

COLUMBIA COLLEGE SUBDIVISION - PLAT 3

MINOR SUBDIVISION
JUNE 21, 2017

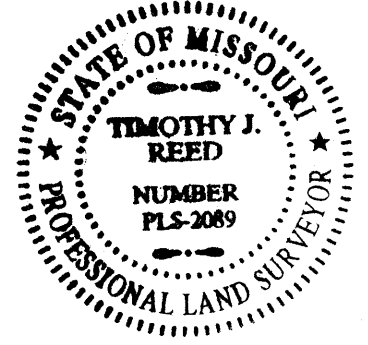


0 50 100
SCALE: 1" = 50'

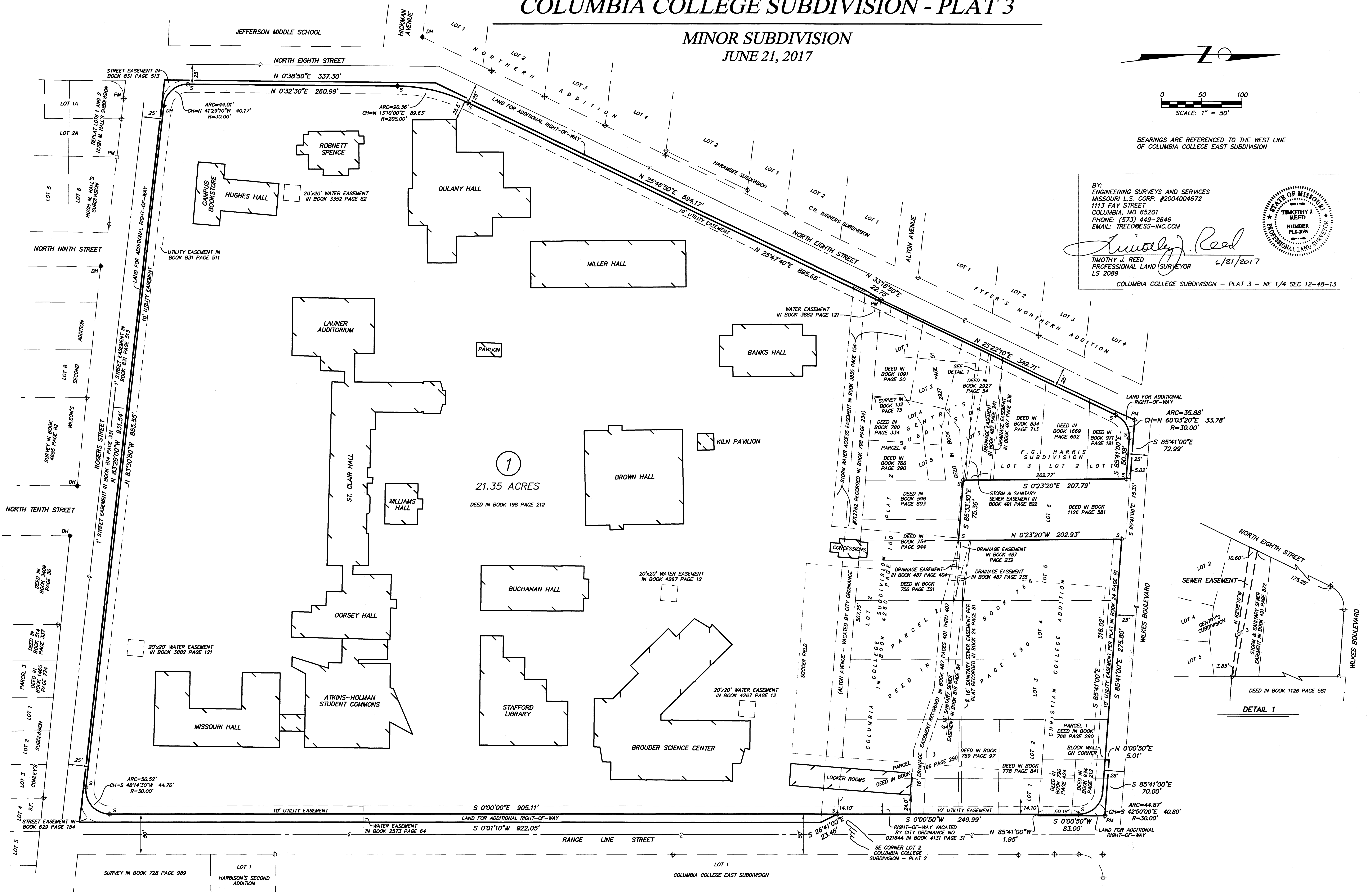
BEARINGS ARE REFERENCED TO THE WEST LINE
OF COLUMBIA COLLEGE EAST SUBDIVISION

BY:
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Timothy J. Reed
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PROFESSIONAL LAND SURVEYOR
LS 2089



COLUMBIA COLLEGE SUBDIVISION - PLAT 3 - NE 1/4 SEC 12-48-13



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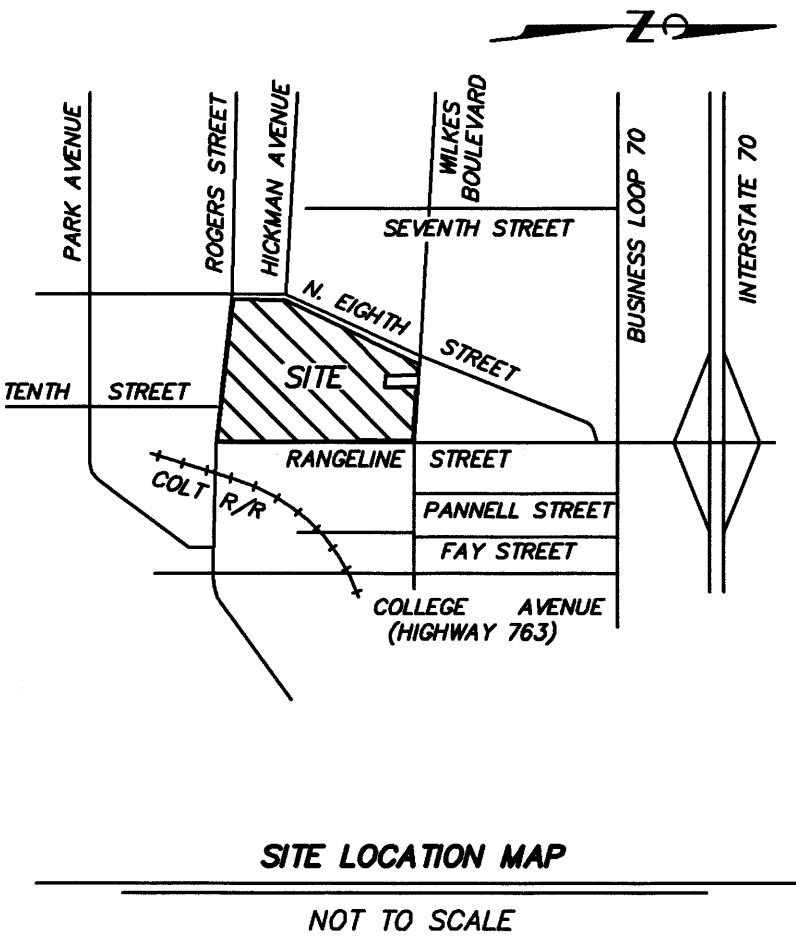
MINOR SUBDIVISION

JUNE 21, 2017

MONUMENT LEGEND

⊕ IRON
◆ DH DRILL HOLE
PM PERMANENT MONUMENT

ALL MONUMENTS ARE FOUND
UNLESS SHOWN (S) SET



SITE LOCATION MAP

NOT TO SCALE

NOTES:

- THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C0280E, DATED APRIL 19, 2017.
- THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED 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.

KNOW ALL MEN BY THESE PRESENTS:

WE, COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. UTILITY EASEMENTS AND A SEWER EASEMENT, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER. LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG WILKES BOULEVARD, RANGE LINE STREET, ROGERS STREET, AND NORTH EIGHTH STREET, LOCATED AS SHOWN ON THE PLAT, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI.

DR. SCOTT DALRYMPLE, PRESIDENT

ATTEST: _____, SECRETARY

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON JULY 6th, 2017.

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 21st DAY OF AUGUST, 2017

BRIAN TREECE, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2017 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DR. SCOTT DALRYMPLE, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE PRESIDENT OF COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID CORPORATION TO EXECUTE THE SAME AND ATTESTED BY _____, SECRETARY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
MY TERM EXPIRES _____.

_____, NOTARY PUBLIC

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 12 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACT DESCRIBED BY DEEDS RECORDED IN BOOK 198 PAGE 212, BOOK 796 PAGE 424, BOOK 934 PAGE 212, LOTS 1, 2, AND 3 IN F.G. HARRIS SUBDIVISION RECORDED IN PLAT BOOK 2 PAGE 36, ALL OF GENTRY'S SUBDIVISION RECORDED IN PLAT BOOK 2 PAGE 20, EXCEPT THAT PART INCLUDED IN COLUMBIA COLLEGE SUBDIVISION - PLAT 2, RECORDED IN BOOK 4260 PAGE 100, LOT 2 OF COLUMBIA COLLEGE SUBDIVISION - PLAT 2, RECORDED IN BOOK 4260 PAGE 100, AND THE RIGHT-OF-WAY OF ALTON AVENUE WHICH HAS BEEN VACATED BY CITY ORDINANCE # 012782 RECORDED IN BOOK 798 PAGE 234, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN COLUMBIA COLLEGE SUBDIVISION - PLAT 2, RECORDED IN BOOK 4260 PAGE 100, THENCE S 26°41'00"E 23.46 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED BY A DEED RECORDED IN BOOK 198 PAGE 212; THENCE ALONG THE LINES OF SAID TRACT, S 0°01'10"W 922.05 FEET; THENCE N 83°29'00"W 931.54 FEET; THENCE N 0°38'50"E 337.30 FEET; THENCE N 25°46'50"E 594.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE N 33°16'50"E 22.75 FEET TO THE SOUTHWEST CORNER OF GENTRY'S SUBDIVISION, RECORDED IN PLAT BOOK 2 PAGE 20; THENCE ALONG THE WESTERLY LINE THEREOF, AND THE WESTERLY AND NORTHERLY LINES OF F.G. HARRIS SUBDIVISION RECORDED IN PLAT BOOK 2 PAGE 36, N 25°22'10"E 349.71 FEET; THENCE S 85°41'00"E 72.99 FEET TO THE NORTHEAST CORNER OF LOT 1 OF F.G. HARRIS SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED BY A DEED RECORDED IN BOOK 1126 PAGE 581; THENCE ALONG THE WESTERLY LINE OF SAID TRACT, ALSO BEING THE EASTERLY LINE OF F.G. HARRIS SUBDIVISION AND GENTRY'S SUBDIVISION, S 0°23'20"E 207.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED BY A DEED RECORDED IN BOOK 1126 PAGE 581 ALSO BEING A CORNER OF LOT 2 OF COLUMBIA COLLEGE SUBDIVISION - PLAT 2, RECORDED IN BOOK 4260 PAGE 100; THENCE ALONG THE LINES OF SAID TRACT, AND LOT, S 85°33'30"E 75.36 FEET; THENCE N 0°23'20"W 202.93 FEET TO THE NORTHWEST CORNER OF LOT 2 OF COLUMBIA COLLEGE SUBDIVISION - PLAT 2, RECORDED IN BOOK 4260 PAGE 100; THENCE S 85°41'00"E, ALONG THE NORTHERLY LINE THEREOF, 275.80 FEET TO THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED BY A DEED RECORDED IN BOOK 934 PAGE 212; THENCE ALONG THE LINES OF SAID TRACT, N 0°00'50"E 5.01 FEET; THENCE S 85°41'00"E 70.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID TRACT AND THE LINES OF THE TRACT DESCRIBED BY A DEED RECORDED IN BOOK 796 PAGE 424, S 0°00'50"W 83.00 FEET; THENCE N 85°41'00"W 1.95 FEET TO A CORNER OF LOT 2 OF COLUMBIA COLLEGE SUBDIVISION - PLAT 2, RECORDED IN BOOK 4260 PAGE 100; THENCE S 0°00'50"W, ALONG THE EASTERLY LINE THEREOF, 249.99 FEET TO THE BEGINNING AND CONTAINING 21.79 ACRES.

THIS TRACT IS SUBJECT TO A UTILITY EASEMENT AND SANITARY SEWER EASEMENT DEDICATED BY COLUMBIA COLLEGE SUBDIVISION, DRAINAGE EASEMENTS RECORDED IN BOOK 487 PAGES 235, 236, 239, 241, AND 401-407, A STORM SEWER AND SANITARY SEWER EASEMENT RECORDED IN BOOK 491 PAGE 822, A SEWER EASEMENT RECORDED IN BOOK 816 PAGE 84, A UTILITY EASEMENT RECORDED IN BOOK 831 PAGE 511, WATER EASEMENTS RECORDED IN BOOK 2573 PAGE 64, BOOK 3352 PAGE 82, BOOK 3882 PAGE 121, AND BOOK 4267 PAGE 12, A STORM WATER ACCESS EASEMENT RECORDED IN BOOK 3835 PAGE 154, AND STREET EASEMENTS RECORDED IN BOOK 629 PAGE 154, BOOK 814 PAGE 331, AND BOOK 831 PAGE 513, ALL LOCATED AS SHOWN ON THE PLAT. THIS TRACT IS ALSO SUBJECT TO THE FACILITIES COVENANT RECORDED IN BOOK 3835 PAGE 165, LOCATED ON LOTS 1, 2, AND 3 OF F.G. HARRIS SUBDIVISION, AND LOTS 1, 2, 3 AND PORTIONS OF LOTS 4 AND 5 OF GENTRY'S SUBDIVISION, AND A PORTION OF LOT 1 COLUMBIA COLLEGE SUBDIVISION, AND VACATED ALTON AVENUE RIGHT-OF-WAY.

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

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STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, 2017 BEFORE ME PERSONALLY APPEARED TIMOTHY J. REED 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 6, 2019.

JOSHUA D. LEHMEN, NOTARY PUBLIC