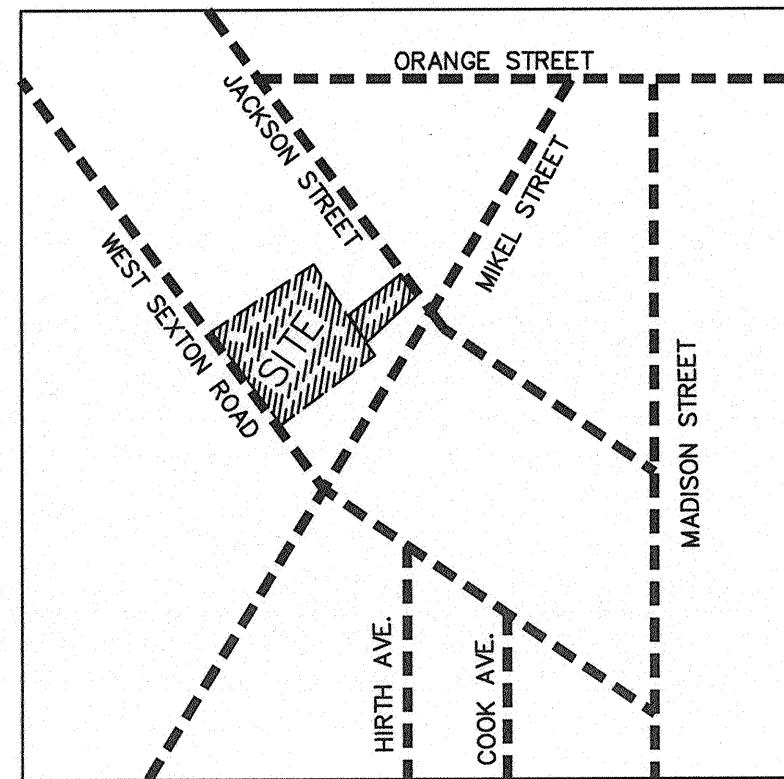


MIKEL'S SUBDIVISION PLAT 3
A REPLAT OF LOT 25, 26, 27 AND 55 OF MIKEL'S SUBDIVISION OF LOTS NUMBER 86 AND 87 IN
GARTH'S ADDITION TO THE CITY OF COLUMBIA AS SHOWN IN PLAT BOOK 2 PAGE 9
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST
A MINOR SUBDIVISION PLAT

SITE LOCATION MAP
NOT TO SCALE



KNOW ALL MEN BY THESE PRESENTS:
THAT, NIEDERMEYER LC, IS THE SOLE OWNER OF THE ABOVE DESCRIBED
TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND
PLATTED AS SHOWN ON THE PLAT. THE EASEMENTS AS SHOWN ON THE
ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA
PUBLIC USE FOREVER.

FRED N. HINSHAW MEMBER

JANET M. HINSHAW MEMBER

STATE OF MISSOURI)
) SS
COUNTY OF BOONE)

ON THIS 16th DAY OF DECEMBER, 2016
 I, JOHN W. PEPPER, FRED M. HINSHAW AND JANET M. HINSHAW,
 MEMBERS OF NIDERMAYER, L.C. A MISSOURI LIMITED LIABILITY COMPANY,
 TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN DID SAY THAT
THEY ARE THE OFFICERS AS STATED ABOVE AND THAT THIS INSTRUMENT
 WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS
 BOARD OF DIRECTORS AND SAID MEMBERS ACKNOWLEDGED SAID
 INSTRUMENT BE THE FIRST AND ONLY SAID CORPORATION.
 I, WITNESS WHEREIN I, A NOTARY PUBLIC, HAVE HEREUNTO SET MY
 HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY,
 MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-13-18

BUILDING SET BACKS ALONG SEXTON STREET	
ADDRESS	DISTANCE FROM R/W LINE
729	25.0'
725	26.0'
709	27.0'
721	27.5'
703	30.6'
701	31.0'
711	32.0'
MEDIAN	27.5'


BUILDING SET BACKS ALONG JACKSON STREET	
ADDRESS	DISTANCE FROM R/W LINE
606	15.0'
602	19.8'
604	21.1'
616	28.8'
600	31.1'
618	31.8'
614	35.8'
MEDIAN	28.8'

```

LEGEND
F      FOUND 5/8" ROD
      WITH CAP BRUSH AND
      ASSOC. LC 321 UNLESS
      OTHERWISE NOTED
S      SET 5/8" ROD
      WITH CAP BRUSH AND
      ASSOC. LC 321 UNLESS
      OTHERWISE NOTED
IP     IRON PIPE
PT     PINCHED TOP
R      RECORD
M      MEASURED
R/W    RIGHT_OF_WAY
[ ]    STORM WATER BOX
-X-    FENCE

```

SCALE 1" = 30'



A horizontal graphic scale bar with alternating black and white segments. Below the bar, tick marks indicate distances of 15', 30', and 60'.

DATE: NOVEMBER, 2016

SURVEY FOR: NIEDERMEYER LC.

THIS SURVEY CONFORMS TO TYPE URBAN ACQUAINTANCE
STANDARD 20 CSR 2030-16.040

REFERENCE BEARING:
GRID NORTH AS PER GPS OBSERVATION USING THE MODOT
NETWORK.

NOTES:

- 1). THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR
FLOOD PLAIN AS PER FIRM MAP # 29019C02800 DATED:
MARCH 17,2011.
- 2). AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA
QUADRANGLE, THERE ARE NO TYPE I,II, OR III STREAMS AS
DEFINED BY CITY OF COLUMBIA CODE OF ORDINANCES
124-233.
- 3). CURRENT TITLE INSURANCE POLICY WAS NOT AVAILABLE
FOR REVIEW OTHER EASEMENTS MAY EXIST.
- 4). AT THIS TIME LOT 1 CONSISTS OF OVER 15% LANDSCAPE
AND GRASSED AREA

DESCRIPTION:
A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA,
BOONE COUNTY, MISSOURI, AND BEING LOTS 25, 26, 27 AND 55 OF
MIKEL'S SUBDIVISION OF LOTS NUMBER 83, 84, 85 AND 88 AND THE
WEST HALF OF LOTS 86 AND 87 IN GARTH'S ADDITION TO THE CITY OF
COLUMBIA, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 2 PAGE 9
AND BEING DESCRIBED BY THE DEED IN BOOK 1493 PAGE 979 BOTH OF
THE BOONE COUNTY RECORDS AND CONTAINING 0.89 ACRES.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.


I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE UNDER MY
DIRECTION AND CONFORMS TO THE CURRENT MISSOURI MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC
506 NICHOLS STREET SUITE A
COLUMBIA, MO 65201
573-442-3110
WWW.BRUSHENGSRV.COM
LC 321

Kevin M. Schweikert

KEVIN M. SCHWEIKERT PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC
IN AND FOR BOONE COUNTY, MISSOURI THIS 15th DAY
OF DECEMBER, 2016.


J. DANIEL BRUSH NOTARY PUBLIC
MY COMMISSION EXPIRES 01-13-18

ACCEPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2016.

BRIAN TREECE	MAYOR
SHEILA AMIN	CITY CLERK

APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 2016

CHAIRMAN

STATE OF TEXAS
COUNTY OF DALLAS
PROCLAMATION
NUMBER 12345678
DATE: 12-15-16