

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 324-13

AN ORDINANCE

abrogating the Final Plat of Discovery Park Subdivision Plat 1 located west of the U.S. Highway 63 and Discovery Parkway interchange; directing the City Clerk to have the ordinance recorded; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Final Plat of Discovery Park Subdivision Plat 1, recorded in Plat Book 47, Page 31 of the Boone County, Missouri records, is hereby abrogated.

SECTION 2. The City Clerk is hereby authorized and directed to cause a copy of this ordinance to be recorded in the office of the Recorder of Deeds of Boone County, Missouri.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

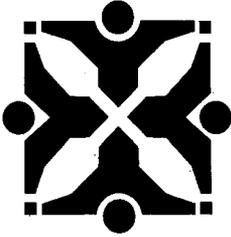
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning

Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: Nov 4, 2013

Re: Subdivision Abrogation - Discovery Park Subdivision, Plat 1 (Case #13-220)

EXECUTIVE SUMMARY:

A request by P1316, LLC (owner) to abrogate the 8 lot subdivision known as "Discovery Park Subdivision Plat 1" recorded in Plat Book 47, Page 31 of the Boone County Recorder of Deeds. The subject 143.71 acre tract is located east of A. Perry Philips Park, north of Gans Road, and west of US Highway 63. **(Case # 13-220)**

DISCUSSION:

On June 6, 2013, the final plat for the remainder of the Philips Farm Tract (north of Gans Road) was recorded with the Boone County Recorder of Deeds. The plat created 8 lots and dedicated several rights-of-way and easements for public (City) use. Since recording the land contained within the platted boundaries has been rough graded; however, no public infrastructure has been installed in the platted rights-of-way or easements.

During the process of rough grading the applicant made refinements to the lot arrangement within the tract acreage. These refinements resulted in the submission of a new preliminary plat (Case #13-182) for the entire acreage and a new final plat (Case #13-183) for the first phase of the acreage's future development. The preliminary plat proposes a total of 23 lots and the new final plat proposes a total of 18 lots - two (2) of which will be stormwater facilities. Both plats are being concurrently reviewed by Council and are seeking approval along with this requested subdivision abrogation.

The requested abrogation is necessary to eliminate all previously recorded rights-of-way and easements that were associated with the original design concepts for the tract acreage. The action of abrogation is utilized to formally withdraw Council's approval of the subdivision. It will however not remove the previously recorded plat from the public records. The ordinance approved as part of the requested abrogation would be recorded and that ordinance would serve as public acknowledgment that the former plat is no longer valid for the purposes of building permitting.

Given the fact that no public infrastructure has been installed within any portion of the existing 8 lot subdivision it is believed that abrogating the existing plat in conjunction with the approval of a new preliminary and final plat is the most efficient way to ensure that development of the tract acreage can proceed forward. The pending 23 lot preliminary plat identifies all necessary public infrastructure locations (i.e. rights-of-way and easements) and the 18 lot final plat will secure them for future public (City) use. The new preliminary and final plats are compliant with the Subdivision Regulations and were recommended for approval.

A locator map, reduced copy of Discovery Park Subdivision, Plat 1, and the proposed preliminary and final plats for the acreage are attached.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approve the requested abrogation of the plat known as "Discovery Park Subdivision, Plat 1" recorded in Plat Book 47, Page 31 of the Boone County Recorder of Deeds.

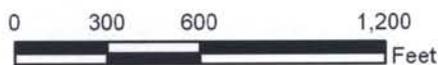
FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A



Case 13-220: Subdivision Vacation
Discovery Park Subdivision, Plat 1



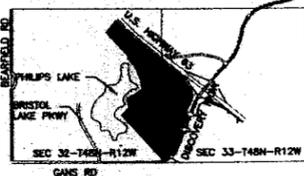
2011 Orthophoto
Source: Boone County Assessor



1 inch = 600 feet



Filed for Record, Boone County, Missouri
Bettie Johnson, Recorder of Deeds



LOCATION MAP Not To Scale

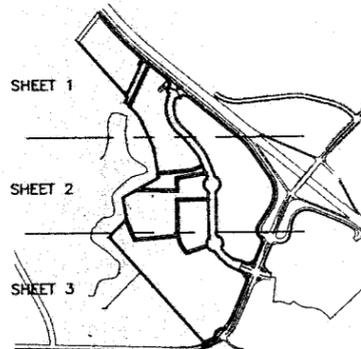
DISCOVERY PARK SUBDIVISION PLAT 1
P1316 LLC.
A PORTION OF THE LAND SHOWN BY SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED APRIL 1, 2013

LEGEND

- S SET
- F FOUND
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- 1/2" IRON ROD OR PIPE
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- + DRILL HOLE OR CHISEL +
- △ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- x FENCE LINE
- E OVERHEAD ELECTRIC
- G GAS LINE
- S SEWER LINE
- BUILDING SETBACK LINE
- - - EASEMENT LINE

SCALE: 1"=100'

SHEET INDEX



NOTES

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY APRIL, 2013

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ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.

ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE TO GOING TO BE REMOVED.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.

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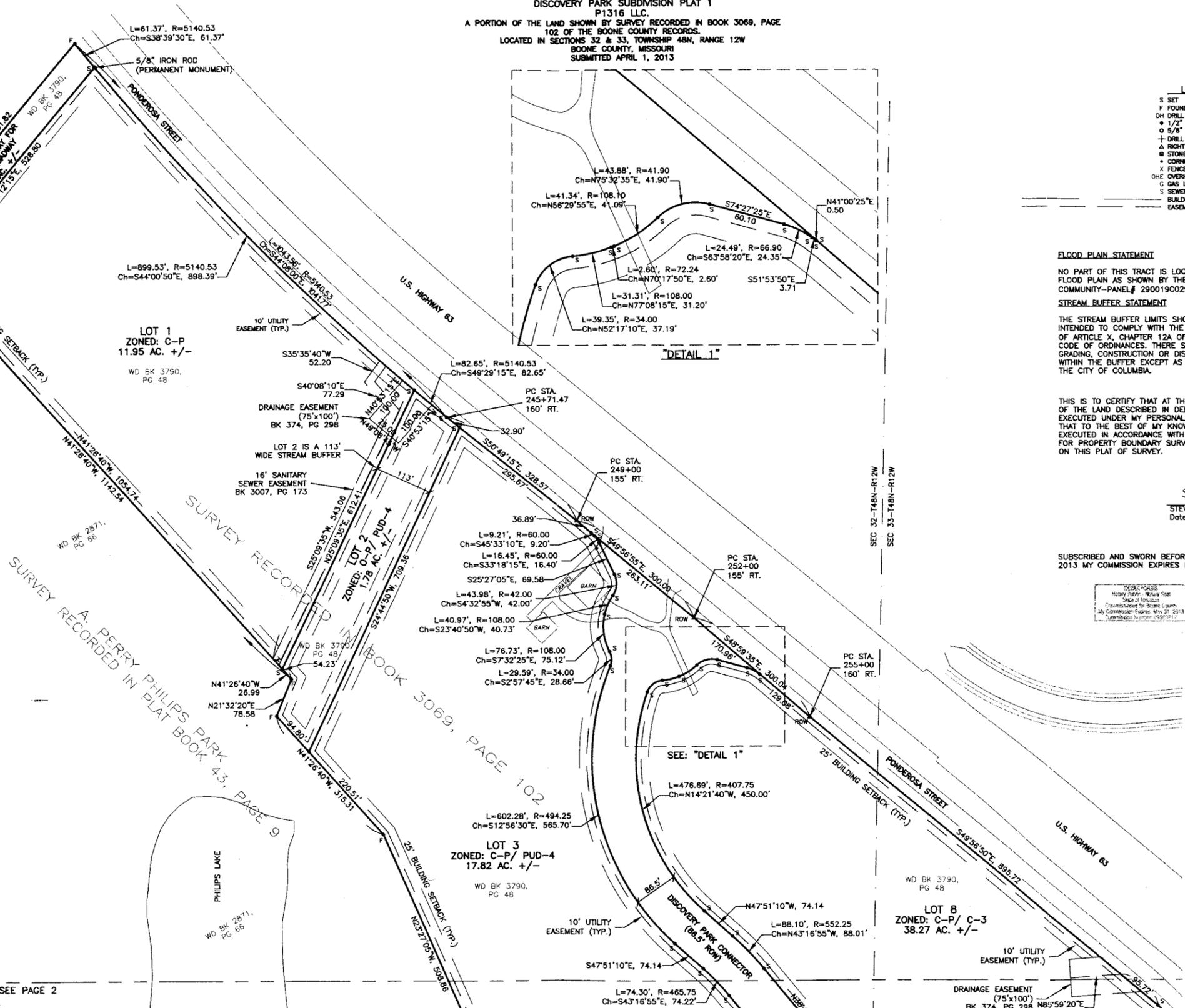
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ALL EXISTING BUILDINGS ARE TO BE REMOVED.

MATCHLINE SEE PAGE 2



FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAN MAPS; COMMUNITY-PANEL # 290019C0295D, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA.

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC., A SURVEY OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGE 48 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STEVEN R. PROCTOR, P.L.S. 2000148686
Date: MAY 24, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 24TH DAY OF MAY, 2013 MY COMMISSION EXPIRES MAY 31, 2013.

DEREK FORBIS
NOTARY PUBLIC

THHinc
Consulting Engineers
TRABLE, HANSEN & HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1568
Fax (573) 814-1128

Recorded in Boone County, Missouri

Date and Time: 05/04/2013 01:40:52 PM
Instrument #: 2013013610 Book: 47 Page: 31
Grantor: P1316 LLC
Grantee: DISCOVERY PARK SUBDIVISION PLAT 1
Instrument Type: PLAT
Recording Fee: \$218.00 \$
No. of Pages: 4

Bettie Johnson, Recorder of Deeds

DISCOVERY PARK SUBDIVISION PLAT 1
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BOONE COUNTY, MISSOURI
SUBMITTED APRIL 1, 2013

Filed for Record, Boone County, Missouri
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LOCATION MAP NOT TO SCALE



SCALE: 1"=100'

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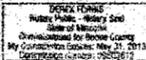
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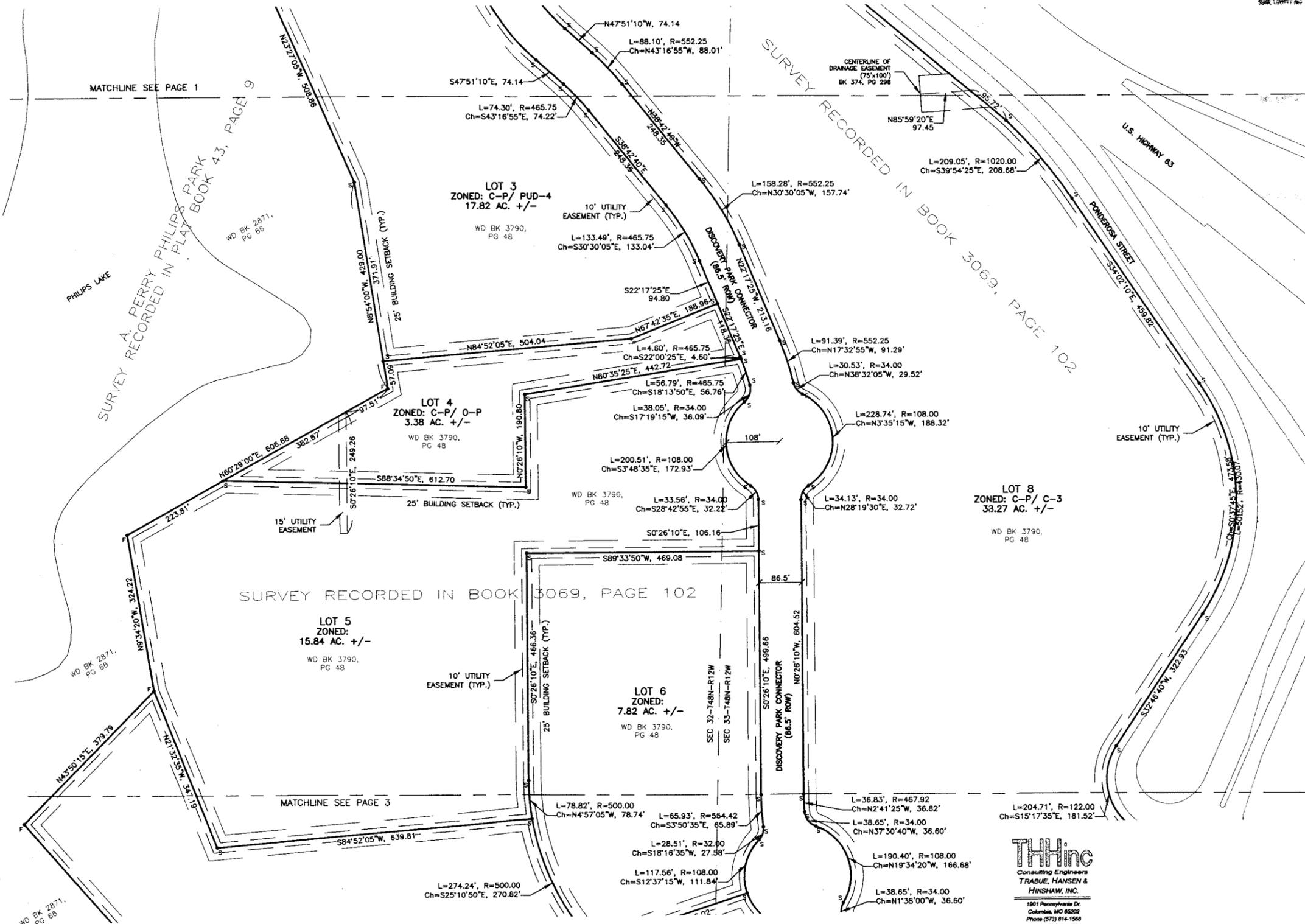
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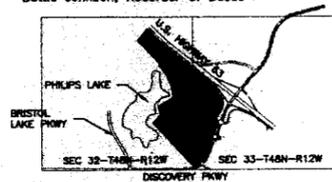
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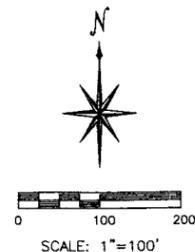
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LOCATION
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DISCOVERY PARK SUBDIVISION PLAT 1
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LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
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DESCRIPTION

A PORTION OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102, LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE NORTHERNMOST CORNER OF TRACT 1, AS SHOWN BY THE SURVEY RECORDED IN BOOK 3069, PAGE 102;

THENCE N40°54'45"W ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 719.35 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N43°50'15"E, A DISTANCE OF 379.79 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N09°34'20"W, A DISTANCE OF 324.22 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N60°29'00"E, A DISTANCE OF 606.68 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N08°54'00"W, A DISTANCE OF 429.00 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N23°27'05"W, A DISTANCE OF 508.86 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N41°26'40"W, A DISTANCE OF 315.31 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N21°32'20"E, A DISTANCE OF 78.58 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N41°26'40"W, A DISTANCE OF 1142.54 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N39°12'15"E, A DISTANCE OF 531.82 FEET TO A 1/2" IRON PIPE FOUND AT THE INTERSECTION WITH THE WEST RIGHT OF WAY OF U.S. HIGHWAY 63;

THENCE ALONG SAID RIGHT OF WAY 1043.56 FEET ALONG A 5140.53 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S44°08'00"E, A DISTANCE OF 1041.77 FEET) TO A 1/2" IRON ROD SET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY S50°49'15"E, A DISTANCE OF 328.57 FEET TO A RIGHT OF WAY MARKER FOUND;

THENCE S49°56'55"E, A DISTANCE OF 300.00 FEET TO A RIGHT OF WAY MARKER FOUND;

THENCE S48°59'35"E, A DISTANCE OF 300.04 FEET TO A RIGHT OF WAY MARKER FOUND;

THENCE S49°56'50"E, A DISTANCE OF 895.72 FEET TO A 1/2" IRON ROD SET;

THENCE 209.05 FEET ALONG A 1020.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S39°54'25"E, A DISTANCE OF 208.68 FEET) TO A 1/2" IRON ROD SET;

THENCE S34°02'10"E, A DISTANCE OF 459.82 FEET TO A 1/2" IRON ROD SET;

THENCE 501.52 FEET ALONG A 430.07 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S00°37'45"E, A DISTANCE OF 473.58 FEET) TO A 1/2" IRON ROD SET;

THENCE S32°48'40"W, A DISTANCE OF 322.93 FEET TO A 1/2" IRON ROD SET;

THENCE 204.71 FEET ALONG A 122.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S15°17'35"E, A DISTANCE OF 181.52 FEET) TO A 1/2" IRON ROD SET;

THENCE S14°23'55"E, A DISTANCE OF 74.34 FEET TO A 1/2" IRON ROD SET;

THENCE S22°53'20"W, A DISTANCE OF 283.65 FEET TO A 1/2" IRON ROD SET;

THENCE 35.43 FEET ALONG A 58.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S40°23'20"W, A DISTANCE OF 34.88 FEET) TO A 1/2" IRON ROD SET;

THENCE S57°53'20"W, A DISTANCE OF 68.25 FEET TO A 1/2" IRON ROD SET;

THENCE 46.79 FEET ALONG A 53.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S83°10'55"W, A DISTANCE OF 45.28 FEET) TO A 1/2" IRON ROD SET;

THENCE N71°32'10"W, A DISTANCE OF 81.27 FEET TO A 1/2" IRON ROD SET;

THENCE S22°53'35"W, A DISTANCE OF 125.89 FEET TO A 1/2" IRON ROD SET;

THENCE S67°06'40"E, A DISTANCE OF 45.91 FEET TO A 1/2" IRON ROD SET;

THENCE 35.42 FEET ALONG A 58.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S49°36'25"E, A DISTANCE OF 34.88 FEET) TO A 1/2" IRON ROD SET;

THENCE S32°06'50"E, A DISTANCE OF 94.29 FEET TO A 1/2" IRON ROD SET;

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THENCE S18°27'55"W, A DISTANCE OF 64.19 FEET TO A 1/2" IRON ROD SET;

THENCE S18°28'45"W, A DISTANCE OF 15.74 FEET TO A 1/2" IRON ROD SET;

THENCE S22°53'20"W, A DISTANCE OF 469.94 FEET TO A 1/2" IRON ROD SET;

THENCE 236.95 FEET ALONG A 711.99 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S32°25'20"W, A DISTANCE OF 235.86 FEET) TO A 1/2" IRON ROD SET;

THENCE 26.69 FEET ALONG A 29.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S68°19'20"W, A DISTANCE OF 25.76 FEET) TO A 1/2" IRON ROD SET;

THENCE 184.71 FEET ALONG A 111.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S47°00'50"W, A DISTANCE OF 164.13 FEET) TO A 1/2" IRON ROD SET;

THENCE 30.29 FEET ALONG A 29.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S29°16'00"W, A DISTANCE OF 28.93 FEET) TO A 1/2" IRON ROD SET;

THENCE 174.06 FEET ALONG A 724.99 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S66°04'05"W, A DISTANCE OF 173.64 FEET) TO A 5/8" IRON ROD SET (PERMANENT MONUMENT);

THENCE N40°53'40"W, A DISTANCE OF 1124.53 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N40°54'45"W, A DISTANCE OF 277.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 143.71 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3790 PAGE 48 OF THE BOONE COUNTY RECORDS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

NOTES

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APPROVED BY THE COLUMBIA CITY COUNCIL THIS
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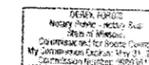
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ROBERT MCDAVID, MAYOR

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NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS

ON THIS 28th DAY OF May, 2013, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Bruce Odle TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "P1316 LLC", A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

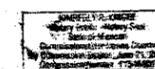
EASEMENTS OF THE TYPES AND AT LOCATIONS AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND PUBLIC USE, FOREVER.

THE STREET RIGHTS OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND PUBLIC USE, FOREVER

Bruce Odle (SIGNED)

MEMBER Bruce Odle (PRINTED)

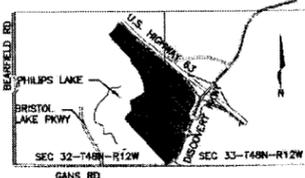
SUBSCRIBED AND SWORN BEFORE ME ON THIS 28th DAY OF May, 2013 MY COMMISSION EXPIRES June 21, 2015



Kimberly R. Kottage
NOTARY PUBLIC *Kimberly R. Kottage*



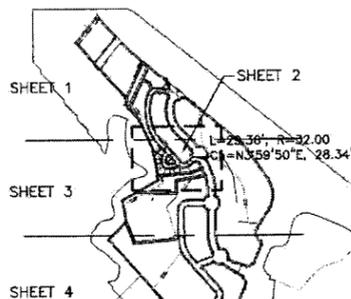
Filed for Record, Boone County, Missouri
Settle Johnson, Recorder of Deeds



LOCATION MAP Not To Scale

THHinc
Consulting Engineers
TRABIE, HANSEN &
HINSHAW, INC.
1501 Hemingway Dr.
Columbia, MO 65202
Phone (573) 814-1258
Fax (573) 814-1128

SHEET INDEX



NOTES

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2013

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

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LOT 18 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.

A PRELIMINARY PLAT OF DISCOVERY PARK SUBDIVISION
P1316 LLC
ALL OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31
OF THE BOONE COUNTY RECORDS.
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED AUGUST 27, 2013

OWNER:

P1316 LLC
3315 BERRYWOOD STE 101
COLUMBIA, MO 65201

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS: COMMUNITY-PANEL# 290019C0295D, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- DRILL HOLE OR CHISEL +
- RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- FENCE LINE
- OVERHEAD ELECTRIC
- GAS LINE
- SEWER LINE
- STORM LINE
- WATER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



SCALE: 1"=100'

Line #	Direction	Length
L-1	N25°16'00"W	114.28
L-2	N85°10'10"W	106.22
L-3	S40°58'58"E	28.89
L-4	S85°27'08"E	88.58
L-5	N80°49'03"E	18.18
L-6	S74°27'28"E	80.93
L-9	S41°00'28"E	6.50
L-81	S48°59'58"E	128.08
L-82	N70°17'50"E	2.80

Curve #	Length	Radius	Chord
C-1	78.80	125.00	S60°28'20"W, 78.40
C-4	16.45	80.00	S33°18'18"W, 16.40
C-6	43.58	42.00	S4°22'55"W, 43.00
C-7	14.78	104.00	S30°38'30"W, 14.72
C-8	7.78	170.00	N40°38'28"W, 7.78
C-8B	48.58	100.00	N84°10'40"E, 48.58
C-91	90.36	126.00	S40°18'00"W, 88.78
C-92	29.59	34.00	N2°57'48"W, 28.86
C-93	32.80	108.00	N10°17'56"W, 32.87
C-94	38.38	34.00	N82°17'10"E, 37.18
C-97	41.84	106.10	N89°29'55"E, 41.00
C-98	43.88	41.80	N75°32'38"E, 41.90
C-40	28.20	68.80	S82°22'58"E, 27.98
C-43	31.91	102.00	N77°09'16"E, 31.20

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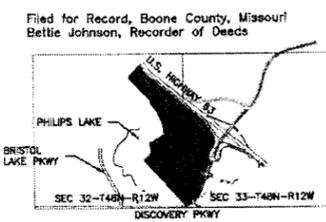
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: OCTOBER 10, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 10TH DAY OF SEPTEMBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
NOTARY PUBLIC

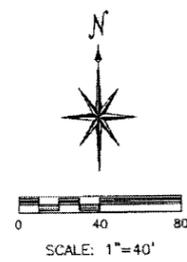
MATCHLINE SEE PAGE 3

10-22-13



OWNER:
 P1316 LLC
 3315 BERRYWOOD STE 101
 COLUMBIA, MO 65201

- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - 1/2" IRON ROD OR PIPE
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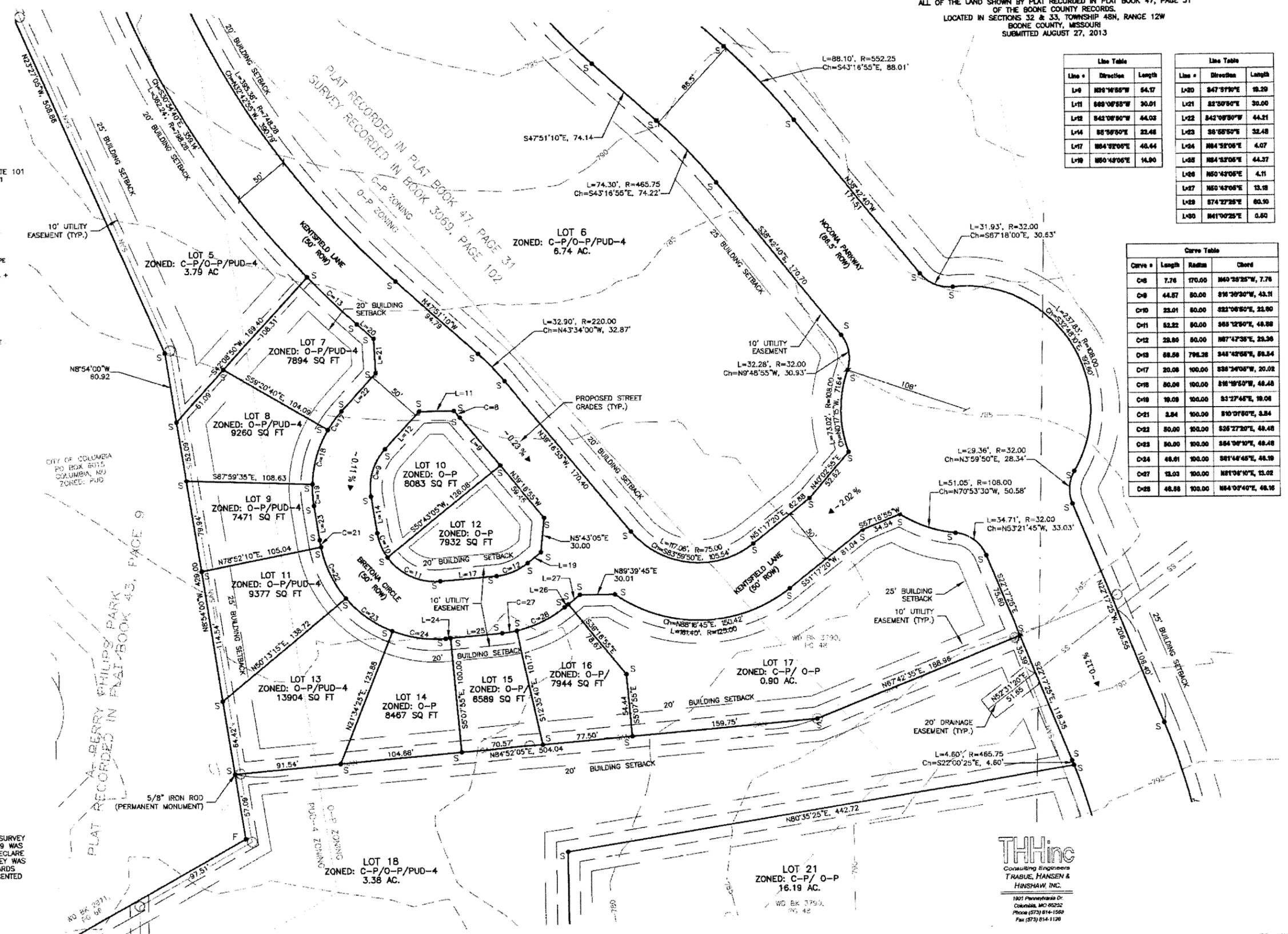
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LOT 16 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.

DEREK FORBIS
 NOTARY PUBLIC

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STEVEN R. PROCTOR, P.L.S. 2000148688
 Date: OCTOBER 10, 2013



Line Table

Line #	Direction	Length
L-0	N89°16'58"W	64.17
L-11	S89°08'58"W	30.01
L-12	S42°08'58"W	44.03
L-14	S8°58'58"E	23.48
L-17	N84°32'00"E	46.44
L-18	N50°48'06"E	14.90

Line Table

Line #	Direction	Length
L-20	S47°31'30"E	18.29
L-21	S2°30'54"E	30.00
L-22	S42°08'58"W	44.21
L-23	S8°58'58"E	32.48
L-24	N84°32'00"E	4.07
L-25	N84°32'00"E	44.37
L-26	N50°48'06"E	4.11
L-27	N50°48'06"E	13.18
L-28	S74°27'25"E	60.10
L-30	N41°00'25"E	0.50

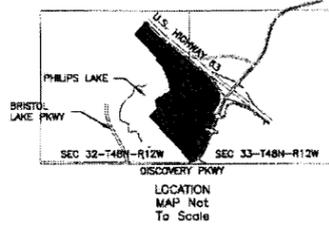
Curve Table

Curve #	Length	Radius	Chord
C-6	7.76	170.00	160°26'25"W, 7.76
C-8	44.87	80.00	S19°39'30"W, 43.11
C-10	23.01	80.00	S82°08'58"W, 23.00
C-11	23.22	80.00	S88°12'50"E, 48.88
C-12	28.80	80.00	N87°47'38"E, 28.36
C-13	88.58	798.28	S48°42'08"E, 88.54
C-17	20.06	100.00	S38°24'05"W, 20.02
C-18	80.00	100.00	S18°18'50"W, 48.48
C-19	19.08	100.00	S32°27'45"E, 19.04
C-21	3.54	100.00	S10°07'50"E, 3.54
C-22	80.00	100.00	S28°27'20"E, 48.48
C-23	80.00	100.00	S54°08'10"E, 48.48
C-24	48.61	100.00	S81°44'45"E, 48.19
C-27	13.03	100.00	N81°08'10"E, 13.02
C-28	48.88	100.00	N54°07'40"E, 48.18

THinc
 Consulting Engineers
 TRABUE, HANSEN &
 HINSHAW, INC.
 1901 Pennsylvania Dr.
 Columbia, MO 65232
 Phone (573) 814-1588
 Fax (573) 814-1130

REVISED
 10-23-13

Filed for Record, Boone County, Missouri
 Bettie Johnson, Recorder of Deeds



OWNER:
 P1316 LLC
 3315 BERRYWOOD STE 101
 COLUMBIA, MO 65201



SCALE: 1"=100'

- LEGEND**
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 - F FOUND
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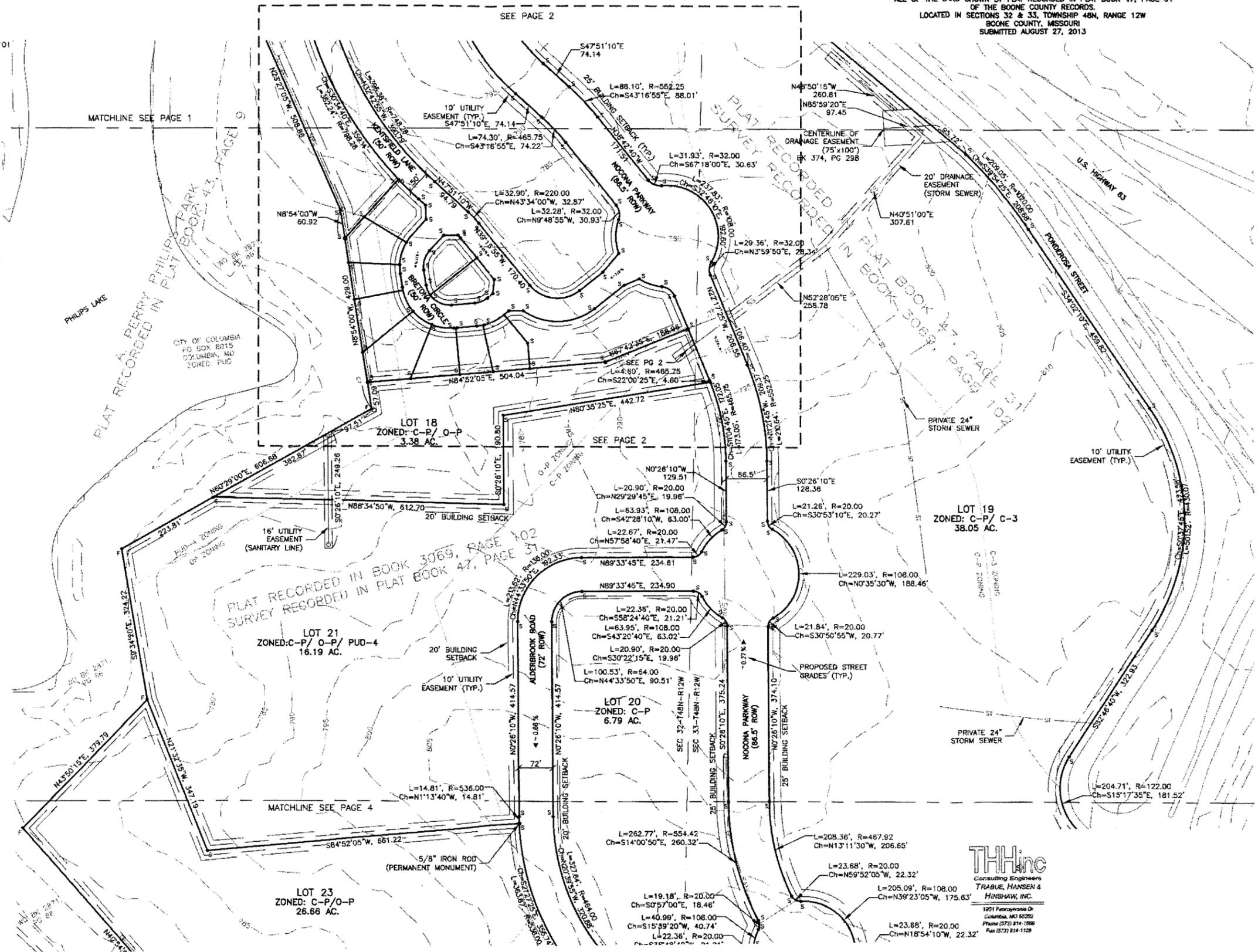
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DEREK FORBIS
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STEVEN R. PROCTOR, P.L.S. 2000148666
 Date: OCTOBER 10, 2013



THHinc
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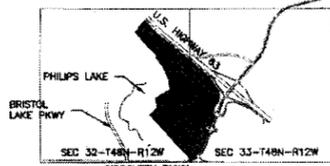
REVISED
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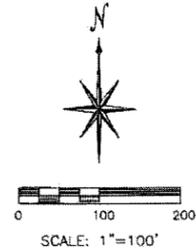
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OWNER:

P1316 LLC
 3315 BERRYWOOD STE 101
 COLUMBIA, MO 65201



LOCATION MAP Not To Scale



LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- 1/2" IRON ROD OR PIPE
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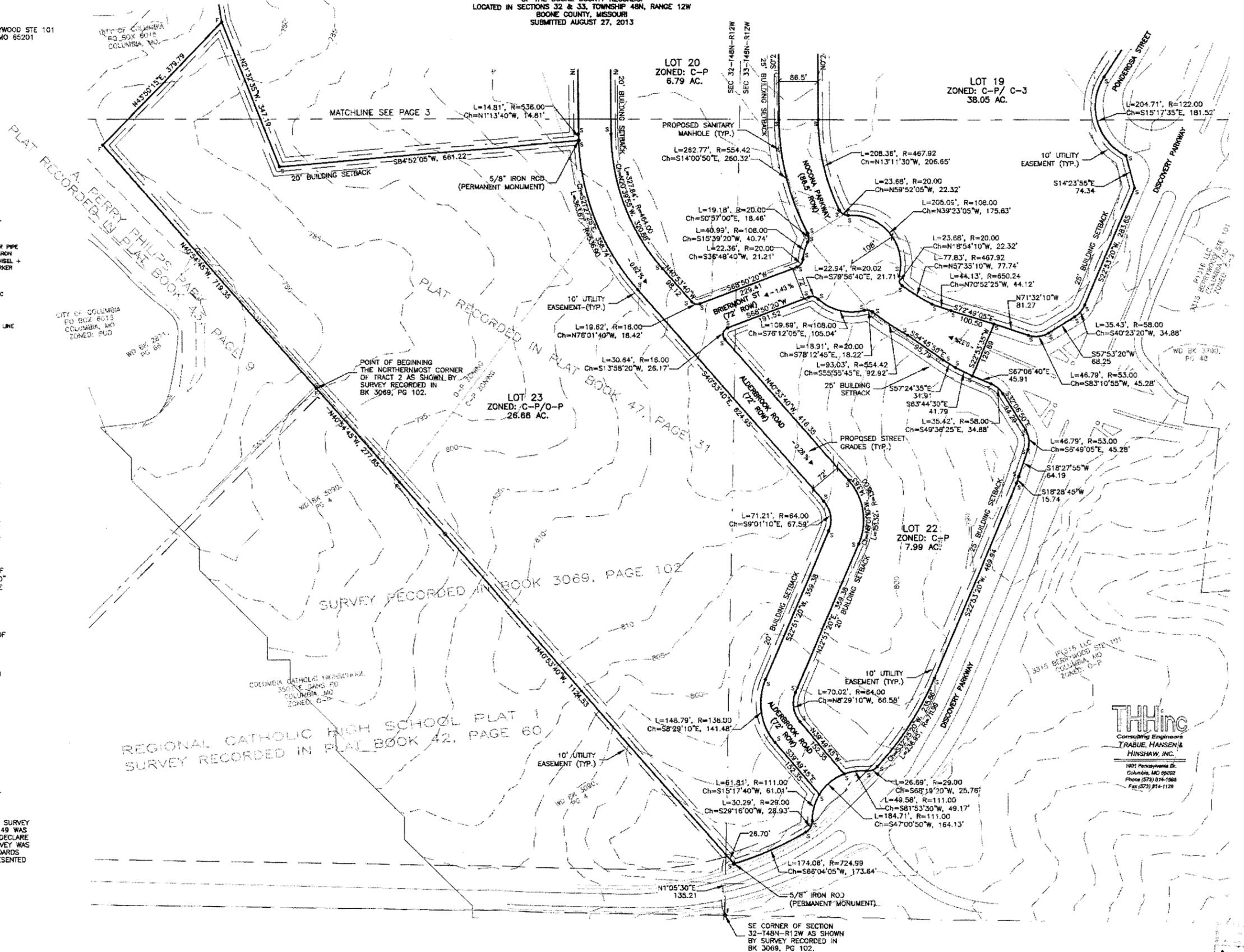
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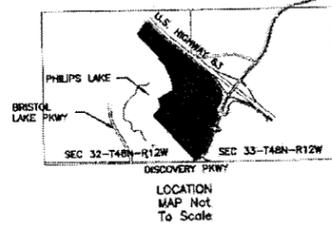
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 Columbia, MO 65202
 Phone (573) 814-1568
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10-22-13

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Bettie Johnson, Recorder of Deeds



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ALL OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31
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NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 290019C0295D, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

DESCRIPTION

A PORTION OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102, LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE NORTHERNMOST CORNER OF TRACT 1, AS SHOWN BY THE SURVEY RECORDED IN BOOK 3069, PAGE 102;

THENCE N40°54'45"W ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 719.35 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N43°50'15"E, A DISTANCE OF 379.79 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N09°34'20"W, A DISTANCE OF 324.22 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N60°29'00"E, A DISTANCE OF 429.00 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N08°54'00"W, A DISTANCE OF 508.86 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N23°27'05"W, A DISTANCE OF 426.68 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N41°28'40"W, A DISTANCE OF 315.31 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N21°32'20"E, A DISTANCE OF 78.58 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N41°28'40"W, A DISTANCE OF 1142.54 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N39°12'15"E, A DISTANCE OF 531.82 FEET TO A 1/2" IRON PIPE FOUND AT THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 63;

THENCE ALONG SAID RIGHT OF WAY LINE 1043.56 FEET ALONG A 5140.53 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S44°08'00"E, A DISTANCE OF 1041.77 FEET) TO A 1/2" IRON ROD SET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S50°49'15"E, A DISTANCE OF 328.57 FEET TO A RIGHT OF WAY MARKER FOUND;

THENCE S49°58'55"E, A DISTANCE OF 300.00 FEET TO A RIGHT OF WAY MARKER FOUND;

THENCE S48°59'35"E, A DISTANCE OF 300.04 FEET TO A RIGHT OF WAY MARKER FOUND;

THENCE S49°58'50"E, A DISTANCE OF 895.72 FEET TO A 1/2" IRON ROD SET;

THENCE 209.05 FEET ALONG A 1020.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S39°54'25"E, A DISTANCE OF 208.88 FEET) TO A 1/2" IRON ROD SET;

THENCE S34°02'10"E, A DISTANCE OF 459.82 FEET TO A 1/2" IRON ROD SET;

THENCE 501.52 FEET ALONG A 430.07 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S00°37'45"E, A DISTANCE OF 473.58 FEET) TO A 1/2" IRON ROD SET;

THENCE S32°48'40"W, A DISTANCE OF 322.93 FEET TO A 1/2" IRON ROD SET;

THENCE 204.71 FEET ALONG A 122.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S15°17'35"E, A DISTANCE OF 181.52 FEET) TO A 1/2" IRON ROD SET;

THENCE S14°23'55"E, A DISTANCE OF 74.34 FEET TO A 1/2" IRON ROD SET;

THENCE S22°53'20"W, A DISTANCE OF 283.65 FEET TO A 1/2" IRON ROD SET;

THENCE 35.43 FEET ALONG A 58.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S40°23'20"W, A DISTANCE OF 34.88 FEET) TO A 1/2" IRON ROD SET;

THENCE S57°53'20"W, A DISTANCE OF 68.25 FEET TO A 1/2" IRON ROD SET;

THENCE 48.79 FEET ALONG A 53.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S83°10'55"W, A DISTANCE OF 45.28 FEET) TO A 1/2" IRON ROD SET;

THENCE N71°32'10"W, A DISTANCE OF 81.27 FEET TO A 1/2" IRON ROD SET;

THENCE S22°53'35"W, A DISTANCE OF 125.89 FEET TO A 1/2" IRON ROD SET;

THENCE S67°06'40"E, A DISTANCE OF 45.91 FEET TO A 1/2" IRON ROD SET;

THENCE 35.42 FEET ALONG A 58.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S49°35'25"E, A DISTANCE OF 34.88 FEET) TO A 1/2" IRON ROD SET;

THENCE S32°06'50"E, A DISTANCE OF 94.29 FEET TO A 1/2" IRON ROD SET;

THENCE 46.79 FEET ALONG A 53.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S06°49'05"E, A DISTANCE OF 45.28 FEET) TO A 1/2" IRON ROD SET;

THENCE S18°27'55"W, A DISTANCE OF 64.19 FEET TO A 1/2" IRON ROD SET;

THENCE S18°28'45"W, A DISTANCE OF 15.74 FEET TO A 1/2" IRON ROD SET;

THENCE S22°53'20"W, A DISTANCE OF 469.94 FEET TO A 1/2" IRON ROD SET;

THENCE 236.95 FEET ALONG A 711.99 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S32°25'20"W, A DISTANCE OF 235.86 FEET) TO A 1/2" IRON ROD SET;

THENCE 26.89 FEET ALONG A 29.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S68°19'20"W, A DISTANCE OF 25.76 FEET) TO A 1/2" IRON ROD SET;

THENCE 184.71 FEET ALONG A 111.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S47°00'50"W, A DISTANCE OF 164.13 FEET) TO A 1/2" IRON ROD SET;

THENCE 30.29 FEET ALONG A 29.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S29°16'00"W, A DISTANCE OF 28.93 FEET) TO A 1/2" IRON ROD SET;

THENCE 174.06 FEET ALONG A 724.99 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S66°04'05"W, A DISTANCE OF 173.64 FEET) TO A 5/8" IRON ROD SET (PERMANENT MONUMENT);

THENCE N40°53'40"W, A DISTANCE OF 1124.53 FEET TO A 1/2" IRON PIPE FOUND;

THENCE N40°54'45"W, A DISTANCE OF 277.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 143.71 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEEDS RECORDED IN BOOK 3790 PAGES 48 & 49 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC., A SURVEY OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STEVEN R. PROCTOR, P.L.S. 2000148668
Date: OCTOBER 10, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 10TH DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
NOTARY PUBLIC



APPROVED BY THE COLUMBIA CITY COUNCIL THIS
____ DAY OF _____, 2013

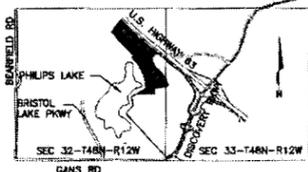
ROBERT MCDAVID, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING & ZONING COMMISSION,
COLUMBIA, MO THIS ____ DAY OF _____, 2013

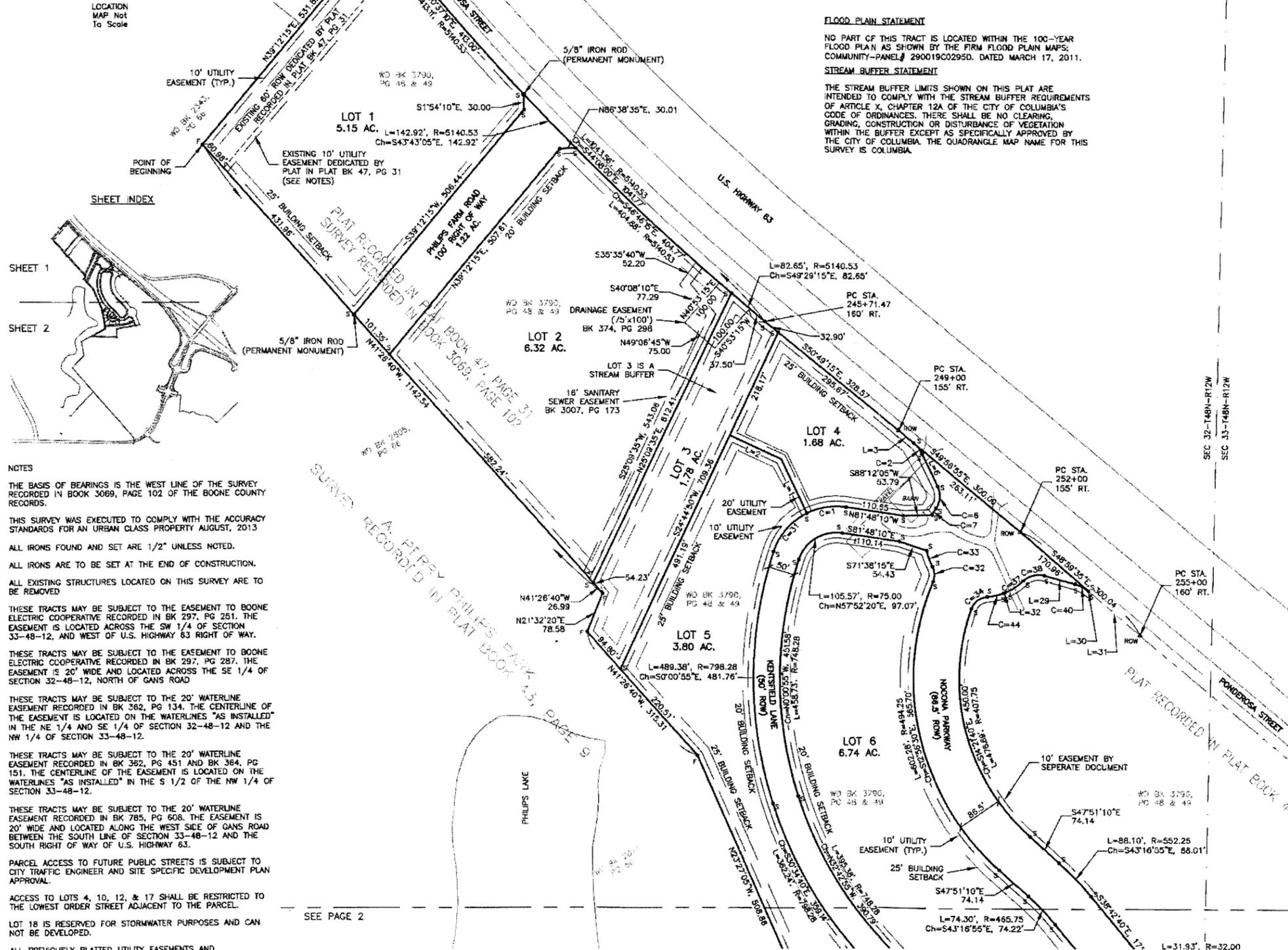
RAMON PURI, CHAIR

10-22-13



LOCATION MAP Not To Scale

DISCOVERY PARK SUBDIVISION PLAT 2-A
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 1
P1316 LLC.
A PORTION OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31
OF THE BOONE COUNTY RECORDS.
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED AUGUST 27, 2013



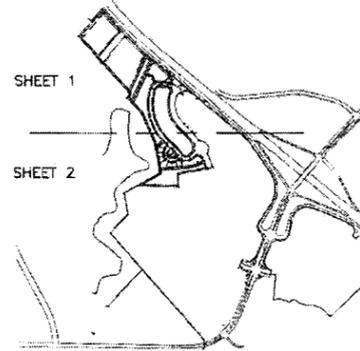
FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS: COMMUNITY-PANEL# 290019C0295D, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

SHEET INDEX



NOTES

- THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.
- THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2013
- ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
- ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.
- ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE TO BE REMOVED
- THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.
- THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 287. THE EASEMENT IS 20' WIDE AND LOCATED ACROSS THE SE 1/4 OF SECTION 32-48-12, AND WEST OF U.S. HIGHWAY 63.
- THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.
- THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 451 AND BK 364, PG 151. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE S 1/2 OF THE NW 1/4 OF SECTION 33-48-12.
- THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 785, PG 506. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE WEST SIDE OF GANS ROAD BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 63.
- PARCEL ACCESS TO FUTURE PUBLIC STREETS IS SUBJECT TO CITY TRAFFIC ENGINEER AND SITE SPECIFIC DEVELOPMENT PLAN APPROVAL.
- ACCESS TO LOTS 4, 10, 12, & 17 SHALL BE RESTRICTED TO THE LOWEST ORDER STREET ADJACENT TO THE PARCEL.
- LOT 18 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.
- ALL PREVIOUSLY PLATTED UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN IN PLAT BOOK 47, PAGE 31 HAVE BEEN VACATED PER ORDINANCE # _____ RECORDED AT BOOK _____ PAGE _____

SEE PAGE 2

LEGEND

- S SET
- F FOUND
- DI DRILL HOLE
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- DRILL HOLE OR CHISEL
- RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- FENCE LINE
- OVERHEAD ELECTRIC
- GAS LINE
- SEWER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



SCALE: 1"=100'

Line #	Direction	Length
L-1	N25°10'00"W	114.26
L-2	N68°16'10"W	108.82
L-3	S48°58'58"E	96.89
L-4	S35°27'08"E	88.58
L-5	N74°27'28"W	80.30
L-6	S41°00'28"W	6.50
L-91	S48°58'38"E	129.08
L-92	S70°17'50"W	2.80

Curve #	Length	Radius	Chord
C-1	78.80	25.00	S80°39'30"W, 78.40
C-2	25.88	80.00	S37°42'00"W, 25.48
C-3	43.98	42.00	S4°32'58"W, 43.00
C-7	14.73	106.00	S80°39'30"W, 14.73
C-8	7.70	170.00	N40°36'25"W, 7.70
C-9	48.38	100.00	N94°09'40"E, 48.38
C-31	98.35	128.00	S40°19'00"W, 98.78
C-32	39.58	34.00	N2°17'48"W, 39.58
C-33	32.90	108.00	N10°17'38"W, 32.90
C-34	32.38	34.00	S61°17'10"W, 32.38
C-37	41.34	108.50	S89°29'58"W, 41.08
C-38	43.58	41.50	S78°32'16"W, 43.50
C-40	28.20	66.90	N42°22'58"W, 27.90
C-44	31.91	108.50	S77°08'18"W, 31.20

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STEVEN R. PROCTOR, P.L.S. 2000148666
Date: OCTOBER 10, 2013

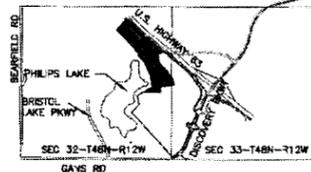
SUBSCRIBED AND SWORN BEFORE ME ON THIS 10TH DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
NOTARY PUBLIC

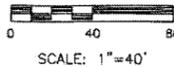
THHinc
Consulting Engineers
TRABLE, HANSEN & HINSHAW, INC.
1601 Pennsylvania Dr.
Columbia, MO 65202
Phone (873) 814-1588
Fax (573) 814-1128

REVISED
10-22-13

Filed for Record, Boone County, Missouri
 Bettie Johnson, Recorder of Deeds



LOCATION MAP Not To Scale



SCALE: 1"=40'

- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
 - DRILL HOLE OR CHISEL
 - RIGHT OF WAY MARKER
 - STONE MONUMENT
 - CORNER POST
 - FENCE LINE
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 - EASEMENT LINE

NOTES

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2013

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.

ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE TO BE REMOVED

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 287. THE EASEMENT IS 20' WIDE AND LOCATED ACROSS THE SE 1/4 OF SECTION 32-48-12, NORTH OF GAYS ROAD

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 382, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.

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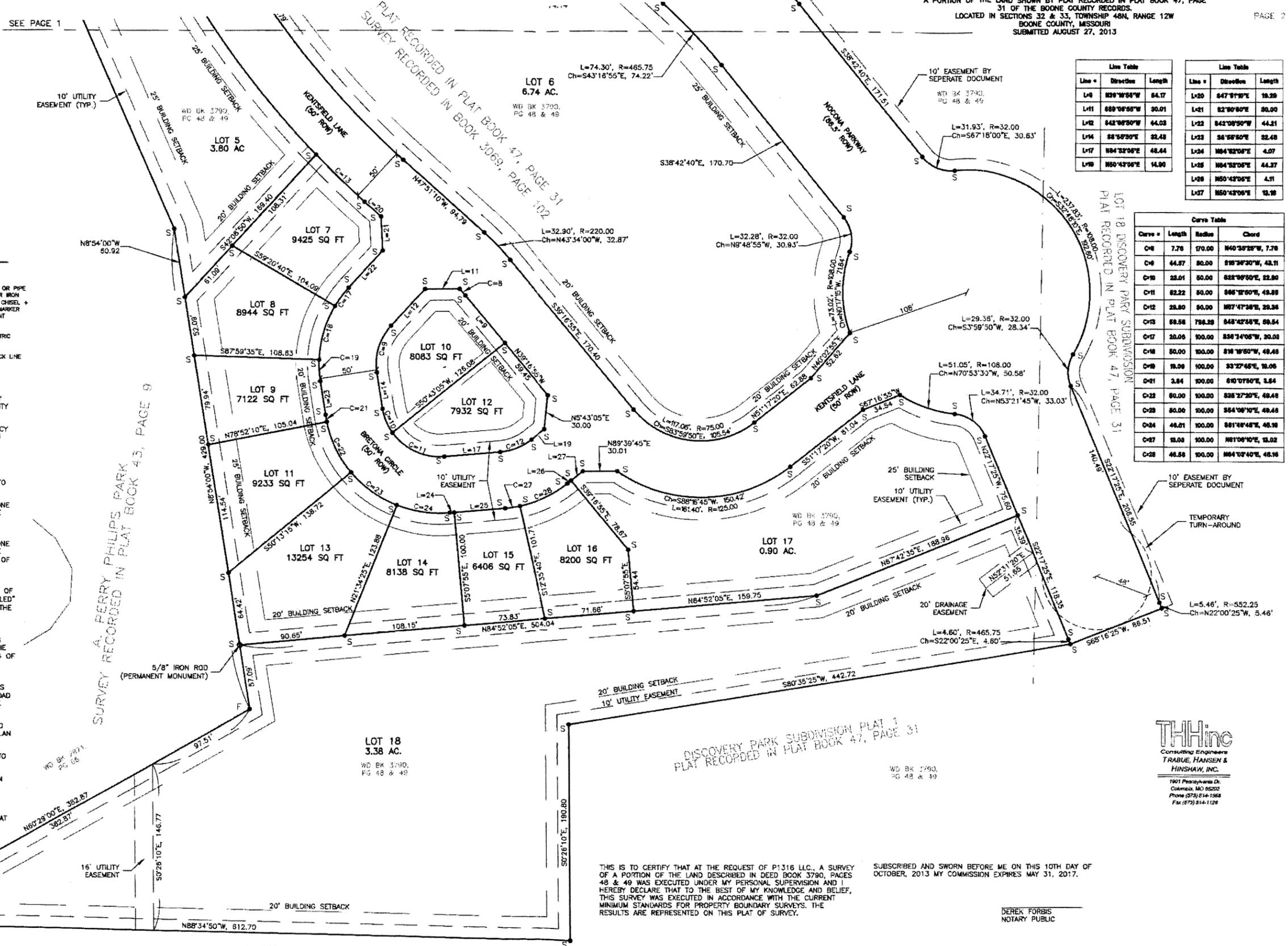
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PARCEL ACCESS TO FUTURE PUBLIC STREETS IS SUBJECT TO CITY TRAFFIC ENGINEER AND SITE SPECIFIC DEVELOPMENT PLAN APPROVAL.

ACCESS TO LOTS 4, 10, 12, & 17 SHALL BE RESTRICTED TO THE LOWEST ORDER STREET ADJACENT TO THE PARCEL.

LOT 18 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.

ALL PREVIOUSLY PLATTED UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN IN PLAT BOOK 47, PAGE 31 HAVE BEEN VACATED PER ORDINANCE # _____ RECORDED AT PLAT BOOK _____ PAGE _____



Line Table

Line #	Direction	Length
L-0	N39°18'58"W	54.17
L-11	S89°00'50"W	30.01
L-12	S42°08'50"W	44.03
L-14	S4°58'50"E	32.48
L-17	N54°32'00"E	48.44
L-19	N50°42'00"E	14.80

Line Table

Line #	Direction	Length
L-20	S47°01'00"E	18.28
L-21	S2°50'00"E	80.00
L-22	S42°08'50"W	44.21
L-24	S4°58'50"E	32.48
L-24	N54°32'00"E	4.07
L-25	N54°32'00"E	44.37
L-26	N50°42'00"E	4.11
L-27	N50°42'00"E	12.18

Curve Table

Curve #	Length	Radius	Chord
C-6	7.70	170.00	N40°30'28"W, 7.70
C-6	44.87	80.00	S15°30'30"W, 42.11
C-10	22.01	50.00	S22°08'50"E, 22.80
C-11	62.22	50.00	S45°12'50"E, 49.88
C-12	28.80	80.00	N57°47'38"E, 29.56
C-13	58.58	788.28	S48°42'58"E, 58.54
C-17	20.00	100.00	S58°14'00"W, 20.00
C-18	80.00	100.00	S18°18'50"W, 49.48
C-19	15.00	100.00	S3°27'48"E, 15.00
C-21	3.84	100.00	S10°07'50"E, 3.84
C-22	80.00	100.00	S28°27'20"E, 49.48
C-23	60.00	100.00	S84°00'10"E, 49.48
C-24	46.01	100.00	S81°48'48"E, 46.18
C-27	13.03	100.00	N1°08'10"E, 13.03
C-28	46.58	100.00	N54°03'40"E, 46.18

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY OF A PORTION OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

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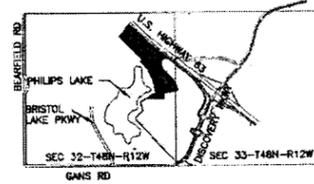
DEREK FORBIS
 NOTARY PUBLIC

STEVEN R. PROCTOR, P.L.S. 2000148666
 Date: OCTOBER 10, 2013

THHinc
 Consulting Engineers
 TRABUE, HANSEN &
 HINSHAW, INC.
 1901 Pennsylvania Dr.
 Columbia, MO 65202
 Phone (673) 614-1500
 Fax: (673) 614-1128

REVISED
 10-22-13

Filed for Record, Boone County, Missouri
Bettie Johnson, Recorder of Deeds



LOCATION
MAP Not
To Scale

DISCOVERY PARK SUBDIVISION PLAT 2-A
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 1
P1316 LLC.
A PORTION OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE
31 OF THE BOONE COUNTY RECORDS.
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED AUGUST 27, 2013

NOTES

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THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.

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FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 290019C0295D. DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS
____ DAY OF _____, 2013

ROBERT MCDAVID, MAYOR

SHEELA AMIN, CITY CLERK

DESCRIPTION

A PORTION OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102, LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE PLAT RECORDED IN PLAT BOOK 47, PAGE 31;

THENCE N38°12'15"E, A DISTANCE OF 531.82 FEET TO A 1/2" IRON PIPE FOUND AT THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 63;
THENCE ALONG SAID RIGHT OF WAY LINE 1043.56 FEET ALONG A 5140.53 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S44°08'00"E, A DISTANCE OF 1041.77 FEET) TO A 1/2" IRON ROD SET;
THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S50°49'15"E, A DISTANCE OF 328.57 FEET TO A RIGHT OF WAY MARKER FOUND;
THENCE S49°56'55"E, A DISTANCE OF 300.00 FEET TO RIGHT OF WAY MARKER FOUND;
THENCE S48°59'35"E, A DISTANCE OF 170.96 FEET TO A 1/2" IRON ROD SET;
THENCE LEAVING SAID RIGHT OF WAY LINE S41°00'25"W, A DISTANCE OF 0.50 FEET TO A 1/2" IRON ROD SET;
THENCE 28.20 FEET ALONG A 68.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N62°22'55"W, A DISTANCE OF 27.99 FEET) TO A 1/2" IRON ROD SET;
THENCE N74°27'25"W, A DISTANCE OF 80.10 FEET TO A 1/2" IRON ROD SET;
THENCE 43.88 FEET ALONG A 41.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S75°32'35"W, A DISTANCE OF 41.90 FEET) TO A 1/2" IRON ROD SET;
THENCE 41.34 FEET ALONG A 108.10 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S56°29'55"W, A DISTANCE OF 41.09 FEET) TO A 1/2" IRON ROD SET;
THENCE S70°17'50"W, A DISTANCE OF 2.60 FEET TO A 1/2" IRON ROD SET;
THENCE 31.51 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S77°08'15"W, A DISTANCE OF 31.20 FEET) TO A 1/2" IRON ROD SET;
THENCE 39.35 FEET ALONG A 34.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S52°17'10"W, A DISTANCE OF 37.19 FEET) TO A 1/2" IRON ROD SET;
THENCE 476.89 FEET ALONG A 407.75 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S14°21'40"E, A DISTANCE OF 450.00 FEET) TO A 1/2" IRON ROD SET;
THENCE S47°51'10"E, A DISTANCE OF 74.14 FEET TO A 1/2" IRON ROD SET;
THENCE 88.10 FEET ALONG A 552.25 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S43°16'55"E, A DISTANCE OF 88.01 FEET) TO A 1/2" IRON ROD SET;
THENCE S38°42'40"E, A DISTANCE OF 171.51 FEET TO A 1/2" IRON ROD SET;
THENCE 31.93 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S67°18'00"E, A DISTANCE OF 30.63 FEET) TO A 1/2" IRON ROD SET;
THENCE 237.85 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S32°48'10"E, A DISTANCE OF 192.60 FEET) TO A 1/2" IRON ROD SET;
THENCE 29.38 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S03°59'50"W, A DISTANCE OF 28.54 FEET) TO A 1/2" IRON ROD SET;
THENCE S22°17'25"E, A DISTANCE OF 206.55 FEET TO A 1/2" IRON ROD SET;
THENCE S22°00'25"E, A DISTANCE OF 5.46 FEET TO A 1/2" IRON ROD SET;
THENCE S68°16'35"W, A DISTANCE OF 88.50 FEET TO A 1/2" IRON ROD SET;
THENCE S80°35'25"W, A DISTANCE OF 442.72 FEET TO A 1/2" IRON ROD SET;
THENCE S00°26'10"E, A DISTANCE OF 190.80 FEET TO A 1/2" IRON ROD SET;
THENCE N88°34'50"W, A DISTANCE OF 612.70 FEET TO A 1/2" IRON ROD SET;
THENCE N69°29'00"E, A DISTANCE OF 382.87 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N08°54'00"W, A DISTANCE OF 429.00 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N23°27'05"W, A DISTANCE OF 508.86 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N41°26'40"W, A DISTANCE OF 315.31 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N21°32'20"E, A DISTANCE OF 78.58 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N41°26'40"W, A DISTANCE OF 1142.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 39.10 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3790 PAGES 48 & 49 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC., A SURVEY OF A PORTION OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STEVEN R. PROCTOR, P.L.S. 200014866
Date: OCTOBER 10, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 10TH DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS

ON THIS _____ DAY OF _____, 2013, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN

WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "P1316 LLC", A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

THE STREET RIGHTS OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER

_____(SIGNED)

MEMBER _____(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2013 MY COMMISSION EXPIRES _____, 20____

NOTARY PUBLIC



REVISED
10-22-13