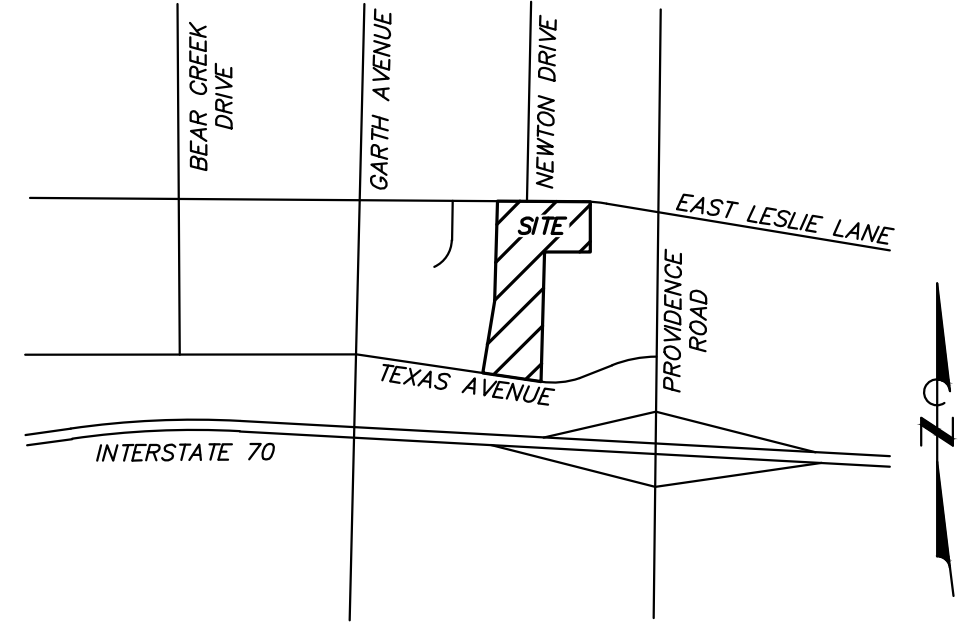
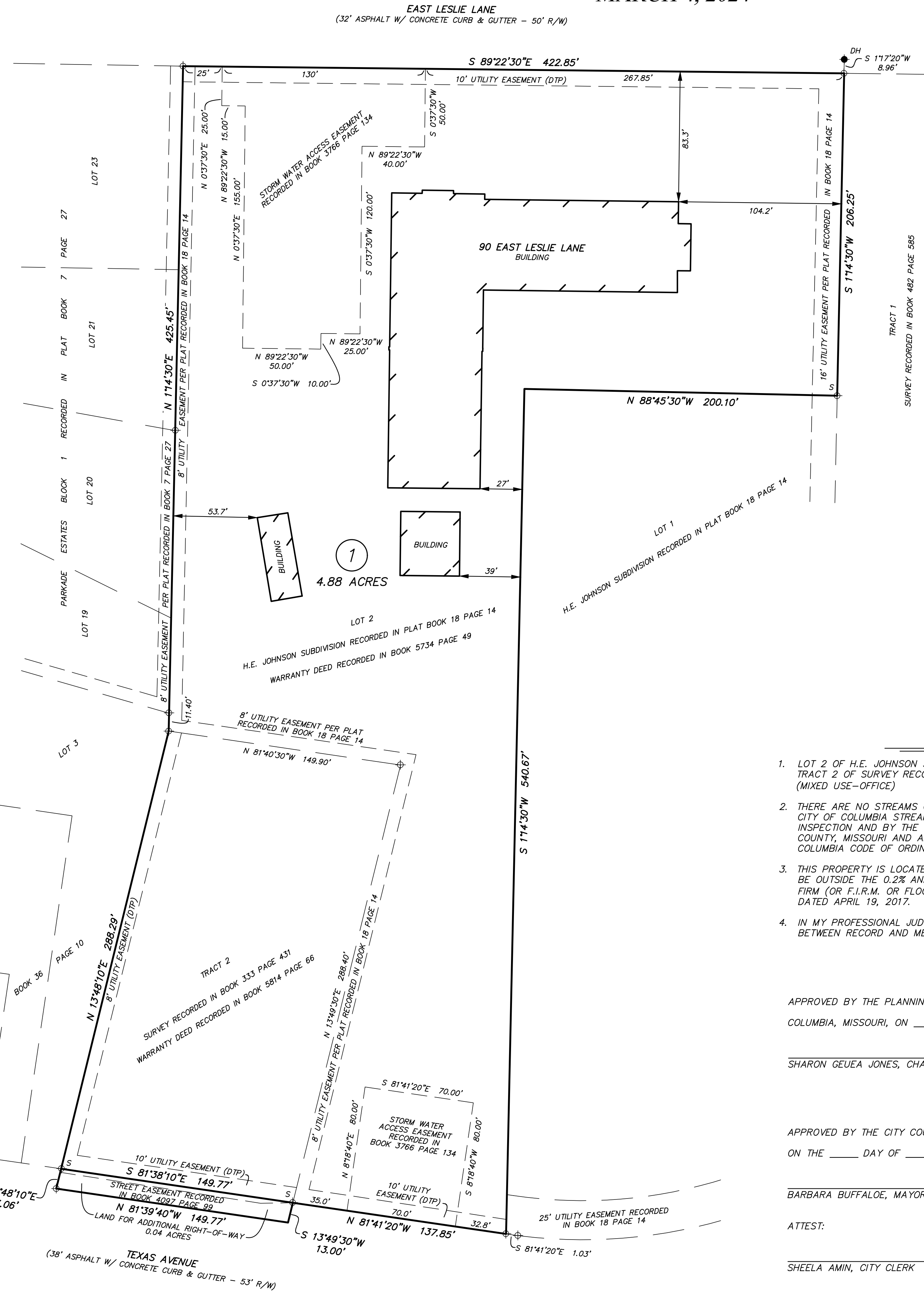


# H.E. JOHNSON SUBDIVISION PLAT 2

FINAL PLAT  
MARCH 4, 2024



VICINITY MAP  
NOT TO SCALE



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

**MONUMENT LEGEND**

- ⊕ IRON
  - DH DRILL HOLE
  - (DTP) DEDICATED THIS PLAT
  - S SET
- ALL MONUMENTS ARE FOUND  
UNLESS SHOWN (S) SET

A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 2 OF H.E. JOHNSON SUBDIVISION RECORDED IN PLAT BOOK 18 PAGE 14, AND TRACT 2 OF THE SURVEY RECORDED IN BOOK 333 PAGE 431, ALSO BEING THE TRACTS DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 5734 PAGE 49, AND BOOK 5814 PAGE 66, CONTAINING 4.93 ACRES.

THIS TRACT IS SUBJECT TO UTILITY EASEMENTS PER H.E. JOHNSON SUBDIVISION PLAT RECORDED IN BOOK 18 PAGE 14, AND STORM WATER ACCESS EASEMENT RECORDED IN BOOK 3766 PAGE 34.

THIS SURVEY OF URBAN PROPERTY WAS MADE 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: FCARROZ@ESS-INC.COM

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



BURRELL, INC.  
LOT 2 - H.E. JOHNSON SUBDIVISION  
SW 1/4 SECTION 1 T48N R13W  
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 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 SEPTEMBER 4, 2027.

SHANDA CARPENTER, NOTARY PUBLIC

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, BURRELL, INC., BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. THE LAND FOR ADDITIONAL STREET RIGHT-OF-WAY ALONG TEXAS AVENUE, THE 10 FOOT UTILITY EASEMENTS, AND AN 8 FOOT UTILITY EASEMENT, AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

BURRELL, INC.

JENNIFER GAGNON, CHIEF FINANCIAL OFFICER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BEFORE ME APPEARED JENNIFER GAGNON TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE CHIEF FINANCIAL OFFICER OF BURRELL, INC., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTANCE 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 \_\_\_\_\_.

NOTARY PUBLIC

**NOTES**

- LOT 2 OF H.E. JOHNSON SUBDIVISION IS ZONED PD (PLANNED DEVELOPMENT) TRACT 2 OF SURVEY RECORDED IN BOOK 333 PAGE 431 IS ZONED M-OFF (MIXED USE-OFFICE)
- 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 - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM (OR F.I.R.M. OR FLOOD INSURANCE RATE MAP) NUMBER 29019C0280E, DATED APRIL 19, 2017.
- IN MY PROFESSIONAL JUDGMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS.

APPROVED BY THE PLANNING AND ZONING COMMISSION,

COLUMBIA, MISSOURI, ON \_\_\_\_\_

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK