

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) AS DETERMINED BY GPS OBSERVATIONS.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 5/8" REBAR (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- (REC.) RECORD MEASUREMENT
- X_{OH} DRILL HOLE WITH CHISELED "+"
- Δ= CENTRAL ANGLE OF CURVE
- R= RADIUS OF CURVE
- L= ARC LENGTH OF CURVE
- CH= CHORD BEARING AND DISTANCE
- ⊙ CENTERLINE
- (R) RADIAL LINE
- APPROXIMATE FLOWLINE

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. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
3. RECORD TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2205860, DATED DECEMBER 16, 2022.
4. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 2 AND 3, HANOVER PLAZA PLAT 6, RECORDED IN PLAT BOOK 39, PAGE 3 INTO ONE (1) LOT AS SHOWN.
5. THE DIMENSIONS SHOWN ON THIS PLAT SUBSTANTIALLY MATCH THE RECORD PLAT WITH SOME MINOR DIFFERENCES AS SHOWN. IN THE OPINION OF THE SURVEYOR THERE IS NO MATERIAL DIFFERENCE IN THE RECORD AND MEASURED DIMENSIONS.
6. ALL EASEMENTS SHOWN WITHIN THIS PLAT WERE DEDICATED BY THE FINAL PLAT OF HANOVER PLAZA PLAT 6, RECORDED IN PLAT BOOK 39, PAGE 3, UNLESS THEY ARE NOTED OTHERWISE WITH OTHER RECORDING INFORMATION.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ THIS _____ DAY OF _____, 2023.

BARBARA BUFFLOE, MAYOR

ATTEST:

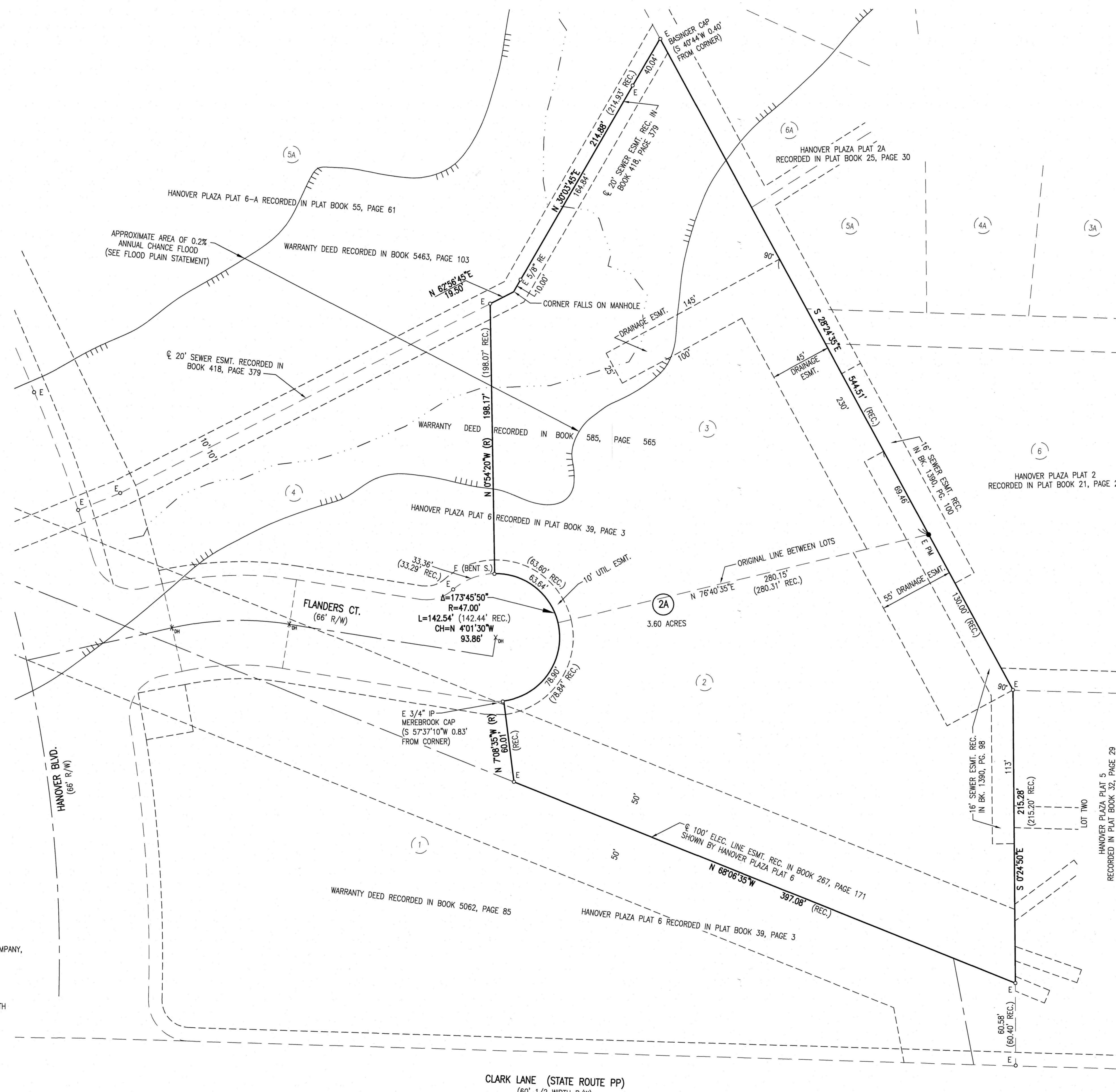
SHEELA AMIN, CITY CLERK

STREAM BUFFER STATEMENT

THESE LOTS ARE NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS PER CHAPTER 12A, ARTICLE X, SEC. 12A-232(a)(2), SINCE THEY ARE INCLUDED IN A FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

THIS LOT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA OR 1% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29019C0284E, DATED APRIL 19, 2017. PORTIONS OF THIS LOT ARE HOWEVER IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON SAID MAP.



KNOW ALL MEN BY THESE PRESENTS

CLARK LANE DEVELOPMENT COMPANY, A MISSOURI CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED LOTS, HEREBY APPROVES TO HAVE THE SAME SUBDIVIDED AS SHOWN ON THIS REPLAT.

N WITNESS WHEREOF, KERSTEN K. CARLSON, PRESIDENT OF CLARK LANE DEVELOPMENT COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED.

THE TEN (10) FOOT UTILITY EASEMENT ALONG FLANDERS COURT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

CLARK LANE DEVELOPMENT COMPANY

Kersten K. Carlson
KERSTEN K. CARLSON, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 6th DAY OF FEBRUARY, IN THE YEAR 2023, BEFORE ME, KAREN SAYRE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KERSTEN K. CARLSON, PRESIDENT OF CLARK LANE DEVELOPMENT COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF SAID COMPANY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Karen Sayre NOTARY PUBLIC
KAREN SAYRE MY COMMISSION #22170127
EXPIRES APRIL 14, 2026

KAREN SAYRE
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires: April 14, 2026
Commission # 22170127

CERTIFICATION

I HEREBY CERTIFY THAT IN JANUARY 2023, I COMPLETED A REPLAT OF LOTS 2 AND 3, HANOVER PLAZA PLAT 6, RECORDED IN PLAT BOOK 39, PAGE 3, FOR CLARK LANE DEVELOPMENT COMPANY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 585, PAGE 585 OF THE BOONE COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, HANOVER PLAZA PLAT 6, RECORDED IN PLAT BOOK 39, PAGE 3, CONTAINING 3.60 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

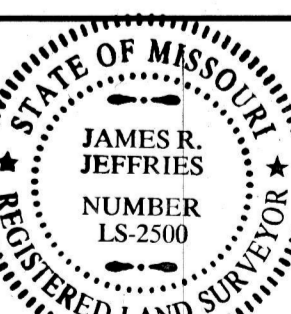
KAREN SAYRE
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires: April 14, 2026
Commission # 22170127
STATE OF MISSOURI } SS
COUNTY OF BOONE }

James R. Jeffries
JAMES R. JEFFRIES, PLS-2500
DATE: Feb 6, 2023

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 6th DAY OF FEBRUARY, 2023.

Karen Sayre NOTARY PUBLIC
KAREN SAYRE MY COMMISSION #22170127
EXPIRES APRIL 14, 2026

FINAL PLAT
HANOVER PLAZA PLAT 6-B
A REPLAT OF LOTS 2 & 3 HANOVER PLAZA PLAT 6
LOCATED IN SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI



DATE JANUARY 3, 2023	JOB NUMBER 22283.01	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500
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ALLSTATE CONSULTANTS
3312 LEMONIE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
ALLSTATE CONSULTANTS LLC
MO PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY #2007000167

RESERVED FOR RECORDER'S STAMP

BOONE PROJECT 2023.02.03.22283.01 - Hanover Replat 6-B Survey Plat 6-B, A Replat of Lots 2 & 3 Hanover Plaza Plat 6