

BRANHAM - RENFRO SUBDIVISION - PLAT 2

MINOR PLAT
NOVEMBER 28, 2017

0 40 80
SCALE: 1" = 40'



MONUMENT LEGEND

IRON
R/W MARKER
ALL MONUMENTS ARE FOUND
UNLESS SHOWN (S) SET

BEARINGS ARE REFERENCED TO THE
WEST LINE OF TRACT 1 OF THE SURVEY
RECORDED IN BOOK 326 PAGE 272.

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 3 OF A QUIT-CLAIM DEED RECORDED IN BOOK 3081 PAGE 38, THE TRACT DESCRIBED BY A QUIT-CLAIM DEED RECORDED IN BOOK 3378 PAGE 82, AND THE TRACT DESCRIBED BY A QUIT-CLAIM DEED RECORDED IN BOOK 4827 PAGE 20. THE TRACT OF LAND DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 4827 PAGE 20, IS THAT PART OF THE TRACTS DESCRIBED BY DEEDS RECORDED IN BOOK 164 PAGE 341 AND BOOK 219 PAGE 232, LOCATED BETWEEN THE MIDDLE OF WESTWINDS DRIVE ON THE WEST, AND THE WESTERLY RIGHT-OF-WAY LINE OF WEST BOULEVARD SOUTH, DESCRIBED BY A SURVEY RECORDED IN BOOK 3427 PAGE 134, ON THE EAST, AND BOULEVARD HEIGHTS - BLOCK 4 RECORDED IN PLAT BOOK 5 PAGE 54 ON THE NORTH AND THE TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 326 PAGE 272 ON THE SOUTH. THIS TRACT IS FURTHER DESCRIBED AS FOLLOWS:

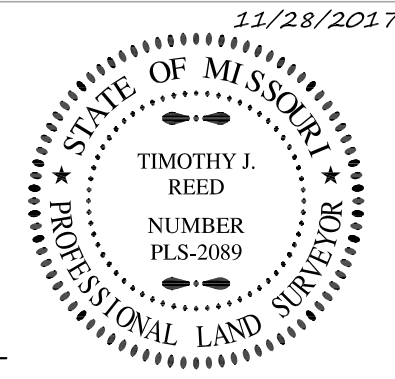
BEGINNING AT THE NORTHWEST CORNER OF TRACT #1 OF A SURVEY RECORDED IN BOOK 326 PAGE 272, SHOWN BY SAID SURVEY AS BEING N 83°32'W 314 FEET, AND NORTH 838.6 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 14-48-13, THENCE N 45°33'00"E 54.66 FEET TO THE SOUTHWEST CORNER OF BLOCK FOUR OF BOULEVARD HEIGHTS - BLOCK 4 RECORDED IN PLAT BOOK 5 PAGE 54; THENCE S 62°22'10"E, ALONG THE SOUTHERLY LINE THEREOF, 223.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST BOULEVARD SOUTH, AS SHOWN BY A SURVEY RECORDED IN BOOK 3427 PAGE 134; THENCE ALONG SAID LINE, AND THE NORTHERLY RIGHT-OF-WAY LINE OF STADIUM BOULEVARD (STATE ROUTE 740), S 0°08'40"W 68.54 FEET; THENCE S 20°27'00"W 169.66 FEET; THENCE S 68°06'10"W 171.80 FEET; THENCE S 71°46'10"W 19.53 FEET TO THE WESTERLY LINE OF TRACT #1 OF A SURVEY RECORDED IN BOOK 326 PAGE 272; THENCE N 0°00'00"E, ALONG SAID LINE, 363.26 FEET TO THE BEGINNING AND CONTAINING 1.59 ACRES.

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

ENGINEERING SURVEYS AND SERVICES
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Timothy J. Reed

TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS 2089



BRANHAM - RENFRO SUBDIVISION - PLAT 2
SECTION 14 T48N R13W
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 DECEMBER 6, 2019.

JOSHUA D. LEHMEN, NOTARY PUBLIC

KNOW ALL PERSONS BY THESE PRESENTS:
THAT THE PAUL ALAN BRANHAM REVOCABLE TRUST, BEING THE SOLE OWNER OF THE
ABOVE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS
SHOWN ON THE PLAT. UTILITY EASEMENTS, A SEWER EASEMENT, AND AN ELECTRIC
EASEMENT, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF
COLUMBIA FOR PUBLIC USE FOREVER.

PAUL ALAN BRANHAM REVOCABLE TRUST

BY:
PAUL ALAN BRANHAM, TRUSTEE

STATE OF MISSOURI }
COUNTY OF BOONE } SS
ON THIS DAY OF , 2017, BEFORE ME PERSONALLY APPEARED PAUL ALAN
BRANHAM, TRUSTEE OF THE PAUL ALAN BRANHAM REVOCABLE TRUST, KNOWN TO ME TO BE THE
PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO, BEING BY ME
TRULY SWORN, ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR
THE PURPOSES THEREIN STATED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
MY TERM EXPIRES

, NOTARY PUBLIC