19, 2017.

GENERAL NOTES:

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE MISSOURI CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MAY, 2022

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.

IN THE PROFESSIONAL OPINION OF THE SURVEYOR NO DIFFERENTIATION BETWEEN RECORD AND MEASURED DISTANCES WERE OBSERVED UNLESS NOTED/SHOWN HEREON.

THERE IS DIFFERING POSITIONS FOR THE CENTERLINE OF OAKLAND GRAVEL ROAD BY BARNETT SUBDIVISION, POWELL SUBDIVISION, THE SURVEY IN BOOK 312, PAGE 72, AND ALSO THE CENTERLINE USED FOR THE ADDITIONAL RIGHT OF WAY FOR OAKLAND GRAVEL RD IN BOOK 422, PAGE 263.

KNOW ALL MEN BY THESE PRESENTS:

HASHTAG ENTERPRISES LLC, SOLE OWNERS OF THE BELOW DESCRIBED LOTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT OF WAY FOR OAKLAND GRAVEL IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, HASHTAG ENTERPRISES LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER ON THIS 19th DAY OF July, 2022.

*Randall L. Minchew*  
RANDALL L. MINCHEW

STATE OF MISSOURI  
COUNTY OF BOONE

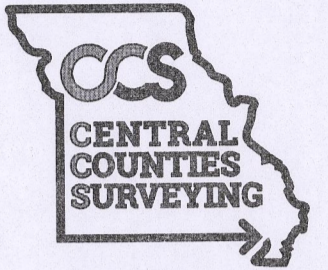
ON THIS 17th DAY OF July, IN THE YEAR 2022, BEFORE ME, D. WALKER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RANDALL L. MINCHEW, MEMBER OF HASHTAG ENTERPRISES LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

D. WALKER  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Boone  
My Commission Expires 4/29/2026  
Commission #14436330

NOTARY PUBLIC

MY COMMISSION EXPIRES April 29, 2026

FINAL PLAT OF  
**HASHTAG-OAKLAND SUBDIVISION**  
ALL OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 312, PAGE 72 EXCEPT THAT PART CONVEYED TO THE CITY OF COLUMBIA, MISSOURI FOR STREET PURPOSES AS DESCRIBED IN QUIT-CLAIM DEED RECORDED IN BOOK 422, PAGE 263 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



401 S. Cleveland St.  
Fayette, MO 65248  
Phone (660) 728-5028  
Missouri Commission # 2014035993  
Steven R. Proctor PLS # 2000148666  
Derek Forbis PLS # 2021015380

2306 OAKLAND GRAVEL ROAD

Columbia, Boone County, MO

Plotted: 6/14/2022

SHT. 1 OF 01

DESCRIPTION: ENTIRE TRACT

ALL OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 312, PAGE 72 EXCEPT THAT PART CONVEYED TO THE CITY OF COLUMBIA, MISSOURI FOR STREET PURPOSES AS DESCRIBED IN QUIT-CLAIM DEED RECORDED IN BOOK 422, PAGE 263 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 2 OF WANDER-OAKLAND SUBDIVISION RECORDED IN PLAT BOOK 43, PAGE 33 OF THE BOONE COUNTY, MISSOURI RECORDS. THENCE N89°41'20"W ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 220.73 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF OAKLAND GRAVEL ROAD; THENCE LEAVING THE NORTH LINE OF SAID SUBDIVISION, N0°21'00"E, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF TRACT 1 OF THE SURVEY IN BOOK 312, PAGE 72; THENCE S89°39'00"E ALONG THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°39'00"E ALONG THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 312.45 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1 AND THE WEST RIGHT OF WAY LINE OF THE C.O.L.T. RAILROAD; THENCE N37°18'45"E ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 150.30 FEET TO THE EASTERNMOST CORNER OF SAID TRACT 1; THENCE LEAVING THE WEST LINE OF SAID RAILROAD, N44°07'00"W, A DISTANCE OF 196.04 FEET; THENCE N89°39'00"W ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 269.50 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 1, S0°31'55"E, A DISTANCE OF 260.03 FEET TO THE POINT OF BEGINNING;

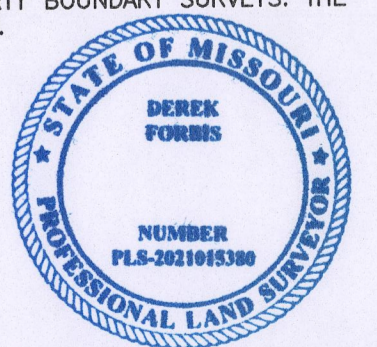
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.07 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 5479, PAGE 133 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

SUBSCRIBED AND SWORN BEFORE ME ON THIS 17th DAY OF July, 2022  
MY COMMISSION EXPIRES February 12, 2022

TIFFANY RENA YOUNG  
Notary Public, Notary Seal  
State of Missouri  
Chariton County  
Commission # 1885404  
My Commission Expires 08-12-2022

NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF RANDALL L. MINCHEW, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.



APPROVED BY THE PLANNING & ZONING COMMISSION,  
COLUMBIA, MO THIS 19th DAY OF May, 2022

*Sharon Geuen-Jones*  
SHARON LEE, CHAIRPERSON Sharon Geuen-Jones, Vice Chair

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

BARBARA BUFFALO, MAYOR

ATTEST:  
SHEELA AMIN, CITY CLERK

