

UNIVERSITY CENTRE SUBDIVISION

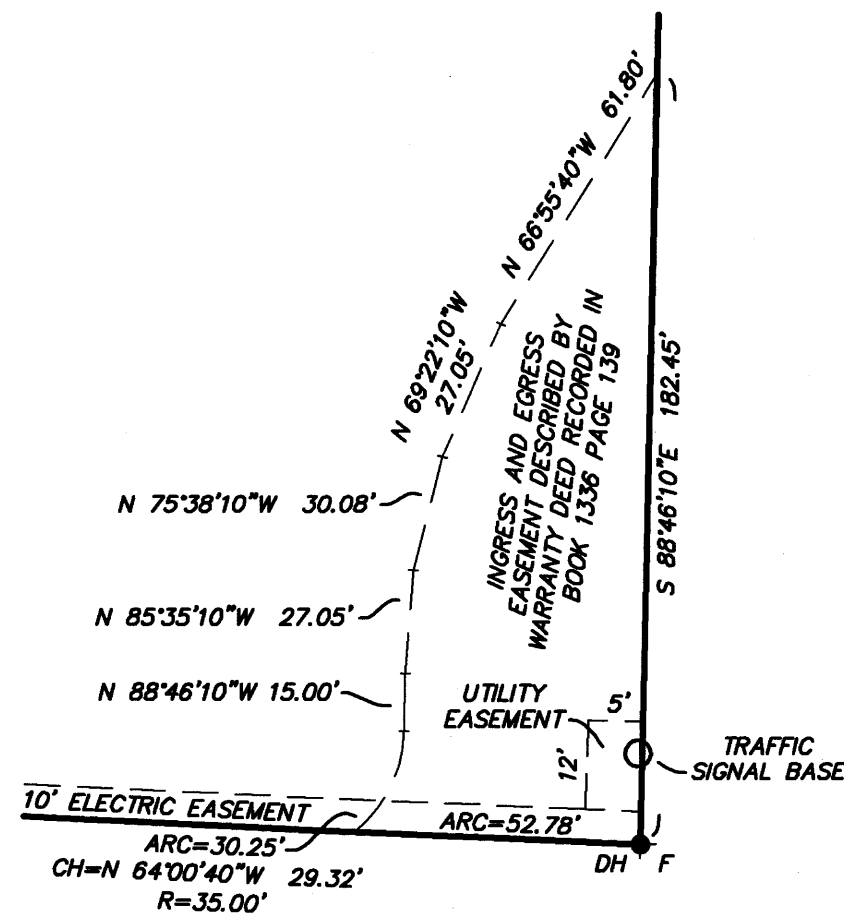
FINAL PLAT OF MINOR SUBDIVISION

NOVEMBER 20, 2017



SITE LOCATION MAP

NOT TO SCALE



DETAIL 1

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.

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON _____

RUSTY STRODTMAN, CHAIRPERSON

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

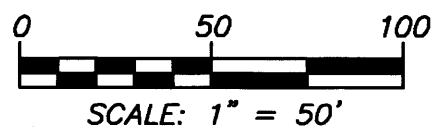
BRIAN TREECE, MAYOR

ATTEST:

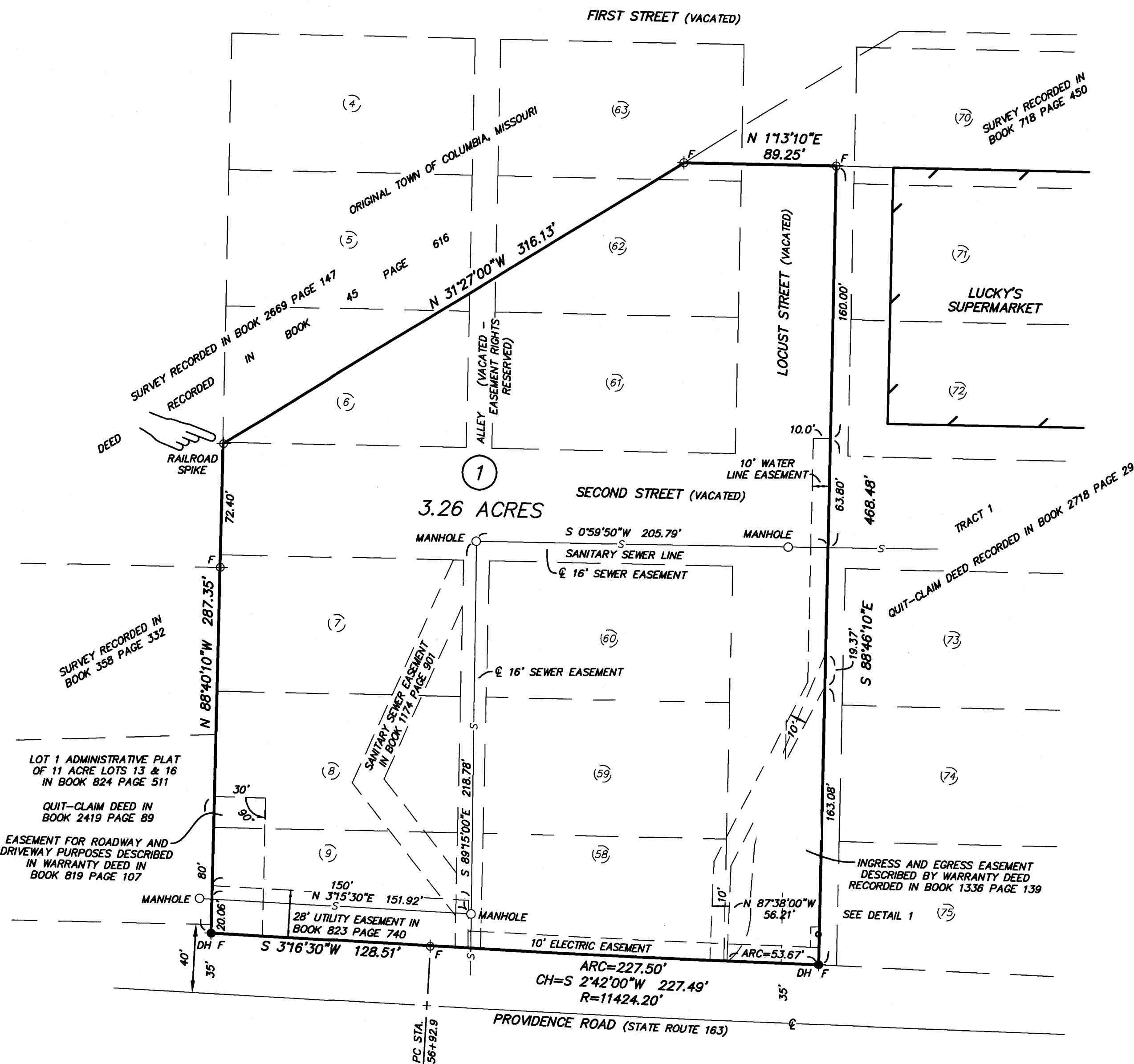
SHEELA AMIN, CITY CLERK

MONUMENT LEGEND

- IRON DRILL HOLE
- SET
- FOUND



BEARINGS ARE REFERENCED TO TRUE NORTH
AS DETERMINED BY GPS OBSERVATION



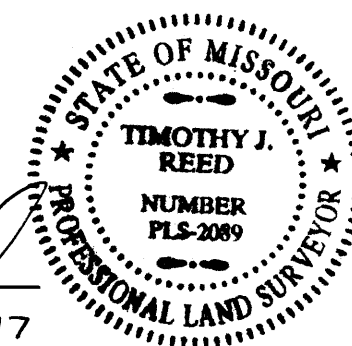
A SUBDIVISION BEING ALL OR PART OF LOTS 5 THROUGH 9, 58 THROUGH 63, VACATED SECOND AND LOCUST STREETS, AND ALLEYS ADJACENT TO SAID LOTS, ALL LOCATED IN THE ORIGINAL TOWN, NOW CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, ALSO BEING THE TRACT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 1426 PAGE 295.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 IN THE ORIGINAL TOWN OF COLUMBIA, MISSOURI, THENCE N 31°27'00"W 316.13 FEET; THENCE N 17°13'10"E 89.25 FEET; THENCE S 88°46'10"E 468.48 FEET TO THE WESTERLY RIGHT-OF-WAY OF PROVIDENCE ROAD (STATE ROUTE 163); THENCE ALONG SAID RIGHT-OF-WAY ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,424.20 FEET, A DISTANCE OF 227.50, THE CHORD BEING S 2°42'00"W 227.49 FEET; THENCE S 31°16'30"W 128.51 FEET TO THE SOUTH LINE OF ORIGINAL TOWN; THENCE N 88°40'10"W, ALONG SAID LINE, 287.35 FEET TO THE BEGINNING AND CONTAINING 3.26 ACRES.

THIS TRACT IS SUBJECT TO A ROADWAY AND DRIVEWAY EASEMENT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 819 PAGE 107, A UTILITY EASEMENT RECORDED IN BOOK 823 PAGE 740, AND AN INGRESS AND EGRESS EASEMENT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 1336 PAGE 139, ALL LOCATED AS SHOWN ON THE PLAT. THE LOCUST STREET AND SECOND STREET RIGHT-OF-WAY AND THE ALLEYS ON THIS TRACT HAVE BEEN VACATED BY CITY ORDINANCE NO. 2949 RECORDED IN BOOK 354 PAGE 482 AND CITY ORDINANCE NO. 012178 RECORDED IN BOOK 716 PAGE 258.

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

BY:
ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: TREED@ESS-INC.COM



TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS 2089

UNIVERSITY CENTRE SUBDIVISION
NW 1/4 SEC 13-48-13
COLUMBIA, BOONE COUNTY, MISSOURI

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 APRIL 16, 2020.

JACOB M. NOVAK, NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:
THAT, TKG ST. PETERS SHOPPING CENTER, LLC, 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, SEWER, ELECTRIC, AND WATER LINE EASEMENTS,
LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF
COLUMBIA FOR PUBLIC USE FOREVER.

TKG ST. PETERS SHOPPING CENTER, LLC

E. STANLEY KROENKE, MEMBER

STATE OF _____)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 2017 BEFORE ME APPEARED
E. STANLEY KROENKE TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID
SAY THAT HE IS A MEMBER OF THE TKG ST. PETERS SHOPPING CENTER, LLC, A MISSOURI
LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID
LIMITED LIABILITY COMPANY AND THE SAID MEMBER ACKNOWLEDGED SAID INSTRUMENT 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