

FINAL PLAT
BMW PLAT No.1

A MINOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 15, 2017

CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR 1031 EXCHANGOR, INC., EXCHANGE ACCOMMODATION TITLEHOLDER FOR GRD PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN A SURVEY RECORDED IN BOOK 289, PAGE 485 AND BOOK 4498, PAGE 77, AND BEING THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4513, PAGE 161 AND A TRUSTEES DEED RECORDED IN BOOK 4514, PAGE 4, AND A WARRANTY DEED RECORDED IN BOOK 4568, PAGE 101 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 289, PAGE 485 AND WITH THE SOUTH LINE THEREOF, N 88°44'35" W, 574.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BERNADETTE DRIVE, SAID POINT BEING THE WEST AND MOST SOUTH CORNER OF SAID SURVEY; THENCE WITH SAID NORTH RIGHT OF WAY LINE AND SOUTHERLY LINE OF SAID SURVEY, N 55°08'32" W, 65.80 FEET TO THE SOUTH AND MOST WEST CORNER OF SAID SURVEY AND POINT BEING ON THE EAST RIGHT OF WAY LINE FOR BEVERLY DRIVE; THENCE WITH THE EAST LINE OF BEVERLY DRIVE AND THE WEST LINE OF SAID SURVEY, N 32°07'20" E, 528.80 FEET TO THE NORTHWEST CORNER OF SAID SURVEY, SAID CORNER BEING THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70; THENCE WITH THE SOUTH LINE OF INTERSTATE 70, ALSO THE NORTH LINE OF SAID SURVEY, S 65°03'05" E, 364.78 FEET TO THE NORTHEAST CORNER OF SAID SURVEY; THENCE CONTINUING WITH THE SAID SOUTH RIGHT OF WAY LINE AND WITH THE NORTH LINE OF TRACT 1 DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4514, PAGE 4, S 64°56'55" E, 125.22 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WITH THE EAST LINE OF SAID TRACT 1 AND EXTENDING WITH THE EAST LINE OF TRACT 2 DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4568, PAGE 101 AND SHOWN IN A SURVEY RECORDED IN BOOK 4498, PAGE 77, S 1°07'25" W, 330.34 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4568, PAGE 101 AND SHOWN BY A SURVEY RECORDED IN BOOK 4498, PAGE 77; THENCE WITH THE SOUTH LINE OF TRACT 2, N 64°59'20" W, 100.40 FEET TO THE WEST LINE OF SAID TRACT 2, SAID POINT ALSO BEING ON THE EAST LINE OF A SURVEY RECORDED IN BOOK 289, PAGE 485 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4513, PAGE 161; THENCE WITH SAID EAST LINE, S 1°09'40" W, 3.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.69 ACRES.

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

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 WEST NIFONG BOULEVARD, BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

DAVID W. BORDEN, PLS-2002000244

3-15-17
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

KENNETH FARRIS } NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

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

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017.

RUSTY STRODTMAN, CHAIRPERSON

BMW PLAT 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
SECTION 10, TOWNSHIP 47 NORTH, RANGE 11 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

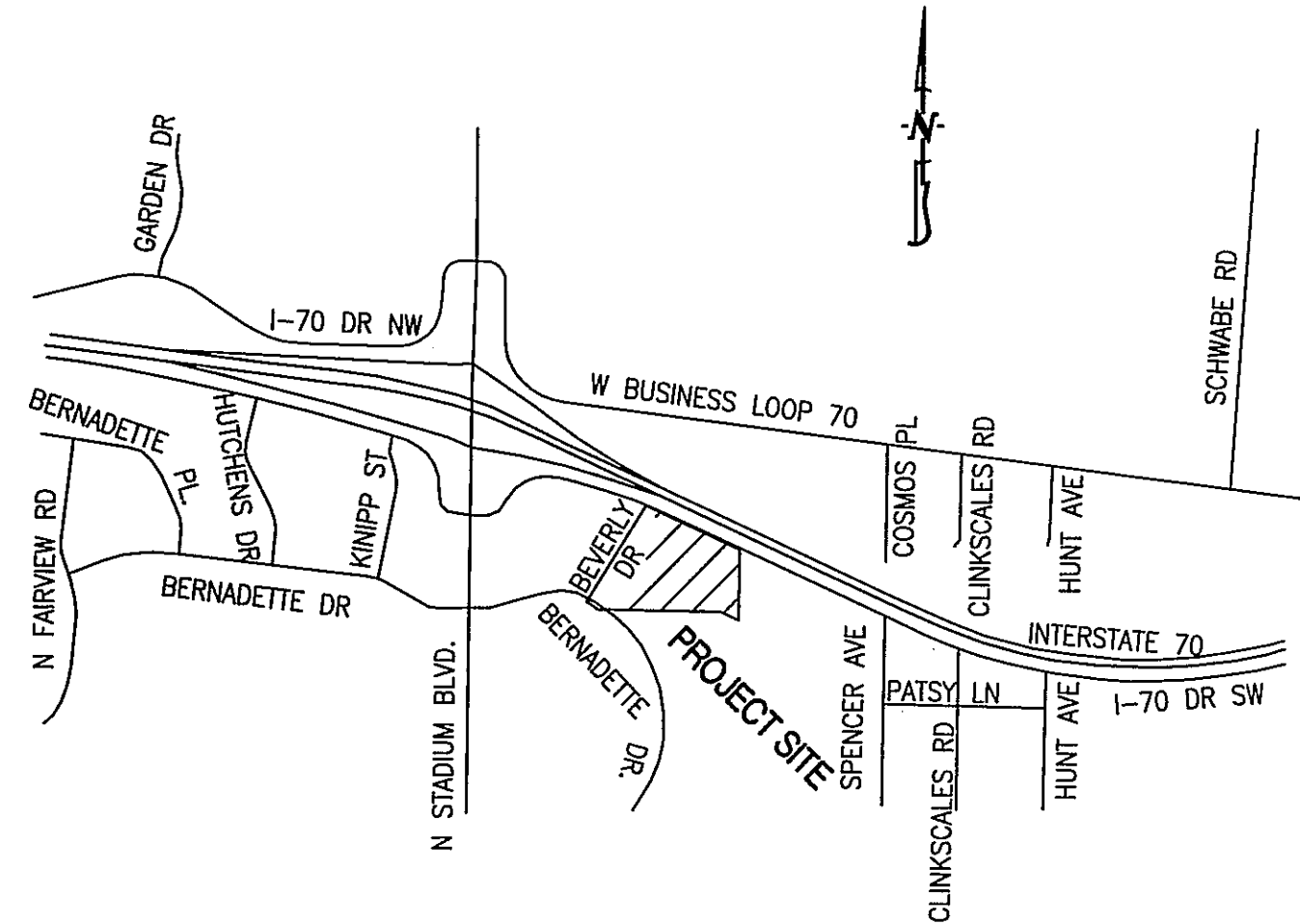
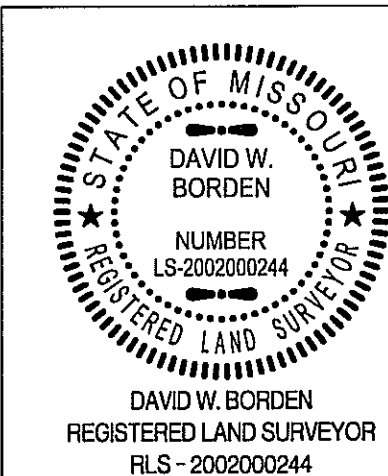
DATE: 3/15/2017

PROJECT: 150265

SCALE: 1" = 40'

DRAWN BY: DWB

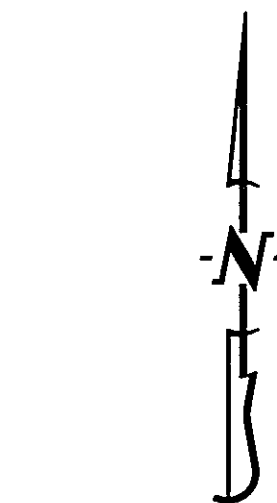
CROCKETT
ENGINEERING CONSULTANTS
1000 West Nifong Boulevard, Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com



LOCATION MAP
NOT TO SCALE

LEGEND:

- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH X DRILL HOLE
- W/ CHISELED X
- RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING



SCALE: 1"=40'
0 20 40 80

BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0280D, MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1509559, DATED JUNE 3, 2015 AND FILE NO. 1614021, DATED MARCH 18, 2016.
- THERE ARE NO REGULATED STREAMS ON THIS SITE. COLUMBIA USGS QUADRANGLE MAP.
- THERE IS A PETITION IN PLACE, TO THE CITY, TO VACATE EASEMENT.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.

KNOW ALL MEN BY THESE PRESENTS:

THAT GRD PROPERTIES, LLC, IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BMW PLAT No. 1"

IN WITNESS WHEREOF, GRD PROPERTIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS _____ DAY OF _____, 2017.

ATTEST

GRD PROPERTIES, LLC.

GRANT R. DREWING, MEMBER

GARY R. DREWING, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2017 BEFORE ME PERSONALLY APPEARED _____ AND _____ TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE GENERAL PARTNERS OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.