

PRELIMINARY PLAT
BEAR CREEK VISTAS

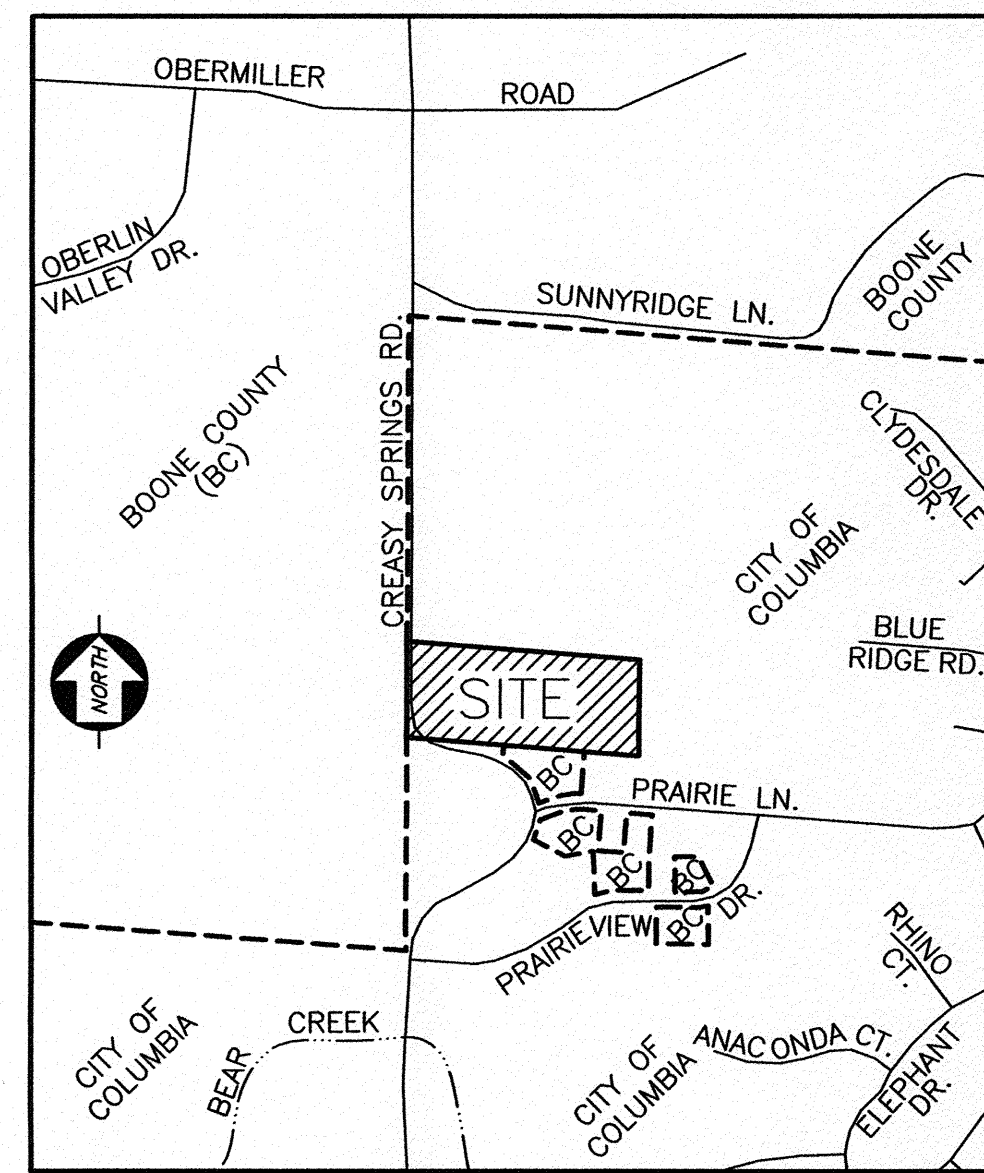
LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST
 COLUMBIA, MISSOURI
 SEPTEMBER 14, 2015



SCALE 1" = 50'
 0 25 50 100'

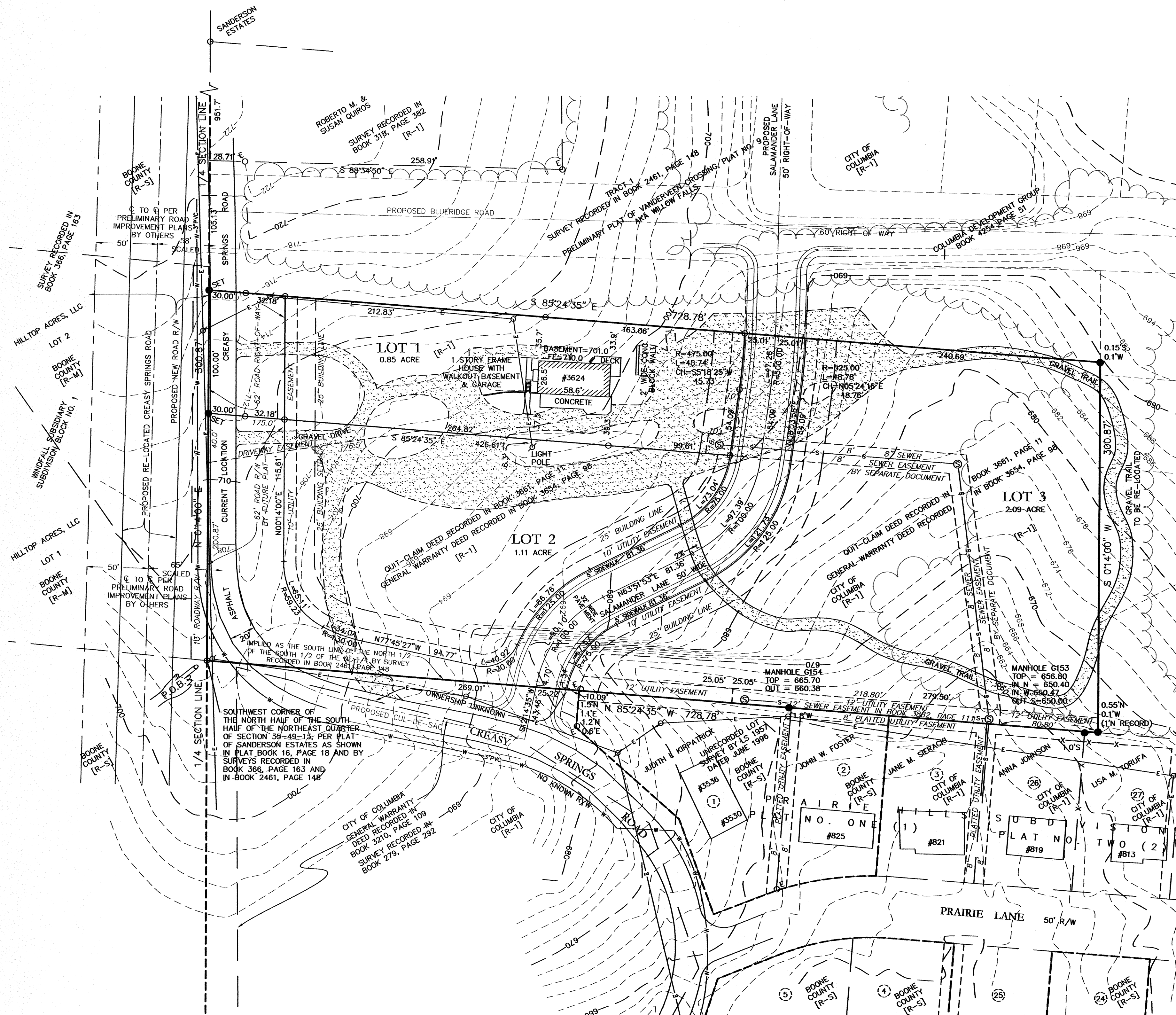
LEGEND

- EXISTING REBAR OR IRON ROD UNLESS OTHERWISE NOTED AS SET
- SET IRON PIPE UNLESS OTHERWISE NOTED AS EXISTING
- E EXISTING
- Z ZONING DESIGNATION
- [R-1] UTILITY POLE
- x-x- FENCE LINE
- - - CENTERLINE
- e- OVERHEAD ELECTRIC LINE
- w- WATER LINE
- s- SANITARY SEWER LINE



LOCATION MAP
 1" = 600'±

- Utility Contacts:**
- Electric:** Boone Electric Cooperative
 1413 Rangeline St. Columbia, MO
 Contact: Dave Tucker or Doug Gardner
 573-449-4181
- Telephone:** Centurylink
 625 E. Cherry Street, Columbia, MO
 Contact: Tim Dishman 573-886-3507
- Cable TV:** Mediacom Online
 Contact: Customer Service 573-443-1535
- Gas:** Ameren Missouri
 2001 MaGuire Blvd., Columbia, MO
 Contact (north): Jake Martin 573-876-3063
 (south): Bruce Darr 573-876-3030
- Water:** Consolidated Water Supply District 1
 1500 N. 7th Street, Columbia, MO
 General Contact: 573-449-0324
 Planning & Development:
 David Lee 573-449-8723
 Chad Henry 573-449-8723
- Sanitary Sewer:** City of Columbia Sewer Dept. Engineering
 701 E. Broadway, Columbia, MO
 Contact: Steve Hunt 573-874-7264
- Sewer Maintenance**
 4900 Gillespie Bridge Road, Columbia, MO
 Contact: David Sorrell, Manager, or
 Lester Adkisson 573-445-9427



APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY
 OF COLUMBIA, MISSOURI, THIS 22nd DAY OF October, 2015.

STEPHEN REICHLIN, CHAIRMAN
 PLANNING AND ZONING COMMISSION

OWNER:
 Jerry D. Kelly
 1200 W. Obermiller Road
 Columbia, MO 65202
 (573) 886-3507

BM City of Columbia Public Works - Chiseled square in top
 of concrete guard rail at northeast corner of Creasy
 Springs Road bridge over Bear Creek, approximately 200
 feet south of Prairieview Drive. BM is located S2°-30'W
 920 feet south of the southwest corner of this 5.02
 acre tract. Elev. = 625.64
 (GPS Elev. = 625.36 Sept. 3, 2015)

A 5.02 acre tract of land being the south 300 feet of the west 726 & 2/3 feet of the north half of the south half of the northeast quarter of Section 35, T49N, R13W, Columbia, Boone County, Missouri, as described by a General Warranty Deed recorded in Book 3654, Page 98 and by a Quit-Claim Deed recorded in Book 3661, Page 11, and defined by the 70.78 acre survey of Tract 1 recorded in Book 2461, Page 148, all of the Boone County records. Said 5.02 acre tract being described as follows:

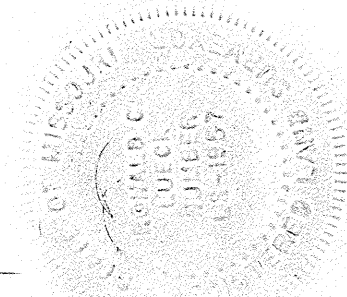
Beginning at the southwest corner of the north half of the south half of the northeast quarter of Section 35, T49N, R13W, being the southeast corner of Windfall Subdivision Subdivision Block No. 1 as shown in Plat Book 11, Page 330, and as shown by Sanderson Estates in Plat Book 16, Page 18; thence N0°-14'-00"E, along the west line of the northeast quarter of said Section, 300.87 feet to the westernmost southwest corner of Tract 1 of a survey recorded in Book 2461, Page 148; thence S85°-24'-35"E, along the south line of said Tract, 728.78 feet to a corner of said Tract 1; thence S0°-24'-35"E, along a western line of said Tract, 300.87 feet to the southernmost southwest corner of said Tract 1 on the south line of the north half of the south half of said northeast quarter; thence N85°-24'-35"W, along last said quarter quarter Section line, 728.78 feet to the point of beginning and containing 5.02 acres.

The southeast part of this tract is subject to a sewer easement, 12 feet wide by 218.8 feet in length along the south line as described by Book 3882, Page 111 and shown hereon, and to an electric easement, 30 feet wide, "blanket"-type as described in Book 3748, Page 39, which will be contained within the proposed road right-of-way by future platting.

LUECK SURVEYING Columbia, MO 65201

by:

 Ronald G. Lueck
 Professional Land Surveyor
 LS #1957



OCTOBER 22, 2015

Notes:

- 1) Bearings are based on lines of Tract 1 of the survey recorded in Book 2461, Page 148 of the Boone County records.
- 2) The three driveways shown for this 5.02 acre tract, are existing drives to the three residences that were formerly located upon the tract. Only the northern house remains, and has undergone renovation. Boone County Public Works replaced all three driveway road culverts in 2010 in an improvement project to Creasy Springs Road.
- 3) Access to Lot 1 will be provided through an existing shared driveway with Lot 2 until Creasy Springs Road is relocated and Salamander Lane is constructed. All driveway connections onto Creasy Springs Road shall be terminated when Creasy Springs Road is relocated and Salamander Lane is constructed. It shall be the responsibility of the owners of Lots 1 and 2 to construct new driveways to the City's design specifications onto Salamander lane at their own expense.
- 4) No new driveways shall access Creasy Springs Road per City of Columbia Subdivision Regulations Section 25-53.
- 5) The proposed sewer service to Lot 1 shall be completed prior to approval of the Final Plat of Bear Creek Vistas - Plat 1. Sewer Service to the southeast corner of Lot 1 will require a sewer easement, 16 feet wide & by a separate document, before recording of a Final Plat of Lot 1.
- 6) Phase 1 of this development will include only Lot 1. Phase 2 of this development shall include Lots 2 and 3 and construction of Salamander Lane through the entire Preliminary Plat area, including construction of sidewalks along the frontages of Lots 1, 2 and 3, if not constructed previously through the Creasy Springs Road Relocation Project.
- 7) The developer of Lots 2 and 3 shall bear the full responsibility of design and construction of Salamander Lane, including driveway approaches to serve Lots 1 & 2, as well as the sidewalk along the east side of Lot 1, if not constructed previously through the Creasy Springs Road Relocation Project.
- 8) Lot 1, containing the existing house built about 1970, is to be compliant with the City of Columbia Stormwater Ordinance. Stormwater requirements will be implemented in conjunction with future road plans as a part of the City of Columbia's relocation of Creasy Springs Road and the surrounding area, or if the second phase of Lots 2 & 3 are developed prior to that project. No new roads nor other structures are planned for the first phase.
- 9) No stream buffer is required for this plat of Bear Creek Vistas.
- 10) Parts of the gravel trail, located along the eastern boundary of this 5.02 acre tract and encroaching east of the line, are intended to be abandoned and relocated to the west of the property line, and are in the process of being relocated in mid-October 2015.
- 11) Ownership of the land lying south of this 5.02 acre tract being shown as a preliminary plat, lying west of Lot 1, Prairie Hills Subdivision Plat No. One, and lying north of the centerline of Creasy Springs Road, was and likely still is with the developers of Prairie Hills Subdivision Plats No. One & Two. Names for the dedication of streets & easements on the plat are Oscar E. Foley and his son, William D. Foley, both deceased. Ownership is now likely with the heirs of the two signees. William Foley's widow is Carol Foley of Columbia. Oscar Foley's son, Harold L. Foley & wife, Dorothy M. Foley, conveyed the land lying south & west of the centerline of Creasy Springs Road to the City in 2007. And the City of Columbia is the current owner of the land lying south and west of the centerline of the current Creasy Springs Road location, both conveyances are per a 1956 survey recorded in Book 279, Page 292, defining the centerline.

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 COLUMBIA, MISSOURI 65201
 rlueck@rocket.net
 Phone: (573) 443-6219