

CHRISTIANSSEN DELINE SUBDIVISION - PLAT 1

FINAL PLAT
DECEMBER 20, 2016

0 80 160
SCALE: 1" = 80'

BEARINGS ARE REFERENCED TO MISSOURI
STATE PLANE COORDINATE SYSTEM (NAD 83)
GRID NORTH.

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25 T49N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY A DEED RECORDED IN BOOK 4273 PAGE 95 OF THE BOONE COUNTY RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:

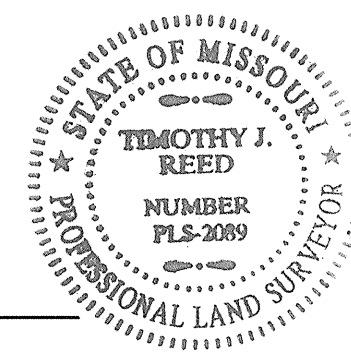
STARTING AT THE CENTER OF SECTION 25-49-13, ALSO BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 977 PAGE 236, THENCE S 87°21'20"E, ALONG THE QUARTER SECTION LINE, AND THE NORTH LINE OF TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 977 PAGE 236, A DISTANCE OF 2131.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 763 (RANGE LINE STREET), DESCRIBED BY A DEED RECORDED IN BOOK 3194 PAGE 107; THENCE ALONG SAID LINE, S 1°24'10"W 16.47 FEET, THENCE S 81°45'30"E 97.10 FEET; THENCE S 84°01'40"E 100.72 FEET; THENCE S 87°58'50"E 118.01 FEET; THENCE S 45°16'40"E 14.53 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY A STREET EASEMENT RECORDED IN BOOK 3333 PAGE 104, THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 763 (RANGE LINE STREET), DESCRIBED BY A DEED RECORDED IN BOOK 3194 PAGE 107, S 45°16'50"E 81.67 FEET; THENCE S 1°24'10"W 250.00 FEET; THENCE S 6°43'40"E 342.95 FEET; THENCE S 1°24'20"W 145.39 FEET; THENCE S 42°18'20"W 138.63 FEET; THENCE N 88°35'20"W 27.72 FEET; THENCE S 1°24'10"W 25.47 FEET TO A SOUTHERLY LINE OF THE TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 977 PAGE 236; THENCE ALONG THE LINES OF SAID TRACT, N 86°14'00"W 326.49 FEET; THENCE S 3°46'30"W 102.76 FEET; THENCE N 86°13'40"W 602.19 FEET TO A CORNER OF SAID TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 977 PAGE 236; THENCE LEAVING THE LINES OF SAID TRACT, N 1°44'50"E 124.39 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 263.00 FEET, A DISTANCE OF 71.88 FEET, THE CHORD BEING N 6°04'50"W 71.66 FEET; THENCE N 13°54'40"W 181.96 FEET; THENCE N 89°40'40"E 284.26 FEET; THENCE N 1°22'40"E 151.90 FEET; THENCE N 67°29'10"E 386.31 FEET; THENCE S 88°04'10"E 121.87 FEET; THENCE N 1°24'10"E 300.00 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED BY A STREET EASEMENT RECORDED IN BOOK 3333 PAGE 104; THENCE S 88°15'30"E, ALONG SAID LINE, 240.29 FEET TO THE BEGINNING AND CONTAINING 15.56 ACRES.

THIS TRACT IS SUBJECT TO A SEWER EASEMENT RECORDED IN BOOK 1678 PAGE 402, WATERLINE EASEMENTS RECORDED IN BOOK 1288 PAGE 248 AND BOOK 2031 PAGE 343, A GAS PIPELINE EASEMENT RECORDED IN BOOK 2385 PAGE 168, A DRAINAGE EASEMENT RECORDED IN BOOK 3194 PAGE 107, A UTILITY AND FACILITY EASEMENT RECORDED IN BOOK 3194 PAGE 107, AND UTILITY EASEMENT RECORDED IN BOOK 3333 PAGES 101, ALL LOCATED AS SHOWN ON THE PLAT.

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

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
TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR 1/30/2017
LS 2089

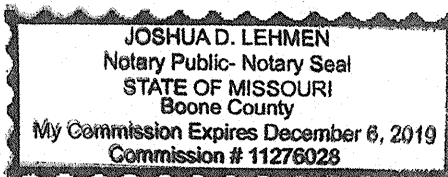
CHRISTIANSSEN DELINE SUBDIVISION - PLAT 1
SE 1/4 SEC 25-49-13
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 30th DAY OF January, 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.

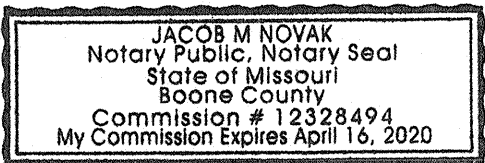
Joshua D. Lehmen
JOSHUA D. LEHMEN, NOTARY PUBLIC



STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 3rd DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREG AND KELLY DELINE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO BEING BY ME TRULY SWORN, ACKNOWLEDGED THAT THEY 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 April 16, 2020



JACOB M. NOVAK, NOTARY PUBLIC

KNOW ALL PERSONS BY THESE PRESENTS:
WE, GREG AND KELLY DELINE, BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO THREE LOTS AS SHOWN ON THE PLAT. LAND FOR BOONE INDUSTRIAL BOULEVARD RIGHT-OF-WAY AND UTILITY AND TRAIL EASEMENTS, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

BY: *Greg Deline*
GREG DELINE
BY: *Kelly Deline*
KELLY DELINE

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS DAY OF , 2016

BRIAN TREECE, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE II STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA AND BROWNS QUADRANGLE MAPS DATED 2014, AND IS LOCATED AS SHOWN ON THE PLAT.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONES "AE", "AE" (FLOODWAY), "X", AND "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBERS 29019C0165D AND 29019C0280D BOTH DATED MARCH 17, 2011.

STREAM BUFFER NOTE

