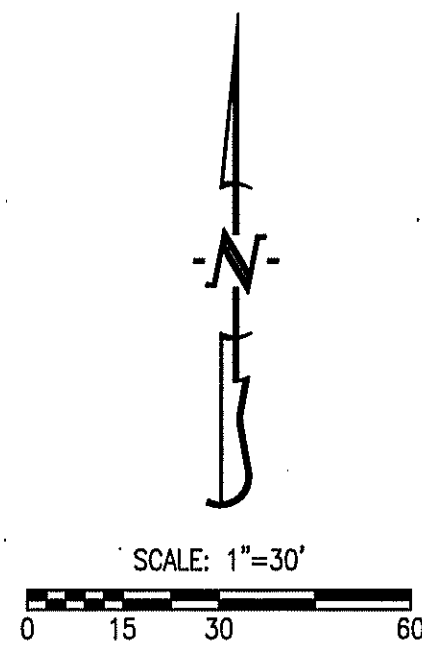
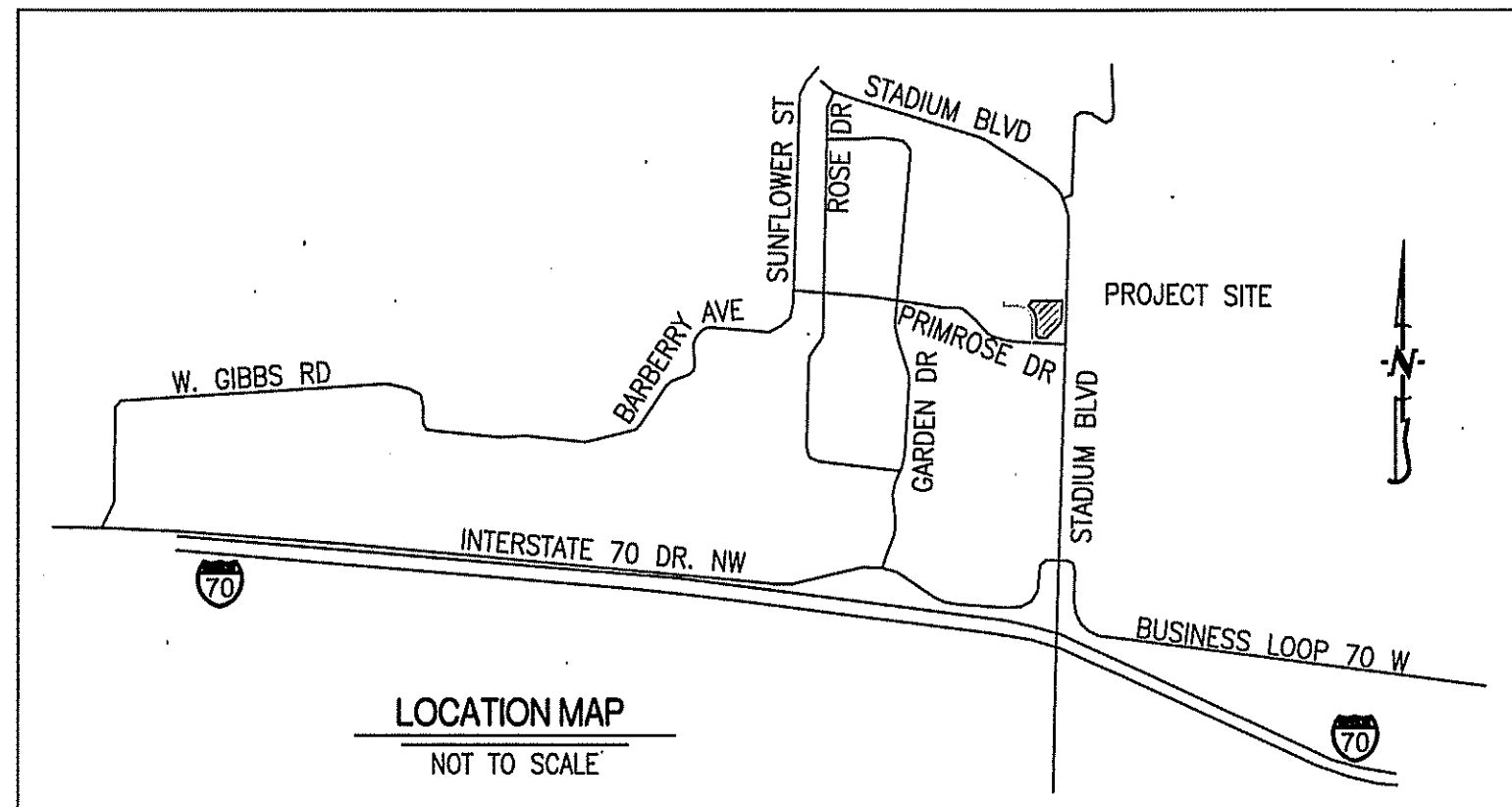




BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

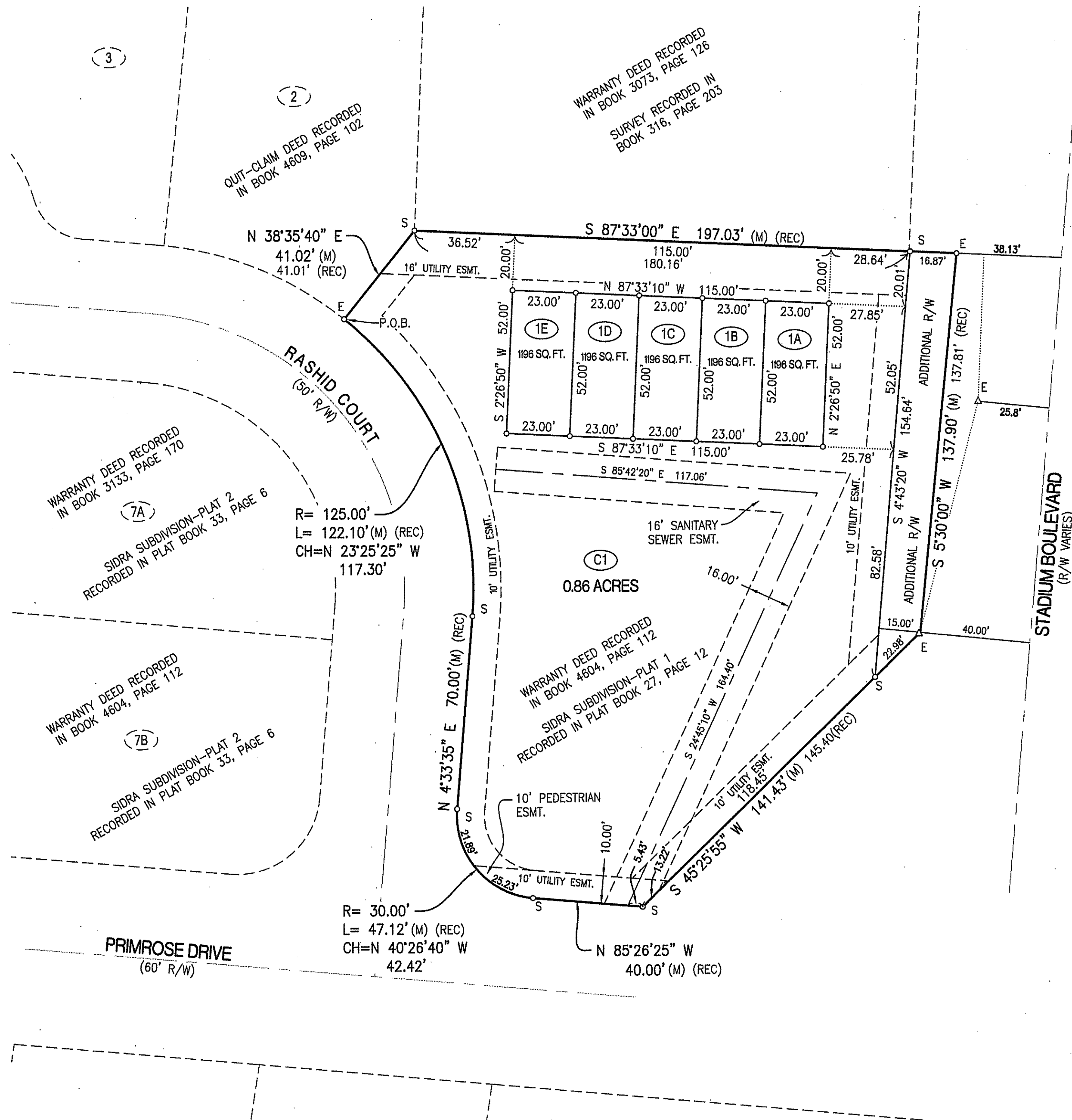
- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- THERE ARE NO REGULATED STREAMS ON THIS SITE AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.

**FINAL PLAT
SIDRA SUBDIVISION, PLAT No. 3**

A REPLAT OF LOT 1, SIDRA SUBDIVISION - PLAT 1
IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 11, 2017



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

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR AMW INVESTMENT PROPERTIES LLC, OF LOT 1, SIDRA SUBDIVISION - PLAT 1 RECORDED IN PLAT BOOK 27, PAGE 12 AND DESCRIBED AS LOT 1 OF SIDRA SUBDIVISION PLAT 1 IN WARRANTY DEED RECORDED IN BOOK 4604, PAGE 112 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH AND MOST WEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE FOR RASHID COURT AND THE WITH THE LINES OF SAID LOT 1 THEREOF, N 38°35'40" E, 41.02 FEET; THENCE S 87°33'00" E, 197.03 FEET TO THE WEST RIGHT OF WAY LINE FOR STADIUM BOULEVARD; THENCE WITH SAID WEST RIGHT OF WAY LINE, S 5°30'00" W, 137.90 FEET; THENCE S 45°25'55" W, 141.43 FEET TRANSITIONING TO THE NORTH RIGHT OF WAY LINE FOR PRIMROSE DRIVE; THENCE WITH SAID NORTH RIGHT OF WAY LINE, N 85°26'25" W, 40.00 FEET; THENCE TRANSITIONING TO THE EAST RIGHT OF WAY LINE FOR RASHID COURT, 47.12 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 40°26'40" W, 42.42 FEET; THENCE WITH THE SAID EAST RIGHT OF WAY LINE, N 4°33'35" E, 70.00 FEET; THENCE 122.10 FEET ALONG A 125.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 23°25'25" W, 117.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.86 ACRES.

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

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

DAVID W. BORDEN, PLS-2002000244
11-28-17
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT AMW INVESTMENT PROPERTIES, LLC IS THE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREFTER BE KNOWN AS "SIDRA SUBDIVISION, PLAT NO. 3"

IN WITNESS WHEREOF, AMW INVESTMENT PROPERTIES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS _____ DAY OF _____, 2017.

ATTEST AMW INVESTMENT PROPERTIES LLC.

ANN WILHELM, MANAGING MEMBER

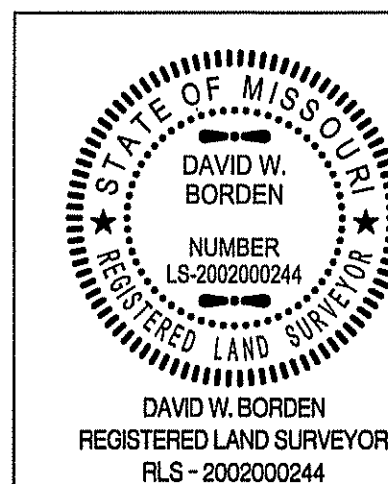
STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2017 BEFORE ME PERSONALLY APPEARED ANN WILHELM, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT SHE IS A MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT SHE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HER FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

STATE OF MISSOURI } SS
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018



SIDRA SUBDIVISION, PLAT 3
A REPLAT OF LOT 1, SIDRA SUBDIVISION - PLAT 1
LOCATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 09/11/2017 SCALE: 1" = 30'

PROJECT: 160278 DRAWN BY: DWB

CROCKETT ENGINEERING CONSULTANTS
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MISSOURI 65203
(573) 447-0292
www.crockettengineering.com