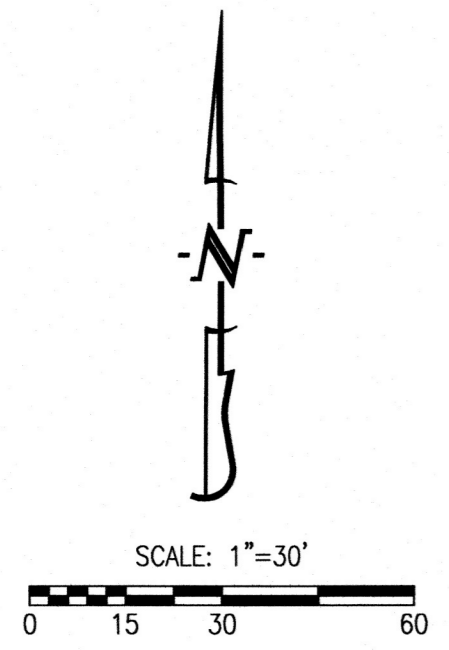


LOCATION MAP  
NOT TO SCALE



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

**LEGEND:**

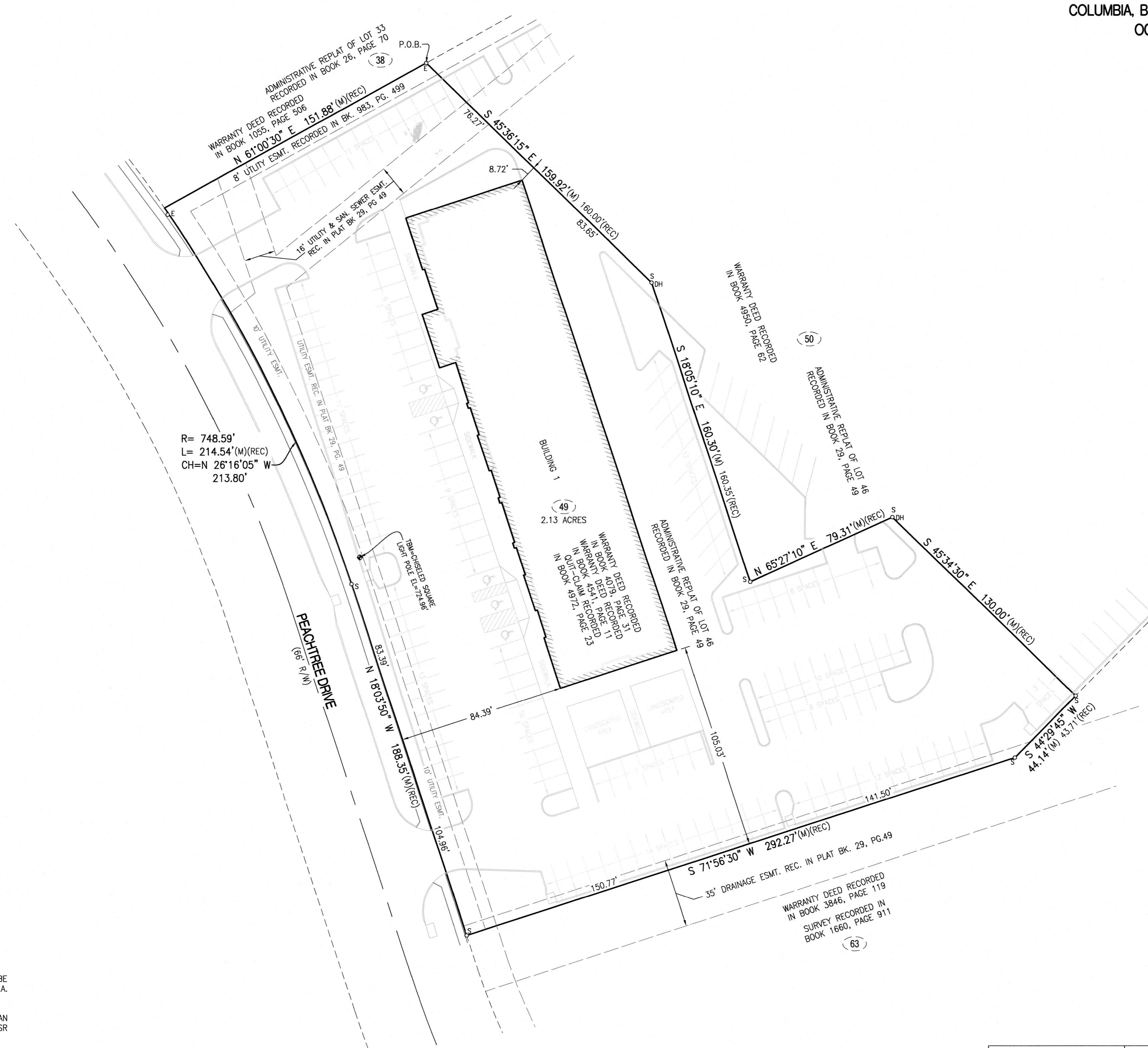
- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

**NOTES:**

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0287E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE.
5. THE VERTICAL DATUM USED FOR THIS SURVEY IS NAVD 88, MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED BY GPS OBSERVATION.

# PEACHTREE RETAIL CENTER CONDOMINIUM PLAT

A CONDOMINIUM PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, & THE NORTHWEST QUARTER OF SECTION 36, ALL IN THE TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI  
OCTOBER 31, 2019



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN OCTOBER OF 2019, I COMPLETED A SURVEY FOR LAYLA 1, LLC, AND OSEI YANIS LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, ALL IN THE TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING LOT 49, OF THE ADMINISTRATIVE REPLAT OF LOT 46 OF THE ADMINISTRATIVE REPLAT OF ROCK BRIDGE SUBDIVISION RECORDED IN PLAT BOOK 29, PAGE 49 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4079, PAGE 31, AND WARRANTY DEED RECORDED IN BOOK 4541, PAGE 11, AND QUIT CLAIM DEED RECORDED IN BOOK 4972, PAGE 23 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 49 AND WITH THE LINES THEREOF, S 45°36'15"E, 159.92 FEET; THENCE S 18°05'10"E, 160.30 FEET; THENCE N 65°27'10"E, 79.31 FEET; THENCE S 45°34'30"E, 130.00 FEET; THENCE S 44°29'45"W, 44.14 FEET; THENCE S 71°56'30"W, 292.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF PEACHTREE DRIVE; THENCE WITH SAID EAST RIGHT-OF-WAY LINE OF PEACHTREE DRIVE, N 18°03'50"W, 188.35 FEET; THENCE 214.54 FEET ALONG A 748.59-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 26°16'05"W, 213.80 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF PEACHTREE DRIVE AND WITH SAID LINE OF LOT 49, N 61°00'30"E, 151.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.13 ACRES.

ALL DIMENSIONS SHOWN ARE THE RESULT OF AN ACTUAL SURVEY, INCLUDING THOSE OF EACH UNIT. THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY CHAPTER 448.2-109, RSMO (1999).

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

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

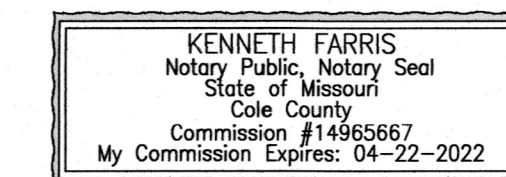
*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
DATE: 11/14/2019

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS  
COUNTY OF BOONE } SS

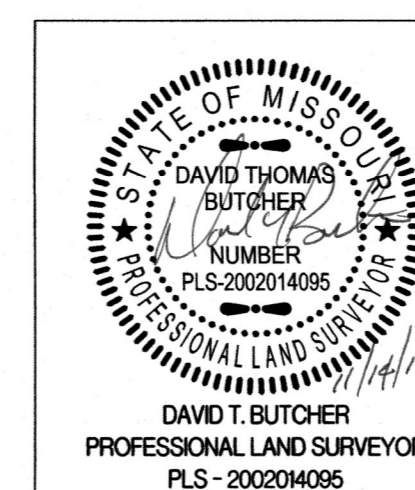
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14<sup>th</sup> DAY OF November IN THE YEAR 2019.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667



**PARKING SPACES:**  
STANDARD PARKING SPACES = 144  
HANDICAP PARKING SPACES = 5

**OWNER/DEVELOPER:**  
LYLA 1, LLC & OSEI YANIS  
3906 PEACHTREE DRIVE  
COLUMBIA, MO 65203



**PEACHTREE RETAIL CENTER CONDOMINIUM PLAT**

A CONDOMINIUM PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 & THE NORTHWEST QUARTER OF SECTION 36, ALL IN THE TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304



DATE: 10/31/2019  
PROJECT: 190438

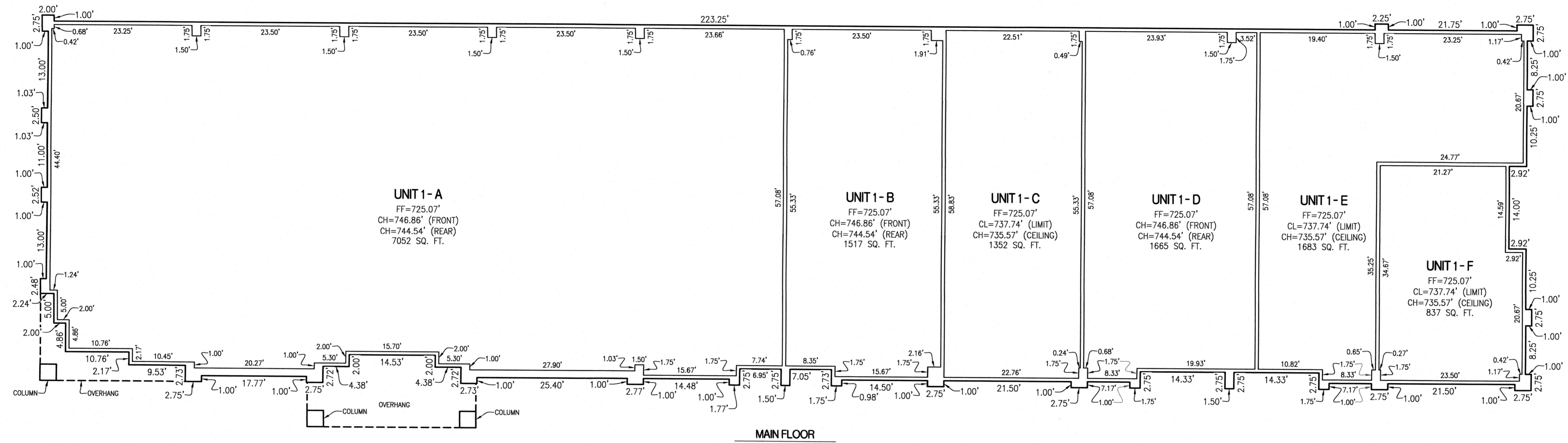
SCALE: 1"=30'  
DRAWN BY: KWF

# PEACHTREE RETAIL CENTER CONDOMINIUM PLAT

A CONDOMINIUM PLAT LOCATED IN THE SOUTHWEST QUARTER OF  
 SECTION 25, & THE NORTHWEST QUARTER OF SECTION 36, ALL  
 IN THE TOWNSHIP 48 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 OCTOBER 31, 2019

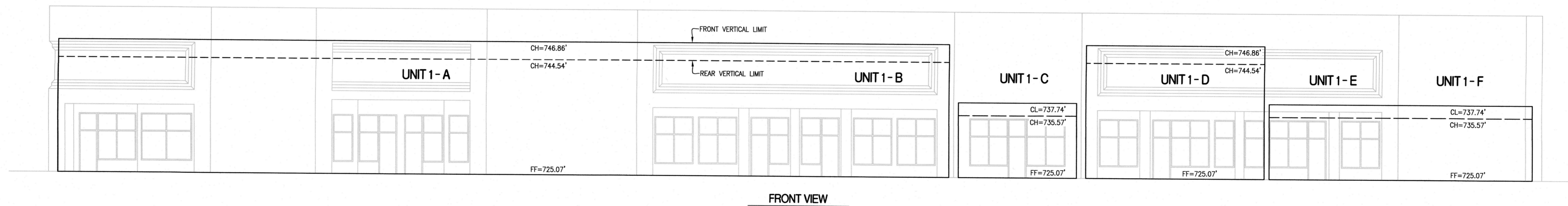
**LEGEND:**

FF FINISH FLOOR  
 CH CEILING HEIGHT  
 CL CEILING LIMIT

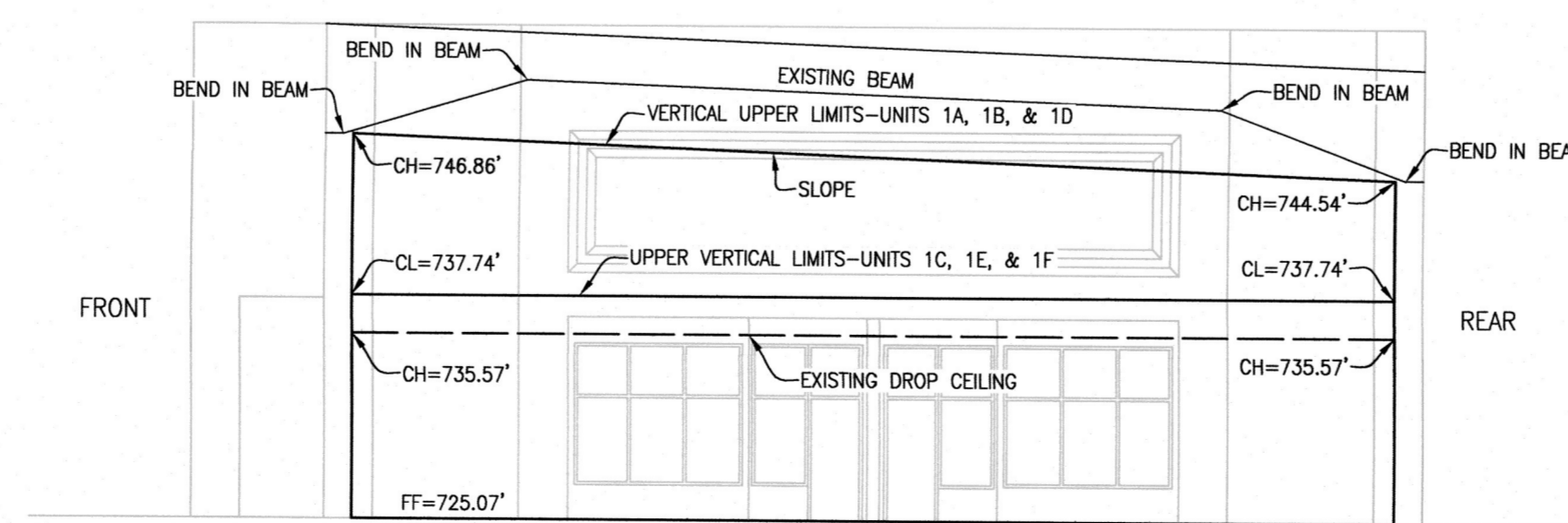


MAIN FLOOR

DIAGRAMMATIC VIEWS OF BUILDING NUMBER 1  
 SCALE: 1" = 10'



FRONT VIEW



SIDE VIEW

<p>DAVID T. BUTCHER                  PROFESSIONAL LAND SURVEYOR                  PLS-200204095</p>	<b>PEACHTREE RETAIL CENTER CONDOMINIUM PLAT</b> A CONDOMINIUM PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 & THE NORTHWEST QUARTER OF SECTION 36, ALL IN THE TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
	CORPORATE NUMBER: 2000151304	
	DATE: 10/31/2019	SCALE: AS NOTED
	PROJECT: 190438	DRAWN BY: KWF
<p>1000 W. Nifong Blvd., Building 1                  Columbia, Missouri 65203                  (573) 447-0292                  www.crockettengineering.com</p>		