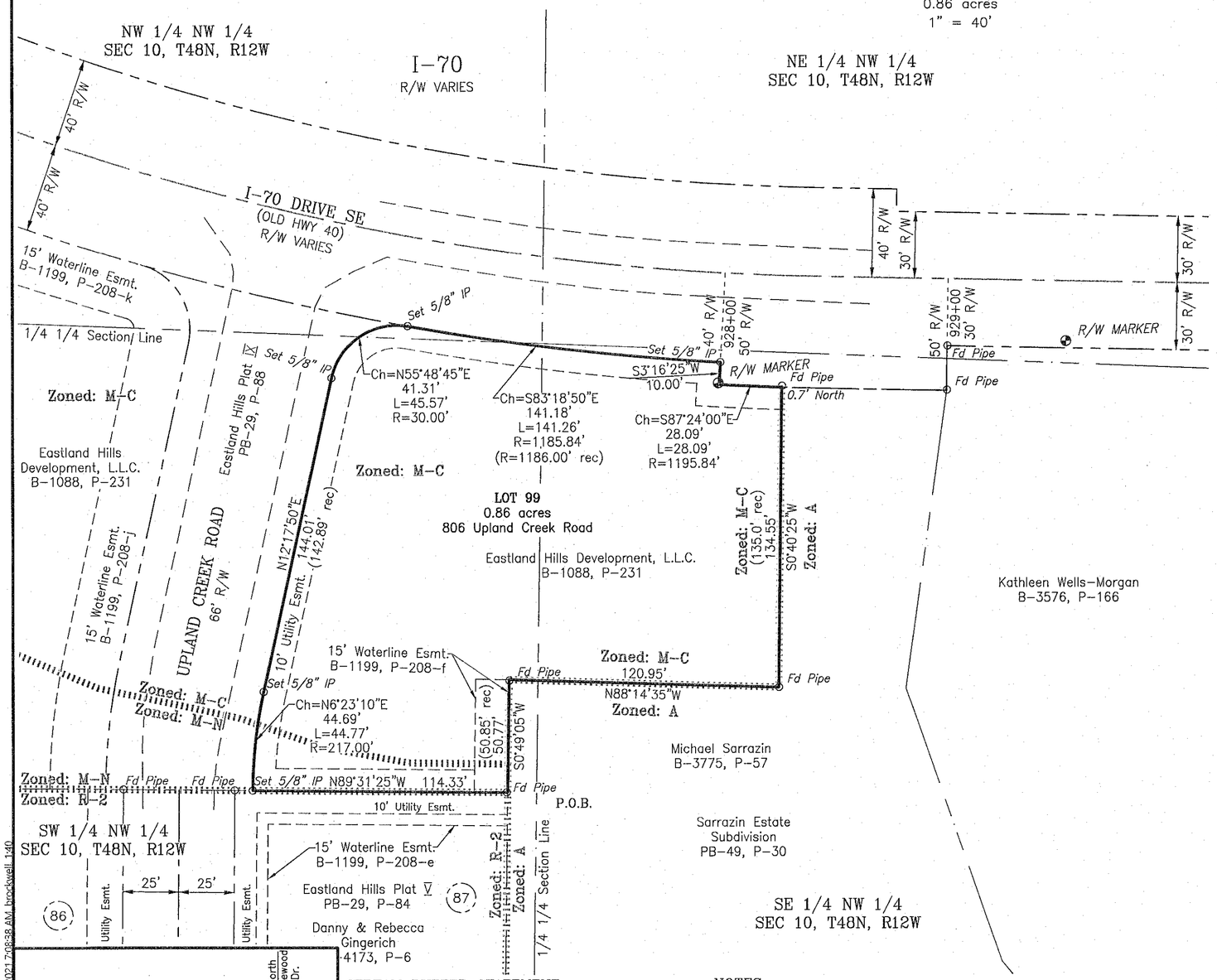
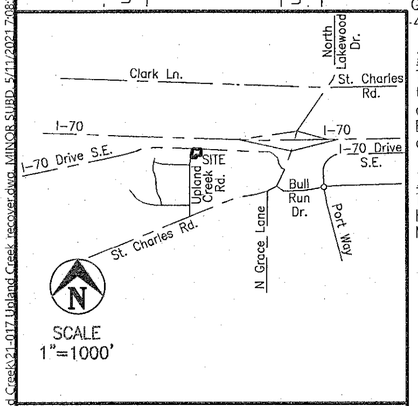
Filed for Record, Boone County, Missouri
Nora Dietzel, Recorder of Deeds.

MINOR PLAT
EASTLAND HILLS PLAT XIII

PART OF THE NW 1/4 OF SECTION 10
TOWNSHIP 48 NORTH, RANGE 12 WEST
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
0.86 acres
1" = 40'





SITE LOCATION MAP

STREAM BUFFER STATEMENT

This plat does not include any streams regulated by the City of Columbia Stream Buffer Ordinance, as determined by the USGS Map for Columbia Quadrangle, Boone County, Missouri and Article X of Chapter 12A of the City of Columbia Code of Ordinances.

FLOOD PLAIN STATEMENT

This plat is located in Zone X, area of minimal Flood Hazard, as shown by the FEMA Flood Insurance Rate Map No. 29019C0284E, Effective Date April 19, 2017.

N

1 inch = 40 feet

0 20 40 80 120

(Graphic Scale - Feet)

NOTES:

1.) Bearing Base: Missouri State Plane – Central Zone,
DESIGNATION: MODOT COLUMBIA CORS ARP
CORS ID: MOCO POSITION: 38°59'32.00211 (N) 092°17'04.88566 (W)
NAD 83 (2011) EPOCH – 2010.00
The following values were computed from NAD 83 (2011)

Position:	North	East	Units	Scale Factor	Convergence
	350,589.515(M)	518,652.298(M)	MT	0.99993762	+0 08 07.7

2.) Record Source: Eastland Hills Development, L.L.C., Book 1088, Page 231, Boone County Recorder's Office.

3.)

SET IP	= Set Iron Pin	Ch	= Chord	R	= Radius
FD IP	= Found Iron Pin	L	= Arc Length		
(rec)	= Record	R/W	= Right-of-Way		
P.O.B.	= Point of Beginning	Sq. Ft.	= Square Feet		
Esmt.	= Easement	PB	= Plat Book		

PROPERTY BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 10, Township 48 North, Range 12 West, City of Columbia, Boone County, Missouri, more particularly described as follows:

BEGINNING at the northeast corner of Lot 87 of Eastland Hills Plat V, as recorded in Plat Book 29, page 84, Boone County Recorder's Office; thence N89°31'25"W, along the northerly line of said Lot 87, 114.33 feet to a point on the easterly right-of-way line of Upland Creek Road; thence along the easterly right-of-way line of Upland Creek Road the following courses: northeasterly, on a curve to the right, non-tangent to the preceding course, having a radius of 217.00 feet, an arc length of 44.77 feet (Ch=N6°23'10"E, 44.69 feet); thence N12°17'50"E, 144.01 feet; thence northeasterly on a curve to the right having a radius of 30.00 feet, an arc length of 45.57 feet (Ch=N55°48'45"E, 41.31 feet) to a point on the southerly right-of-way line of I-70 Drive SE; thence leaving the right-of-way line of Upland Creek Road and along the southerly right-of-way line of I-70 Drive SE the following courses: southeasterly on a curve to the left, non-tangent to the preceding course, having a radius of 1185.84 feet, an arc length of 141.26 feet (Ch=S83°18'50"E, 141.18 feet); thence S3°16'25"W, 10.00 feet; thence southeasterly on a curve to the left, non-tangent to the preceding course, having a radius of 1195.84 feet, an arc length of 28.09 feet (Ch=S87°24'00"E, 28.09 feet) to a point on the boundary of the property described in Book 3775, page 57, Boone County Recorder's Office; thence leaving the southerly right-of-way line of I-70 Drive SE and along the boundary of said property described in Book 3775, page 57 the following courses: S0°40'25"W, 134.55 feet; thence N88°14'35"W, 120.95 feet; thence S0°49'05"W, 50.77 feet to the beginning point of this description.
Containing 0.86 acres.

This is to certify that at the request of Eastland Hills Development, L.L.C., a Property Boundary Survey and Subdivision was made under my personal direction, regarding the property shown and that the results are shown hereon. This survey was performed in accordance with the requirements of the Missouri Standards for an Urban Property Boundary Survey.

Survey and Plat by:
Central Missouri Professional Services.

J. Brian Rockwell PLS #2524 05/11/2021

STATE OF MISSOURI }
COUNTY OF COLE } SS

Subscribed and Affirmed Before me this 11th day of May, 2021.

Gregory Dorge
Notary Public
Commission No. 15207069
My Commission Expires: August 20, 2023

GREGORY DORGE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 15207069
My Commission Expires: 08/20/2023

STATE OF MISSOURI
J. BRIAN ROCKWELL
LS-2524
REGISTERED LAND SURVEYOR

J. Brian Rockwell, MO. PLS #2524
CENTRAL MISSOURI
PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000355

OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned owner of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed into a Lot and on this plat the number of the lot and the size thereof are fully and truly set forth, and the undersigned does hereby dedicate to the City of Columbia, for Public use forever, all Easements (not currently of Record), as shown on this plat and said plat shall be known as " EASTLAND HILLS PLAT XIII ".

All taxes due and payable against said property have been paid in full. In Witness whereof, the undersigned owner of said tract have hereunto set his hand and seal this _____ day of _____, 2021.

Eastland Hills Development, L.L.C.

_____
Rob Kingsbury, Authorized Agent

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this _____ day of _____, 2021, before me personally did appear Rob Kingsbury, to me being personally known, who being by me duly sworn, did say that he is the Authorized Agent of Eastland Hills Development, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company, by authority of its Authorized Agent, and said above signed acknowledged said instrument to be the free act and deed of said limited liability company.

In Witness whereof, I have set my hand and affixed my seal this _____ day of _____, 2021.

My Commission Expires:_____

_____
,Notary Public, Cole County

Approved by the Columbia Planning and Zoning Commission this _____ day of _____, 2021.

_____
Sara Loe, Chairperson

Accepted by City Council pursuant to Ordinance # _____,
this _____ day of _____, 2021.

_____
Brian Treece, Mayor

_____
Sheela Amin, City Clerk

Phone
(573) 634-3455
FAX
(573) 634-8898

Central Missouri Professional Services, Inc.
ENGINEERING – SURVEYING – MATERIALS TESTING
2500 E. McCarty St, Jefferson City, Missouri

DRN. BY: J.B.R.	DATE: 05/11/2021	BOOK NO.	EASTLAND HILLS PLAT XIII
CKD. BY: C.F.B.	REV. DATE:	SCALE: 1" = 40'	I-70 DRIVE SE & UPLAND CREEK ROAD, COLUMBIA, MO.
SHEET NO. 1 OF 1			EASTLAND HILLS DEVELOPMENT, L.L.C. — JOB NO. 21-017

P:\2021\21-017 Farmers-Upland Creek\21-017 Upland Creek recover.dwg MINOR SUBD 5/11/2021 7:08:38 AM brockwell 1:40