

NOTES

1. THIS IS AN URBAN CLASS SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
6. NO NEW RESIDENTIAL DRIVEWAY ACCESS SHALL BE ALLOWED ONTO ST. CHARLES ROAD.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C0248E DATED: APRIL 19, 2017

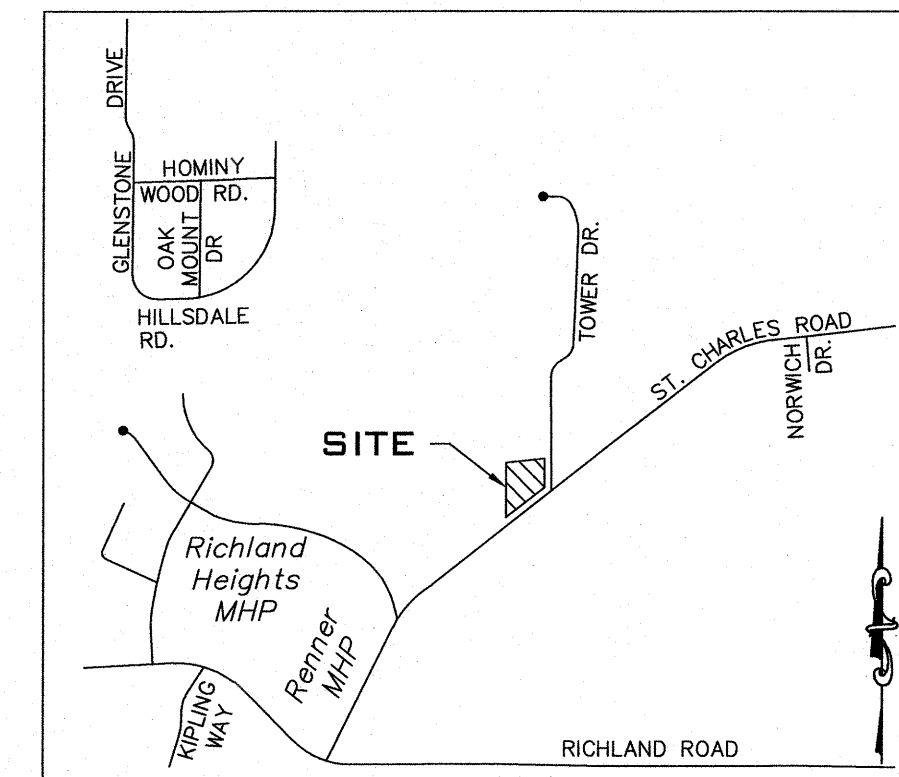
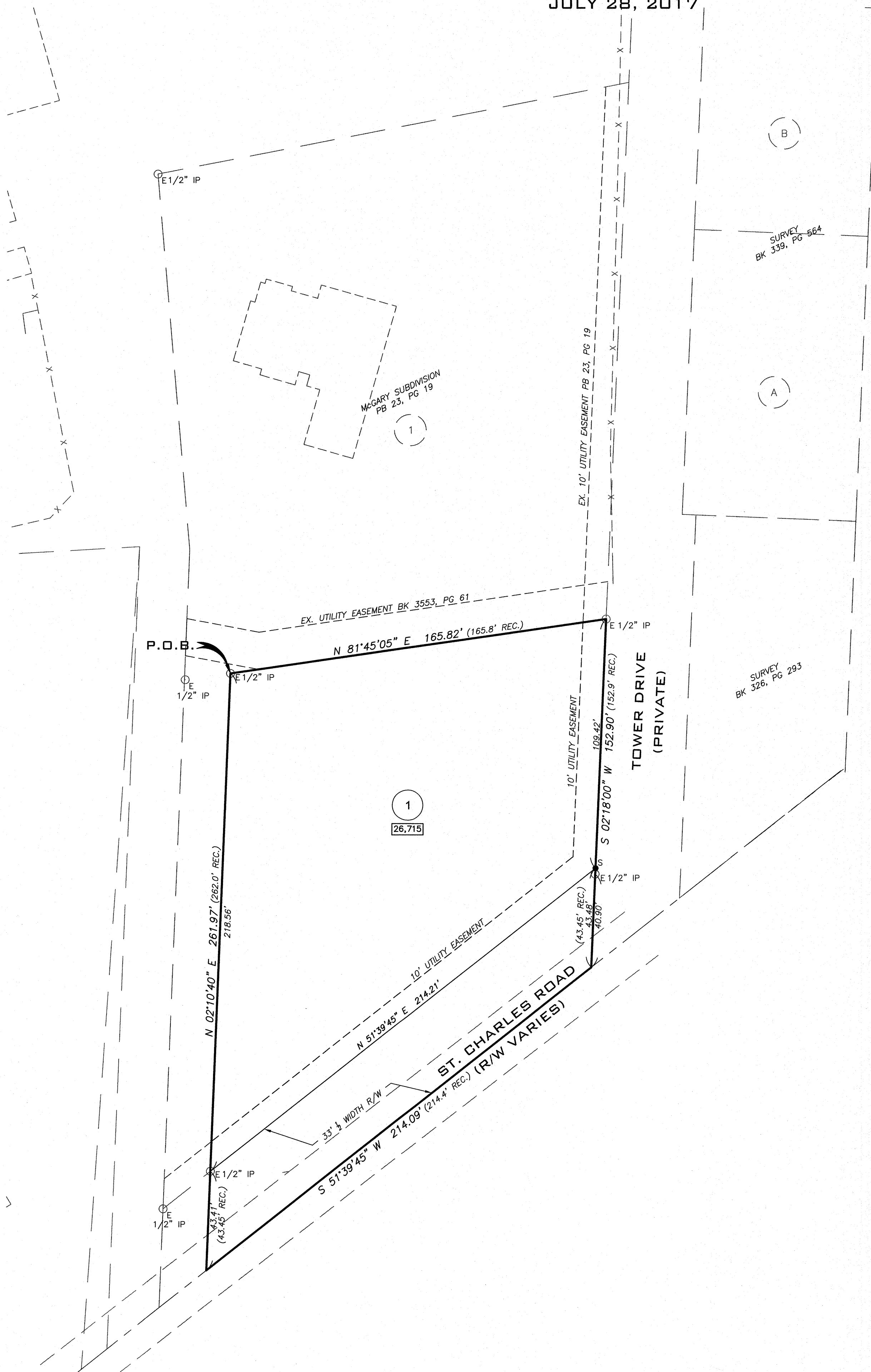
STREAM BUFFER STATEMENT

THERE ARE NO STREAM BUFFERS ON THIS TRACT AS DETERMINED FROM ARTICLE X-STREAM BUFFER REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.

McGARY SUBDIVISION PLAT 2

FINAL MINOR PLAT

JULY 28, 2017



LOCATION MAP

NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

McGARY PROPERTIES LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, TERRY McGARY HAS CAUSED THESE PRESENTS TO BE SIGNED.

ADDITIONAL RIGHT-OF-WAY AS SHOWN FOR ST. CHARLES ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER. EASEMENTS OF THE TYPE AND SIZES SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

Terry McGary
TERRY McGARY, MEMBER

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 28 DAY OF JULY IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TERRY McGARY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Janna Gates
Janna Gates

NOTARY PUBLIC
MY COMMISSION EXPIRES
February 23, 2019

JANNA GATES
Notary Public - Notary Seal
State of Missouri
Commission Expires: February 23, 2019
My Commission Number: 15049464

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF TRACT D OF THE SURVEY, RECORDED IN BOOK 339, PAGE 564 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

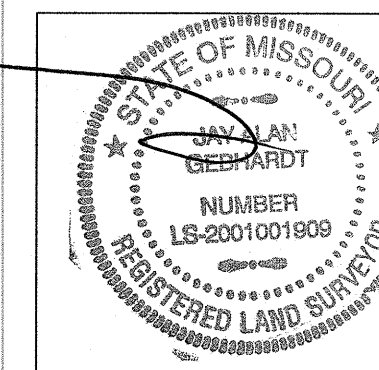
BEGINNING AT THE NORTHEAST CORNER OF THE STEM TO LOT 1 OF McGARY SUBDIVISION AS RECORDED IN PLAT BOOK 23, PAGE 19 OF THE BOONE COUNTY, MISSOURI RECORDS, THENCE N 81°45'05"E, 165.82 FEET; THENCE S 2°18'00"W, 152.90 FEET; THENCE S 51°39'45"W, 214.09 FEET TO THE SOUTHEAST CORNER OF SAID STEM OF SAID LOT 1; THENCE N 02°10'40"E, 261.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 33,780 SQUARE FEET OR 0.78 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Jay Gebhardt
JAY GEBHARDT PLS 2001001909
MO LAND SURVEYOR, JULY 28, 2017

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT, SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115
COLUMBIA, MO

McGARY SUBDIVISION PLAT 2
COLUMBIA, MO



STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 28th DAY
OF JULY, 2017.

Jo M. Schmidt
Jo M. Schmidt

NOTARY PUBLIC, MY
COMMISSION EXPIRES 2-3-2020

JO M. SCHMIDT
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
BOONE COUNTY
COMMISSION # 12551365
MY COMMISSION EXPIRES 02-03-2020

SCALE: 1" = 30'

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, NAD83 (2011).

APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION
THIS 28 DAY OF JULY, 2017.

RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL
THIS 28 DAY OF JULY, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK