

C.E. HARR PLAT 2

A REPLAT OF LOT 1 OF C.E. HARR REPLAT AND PART OF LOTS 7-10, 13 AND
14, AND ALL OF LOTS 15-18 OF WELLINGTON GORDON'S SUBDIVISION
MARCH 6, 2017

NOTES

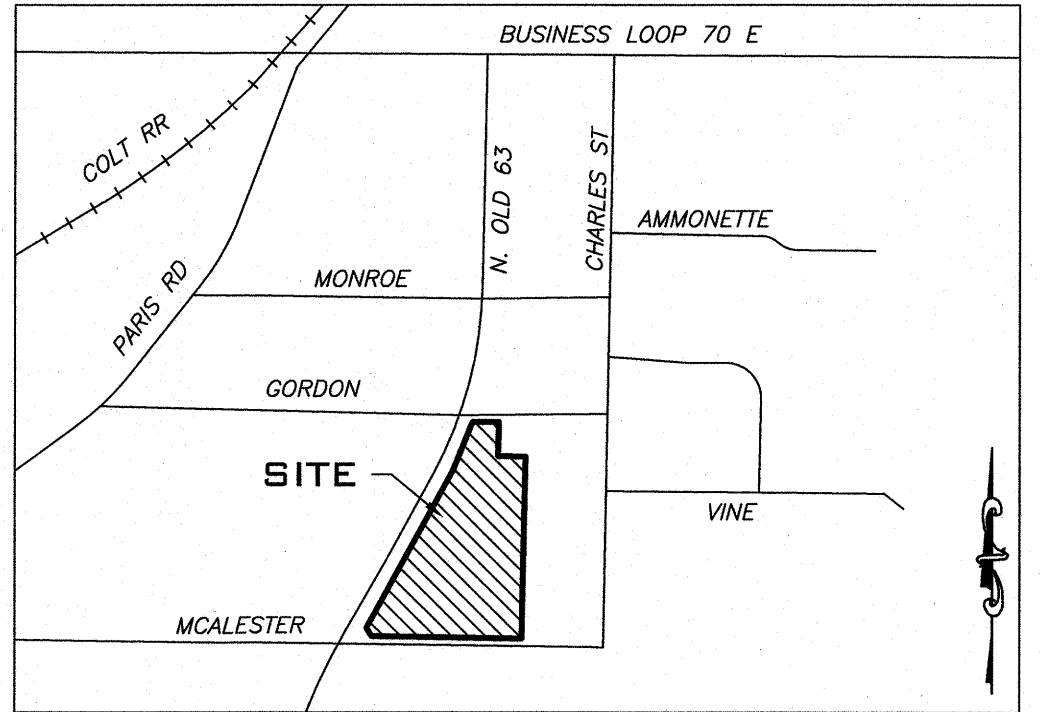
1. THIS IS AN URBAN CLASS SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
6. THE ORIGINAL SPELLING OF MCALESTER STREET, PER THE DEDICATION WITH WELLINGTON GORDON SUBDIVISION, WAS MCALESTER STREET AND SUBSEQUENT OTHER PLATS HAVE YET OTHER DIFFERENT SPELLINGS. MCALESTER STREET IS THE CURRENT SPELLING AND IS THE COMMON PLACE USE OF IT AS OF THIS REPLAT.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN
THE 100-YEAR FLOOD PLAIN AS SHOWN BY
FIRM MAP #29019C0285D
DATED: MARCH 17, 2011

STREAM BUFFER STATEMENT

THERE ARE NO STREAM BUFFERS ON THIS TRACT AS
DETERMINED FROM ARTICLE X-STREAM BUFFER REQUIREMENTS
OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF
ORDINANCES AND THE USGS MAP FOR COLUMBIA QUADRANGLE,
BOONE COUNTY, MISSOURI.



LOCATION MAP

NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

FLEET SPECIALTIES REAL ESTATE, LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, DAVID FENTON HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT-OF-WAY FOR OLD 63, GORDON STREET, AND MCALESTER STREET ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

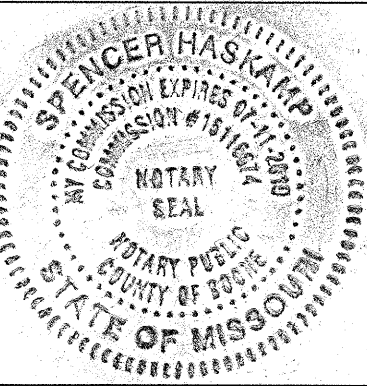
David Fenton
DAVID FENTON, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 13th DAY OF MARCH, IN THE YEAR 2017, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID FENTON KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Spencer Haskamp
SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.

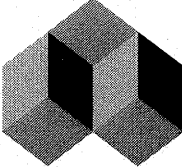


CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 1 OF C.E. HARR REPLAT RECORDED IN PLAT BOOK 23, PAGE 28, AND PART OF LOTS 7 THROUGH 10, 13 AND 14 AND ALL OF LOTS 15 THROUGH 18, ALL OF WELLINGTON GORDON'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 31 AND PART OF VACATED OYAMA STREET, ALL DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4136, PAGE 48, ALL OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14 OF SAID WELLINGTON GORDON'S SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT AND CONTINUING ALONG THE EAST LINES OF SAID LOTS 15-18, S 01°08'35" W, 472.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MCALESTER STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTH LINES OF LOTS 7 AND 18, N 89°23'00" W, 416.97 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD 63; THENCE LEAVING SAID LINES AND FOLLOWING THE EAST RIGHT-OF-WAY LINE OF OLD 63, N 28°44'45" E, 441.62 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A 1183.07-FOOT RADIUS CURVE TO THE LEFT, 192.61 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 24°04'55" E, 192.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13 OF WELLINGTON GORDON'S SUBDIVISION; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF GORDON STREET; THENCE LEAVING THE RIGHT-OF-WAY OF OLD 63 AND FOLLOWING SAID LINES, S 89°51'55" E, 87.36 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY FINAL SETTLEMENT RECORDED IN BOOK 627, PAGE 362; THENCE LEAVING SAID RIGHT-OF-WAY AND LOT LINES AND FOLLOWING THE LINES OF SAID SETTLEMENT, S 01°08'35" W, 94.48 FEET; THENCE S 89°50'20" E, 70.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.36 ACRES.

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



A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK OF SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

JAY GEBHARDT, PLS 2001001309
MO LAND SURVEYOR, MARCH 6, 2017

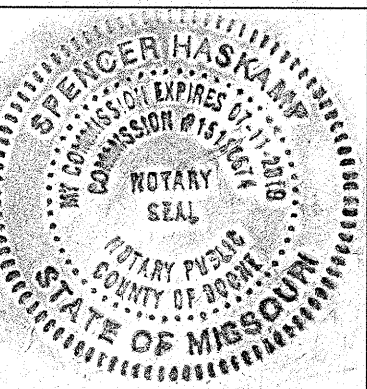
C.E. HARR PLAT 2
COLUMBIA, MO

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 6th DAY
OF MARCH, 2017.

Spencer Haskamp
SPENCER M. HASKAMP

NOTARY PUBLIC MY
COMMISSION EXPIRES
JULY 11, 2019.



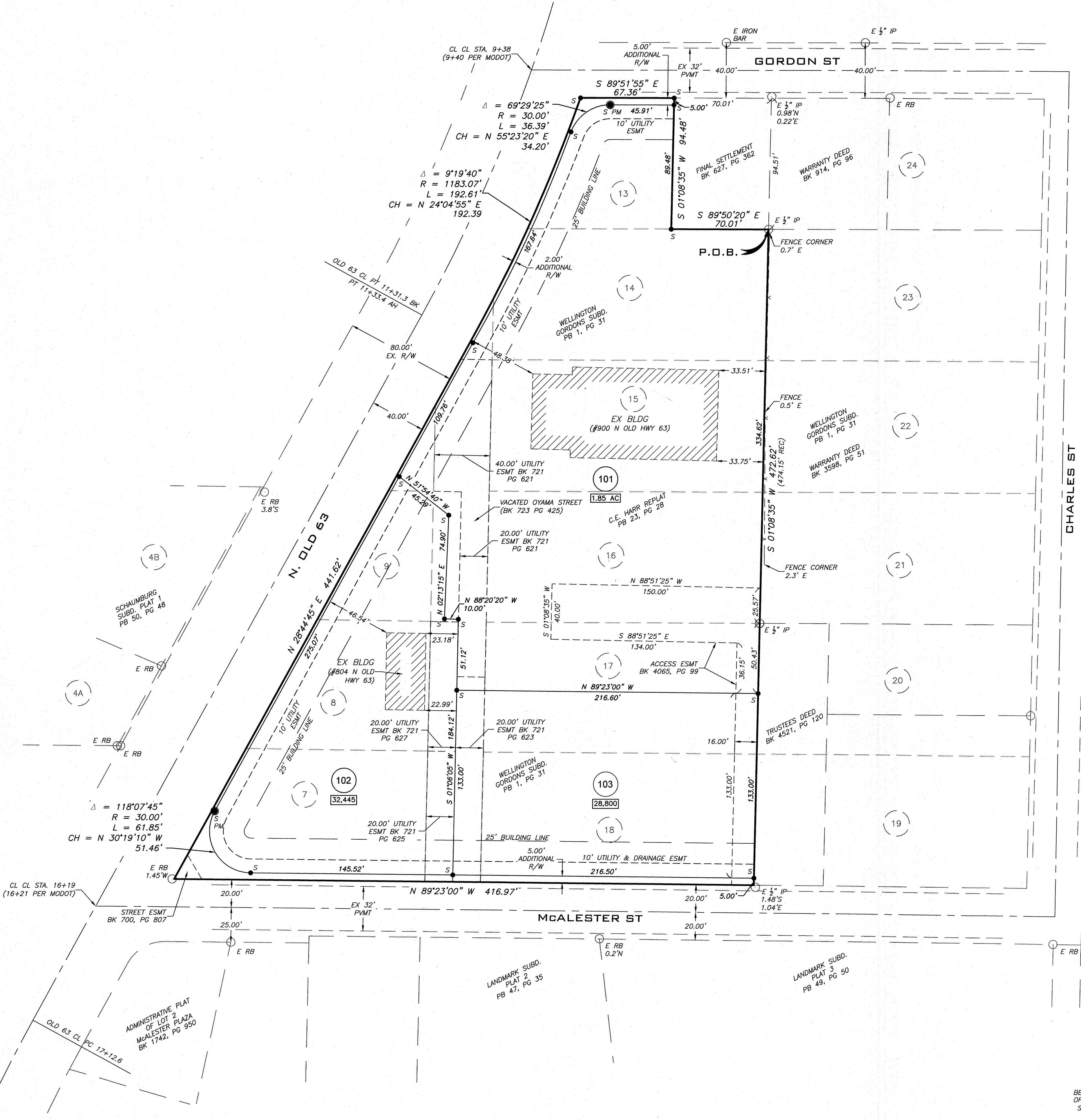
RECEIVED AND ACCEPTED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION
COUNCIL THIS ____ DAY OF _____, 2017.

RUSTY STRODTMAN, CHAIRMAN

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY
COUNCIL THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



SCALE: 1" = 40'
0 20 40 80

BEARINGS ARE REFERENCED TO GRID NORTH
OF THE MISSOURI STATE PLANE COORDINATE
SYSTEM (CENTRAL ZONE), OBTAINED FROM
GPS OBSERVATION, MDOOT CORS VRS
NETWORK, NAD83 (2011).