

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 14, AND THE SOUTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND SHOWN IN THE SURVEYS RECORDED IN BOOK 5290, PAGE 80 AND BOOK 5318, PAGE 106 AND DESCRIBED BY THE TRUSTEE'S DEEDS RECORDED IN BOOK 5292, PAGE 61 AND BOOK 5344, PAGE 1 AND BEING ALL OF LOT 516 OF OLD HAWTHORNE PLAT 5, RECORDED IN PLAT BOOK 41, PAGE 38 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5145, PAGE 152 AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4087, PAGE 17 AND BEING ALL OF LOT C1 OF OLD HAWTHORNE, PLAT NO. 9 RECORDED IN PLAT BOOK 47, PAGE 5 AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4036, PAGE 57 AND BEING ALL OF LOT C2 OF VISTAS AT OLD HAWTHORNE, PLAT NO. 1 RECORDED IN PLAT BOOK 40, PAGE 108 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14, AS SHOWN IN THE SURVEY RECORDED IN BOOK 5157 PAGE 33; THENCE WITH THE EAST LINE OF SAID NORTHWEST QUARTER, S 1°43'30" W, 2548.42 FEET TO THE CENTER OF SAID SECTION 14 AND THE NORTHEAST CORNER OF OLD HAWTHORNE PLAT 5, RECORDED IN PLAT BOOK 41, PAGE 38; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, AND THE NORTH LINE OF SAID OLD HAWTHORNE SUBDIVISION, N 88°54'15" W, 385.96 FEET TO NORTHEAST CORNER OF SAID LOT 516; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF SAID LOT 516, S 2°44'10" W, 130.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CROOKED SWITCH CURVE; THENCE CONTINUING WITH THE LINES OF SAID LOT 516, ANOTHER 464.07 FEET ALONG A 1125.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 77°04'50" W, 460.79 FEET; THENCE N 88°53'55" W, 206.49 FEET; THENCE 31.28 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 4°05'20" W, 28.19 FEET; THENCE N 0°43'01" E, 5.04 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE LEAVING THE LINES OF SAID LOT 516 AND WITH SAID SOUTH LINE, N 88°54'15" W, 50.00 FEET TO NORTHEAST CORNER OF SAID LOT C1 OF OLD HAWTHORNE PLAT NO. 9, RECORDED IN PLAT BOOK 47, PAGE 5; THENCE LEAVING SAID SOUTH LINE AND WITH THE LINES OF SAID LOT C1, S 0°43'10" W, 4.80 FEET; THENCE 31.51 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 4°52'30" W, 28.39 FEET; THENCE N 88°54'10" W, 79.43 FEET; THENCE 109.91 FEET ALONG A 1025.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 8°01'35" W, 109.86 FEET; THENCE 92.73 FEET ALONG A 975.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 87°40'45" W, 92.70 FEET; THENCE N 87°35'45" W, 232.86 FEET; THENCE 168.45 FEET ALONG A 975.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 84°38'50" W, 168.24 FEET; THENCE 148.83 FEET ALONG A 1025.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 83°51'25" W, 148.70 FEET; THENCE N 8°01'00" W, 99.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT C2 OF THE VISTAS AT OLD HAWTHORNE, PLAT 1, RECORDED IN PLAT BOOK 40, PAGE 108; THENCE LEAVING THE LINES OF SAID LOT C1 AND WITH THE LINES OF SAID LOT C2, 66.94 FEET ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 87°31'15" W, 66.86 FEET; THENCE S 87°00'35" W, 81.28 FEET; THENCE 10.88 FEET ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 87°09'50" W, 10.87 FEET; THENCE N 88°40'45" W, 361.40 FEET; THENCE 81.54 FEET ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 85°09'00" W, 91.36 FEET; THENCE S 78°58'50" W, 80.60 FEET; THENCE 62.27 FEET ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 73°28'55" W, 62.27 FEET; THENCE N 72°55' W, 70.53 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE WITH SAID NORTH LINE, S 89°38'40" E, 182.55 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE LEAVING THE LINES OF SAID LOT C2 AND WITH SAID WEST LINE, N 1°46'45" E, 1477.48 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 374, RANGE 422; THENCE LEAVING SAID WEST LINE AND WITH THE LINES OF SAID SURVEY, S 83°50'25" E, 565.47 FEET; THENCE S 89°47'20" E, 754.29 FEET TO THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 374, PAGE 422; THENCE WITH THE EAST LINE THEREOF, N 21°04'51" E, 1283.96 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE WITH THE NORTH LINE OF SAID SECTION, S 86°32'30" E, 1369.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 125.76 ACRES.

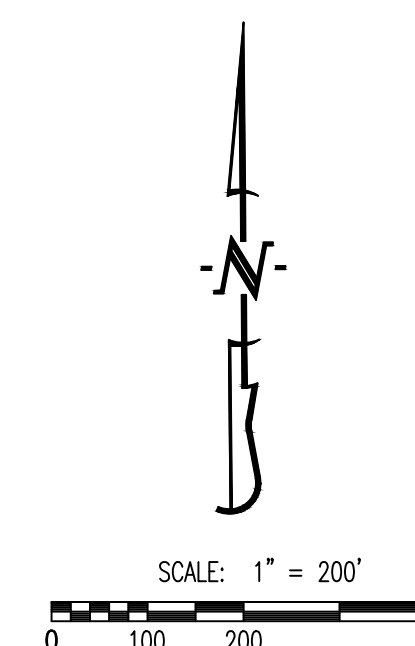
PRELIMINARY PLAT
FOR
OLD HAWTHORNE NORTH

A TRACT LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #105-2021

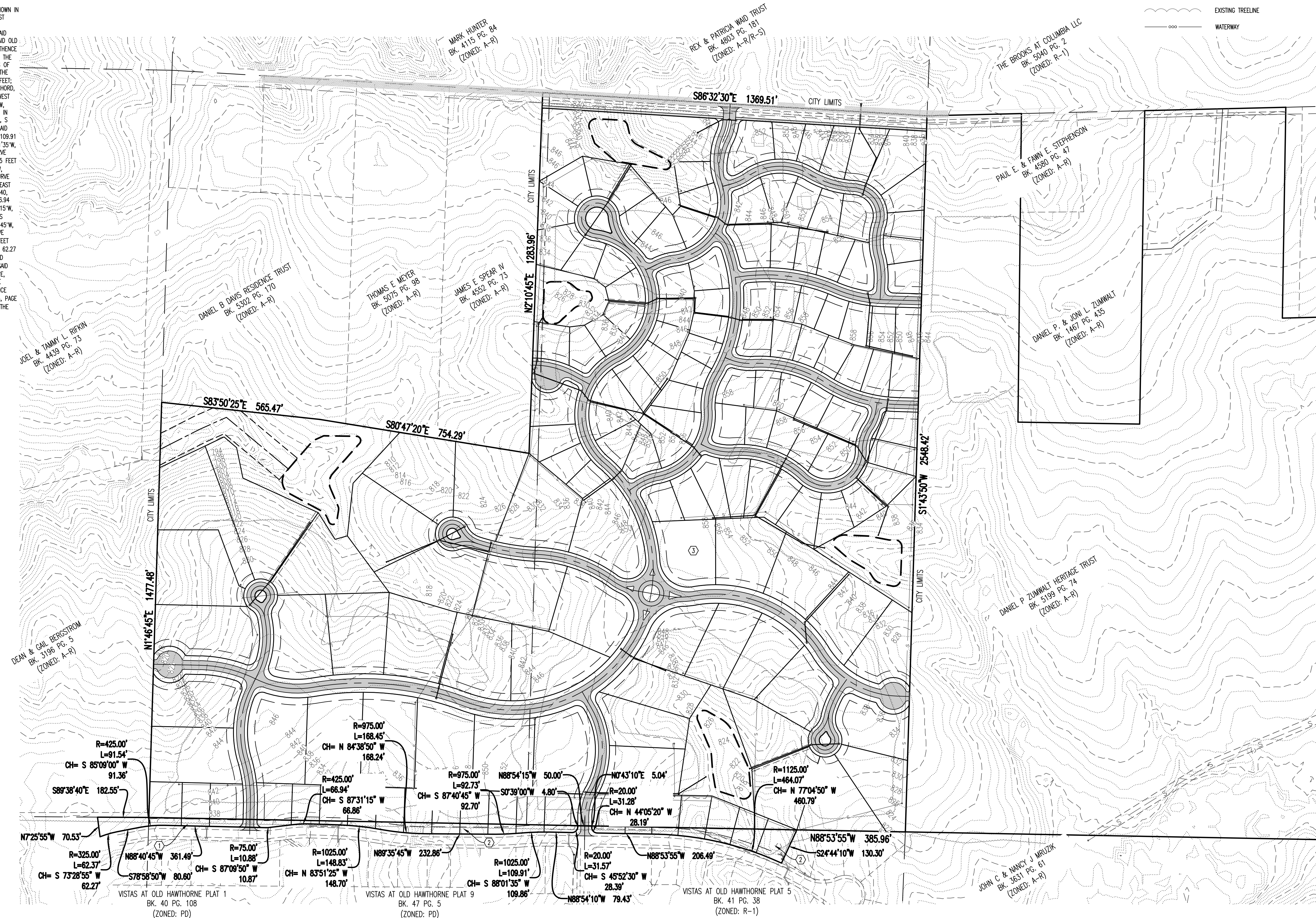
| | | | |
|--|--|---|--|
| ① OWNER: VISTAS AT OLD HAWTHORNE HOMES ASSOCIATION 5818 SCREAMING EAGLE LN. COLUMBIA, MO 65201 | ② OWNER: OLD HAWTHORNE DEVELOPMENT LLC 6221 E. BROADWAY COLUMBIA, MO 65201 | ③ OWNER: BOONE DEVELOPMENT INC. 6221 E. BROADWAY COLUMBIA, MO 65201 | DEVELOPER: OLD HAWTHORNE DEVELOPMENT LLC. 6221 E. BROADWAY COLUMBIA, MO 65201 |
|--|--|---|--|

LEGEND:

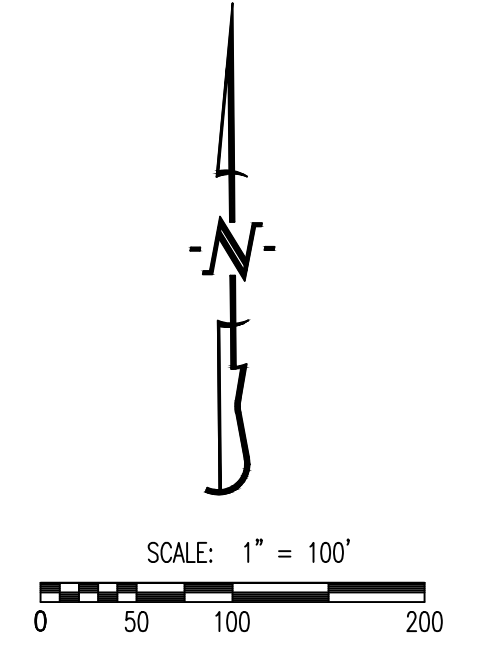
- 805--- EXISTING MINOR CONTOUR
- 820--- EXISTING MAJOR CONTOUR
- CURB
- - - S - - - EXISTING SANITARY SEWER
- - - S - - - PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- W — PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- XX LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION
- EXISTING TREELINE
- WATERWAY



1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
2. THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESCRIBED IN SECTION 29-2.3(4)(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #2901900295E DATED APRIL 19, 2017.
3. THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY, EXCEPT ALONG RICHLAND ROAD WHERE A 20-FOOT SHALL BE DEDICATED.
5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
6. WATER DISTRIBUTION TO BE SUPPLIED BY PWS# #9.
7. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
9. THE EXISTING ZONING OF THIS TRACT IS R-1.
10. THIS PLAT CONTAINS 125.76 ACRES.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS, AS WELL AS AN 8' PAVED WALK ALONG RICHLAND ROAD, UNLESS OTHERWISE NOTED.
12. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THIS TRACT CONTAINS A TYPE II STREAM BUFFER.
13. LOTS C1-C10 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, SIGNAGE, AMENITIES AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
14. THERE IS CLIMAX FOREST LOCATED ON THIS TRACT AS IDENTIFIED BY THE TREE PRESERVATION PLAN FOR OLD HAWTHORNE NORTH.
15. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
16. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
17. EXISTING STRUCTURES ARE TO BE REMOVED FROM THE SITE.
18. LOTS C10 AND 101-106 SHALL HAVE NO DRIVEWAY ACCESS TO RICHLAND ROAD.
19. THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.6.
20. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO RICHLAND ROAD.



- LEGEND:**
- 805--- EXISTING MINOR CONTOUR
 - 820--- EXISTING MAJOR CONTOUR
 - CURB
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - ⊙ MANHOLE/CLEANOUT
 - PROPOSED WATERLINE
 - PROPOSED LIGHT POLE
 - PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - EASEMENT
 - ⓧ LOT NUMBER
 - PROPOSED PAVEMENT
 - PROPOSED DETENTION
 - EXISTING TREETRINE
 - WATERWAY



PRELIMINARY PLAT
FOR
OLD HAWTHORNE NORTH

A TRACT LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #105-2021

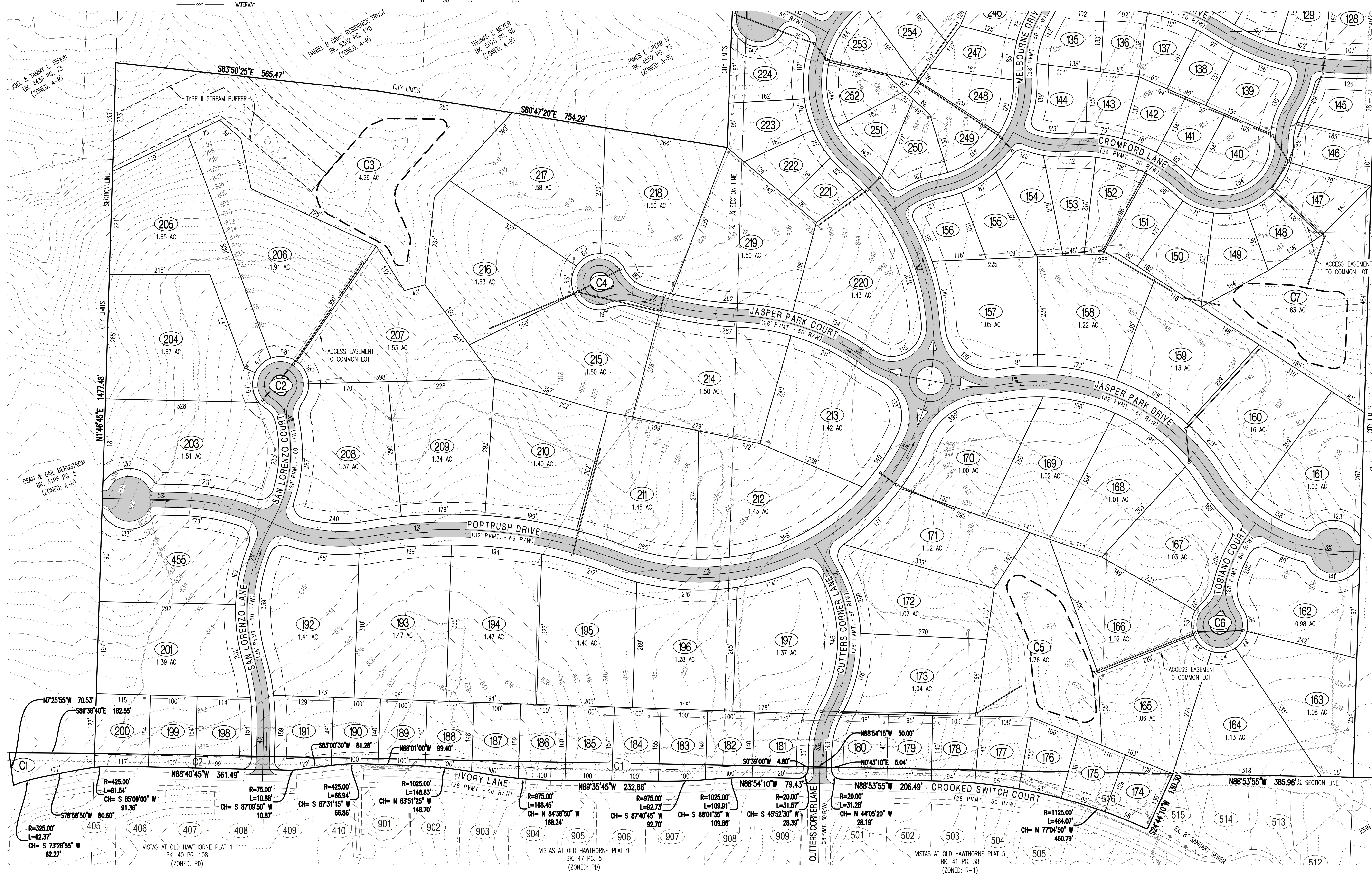
OWNER:
VISTAS AT OLD HAWTHORNE HOMES ASSOCIATION
5818 SCREAMING EAGLE LN.
COLUMBIA, MO 65201

OWNER:
OLD HAWTHORNE DEVELOPMENT LLC
6221 E. BROADWAY
COLUMBIA, MO 65201

OWNER:
BOONE DEVELOPMENT INC.
6221 E. BROADWAY
COLUMBIA, MO 65201

DEVELOPER:
OLD HAWTHORNE DEVELOPMENT LLC.
6221 E. BROADWAY
COLUMBIA, MO 65201

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3. THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY, EXCEPT ALONG RICHLAND ROAD WHERE A 20-FOOT SHALL BE DEDICATED.
5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
6. WATER DISTRIBUTION TO BE SUPPLIED BY PWS# #9.
7. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
9. THE EXISTING ZONING OF THIS TRACT IS R-1.
10. THIS PLAT CONTAINS 125.76 ACRES.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS, AS WELL AS AN 8' PEDWAY ALONG RICHLAND ROAD, UNLESS OTHERWISE NOTED.
12. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THIS TRACT CONTAINS A TYPE II STREAM BUFFER.
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18. LOTS C10 AND 101-106 SHALL HAVE NO DRIVEWAY ACCESS TO RICHLAND ROAD.
19. THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.6.
20. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO RICHLAND ROAD.



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____ 2021.

SARA LOE, CHAIRPERSON



04/28/2021
TIMOTHY D. CROCKETT - PE-200400775

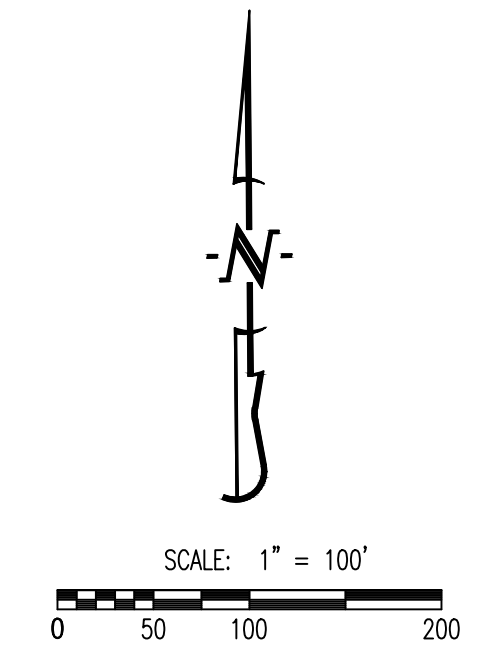
PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 443-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #20015101

05/26/2021 REV 2
04/28/2021 REV 1
03/01/2021 ORIGINAL

LEGEND:

| | | | |
|-----------|-------------------------|-------|----------------------|
| ---805--- | EXISTING MINOR CONTOUR | ===== | EXISTING STORM SEWER |
| ---820--- | EXISTING MAJOR CONTOUR | ===== | PROPOSED STORM SEWER |
| --- | CURB | ===== | BUILDING LINE |
| --- | EXISTING SANITARY SEWER | --- | EASEMENT |
| --- | PROPOSED SANITARY SEWER | (XX) | LOT NUMBER |
| ⊙ | MANHOLE/CLEANOUT | ===== | PROPOSED PAVEMENT |
| --- | PROPOSED WATERLINE | --- | PROPOSED DETENTION |
| --- | PROPOSED LIGHT POLE | --- | EXISTING TREELINE |
| --- | PROPOSED FIRE HYDRANT | --- | WATERWAY |



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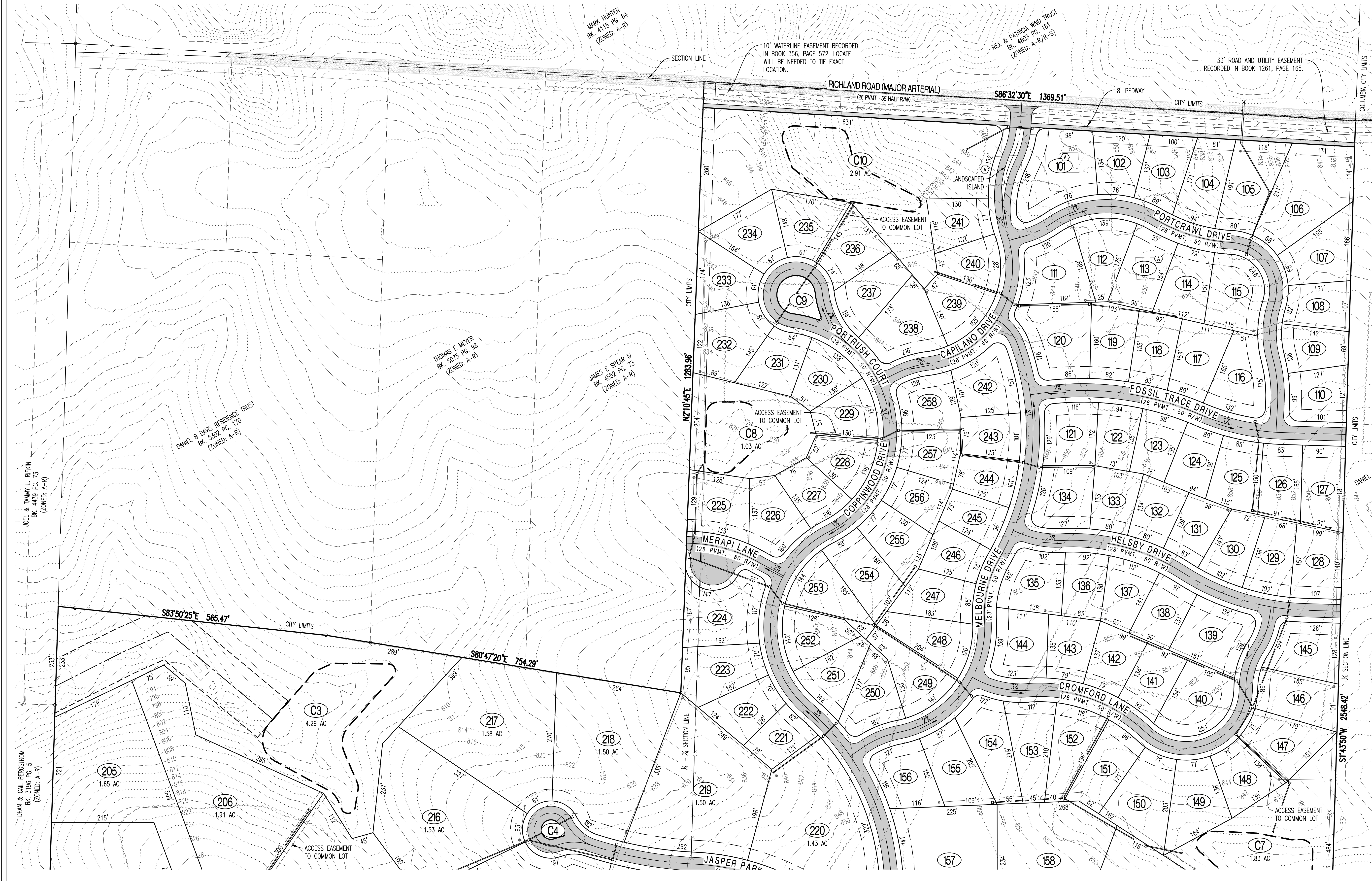
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- WATER DISTRIBUTION TO BE SUPPLIED BY PWS# #9.
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- THE EXISTING ZONING OF THIS TRACT IS R-1.
- THIS PLAT CONTAINS 125.76 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS, AS WELL AS AN 8' PEDWAY ALONG RICHLAND ROAD, UNLESS OTHERWISE NOTED.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THIS TRACT CONTAINS A TYPE II STREAM BUFFER.
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- THERE IS CLIMAX FOREST LOCATED ON THIS TRACT AS IDENTIFIED BY THE TREE PRESERVATION PLAN FOR OLD HAWTHORNE NORTH.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
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APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 2021.

SARA LOE, CHAIRPERSON



04/28/2021
TIMOTHY D. CROCKETT - PE-200400775

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
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www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #20015101

05/26/2021 REV 2
04/28/2021 REV 1
03/01/2021 ORIGINAL