

LOCATION MAP
NOT TO SCALE



SCALE: 1"=30'
0 15 30 60

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

LEGEND:

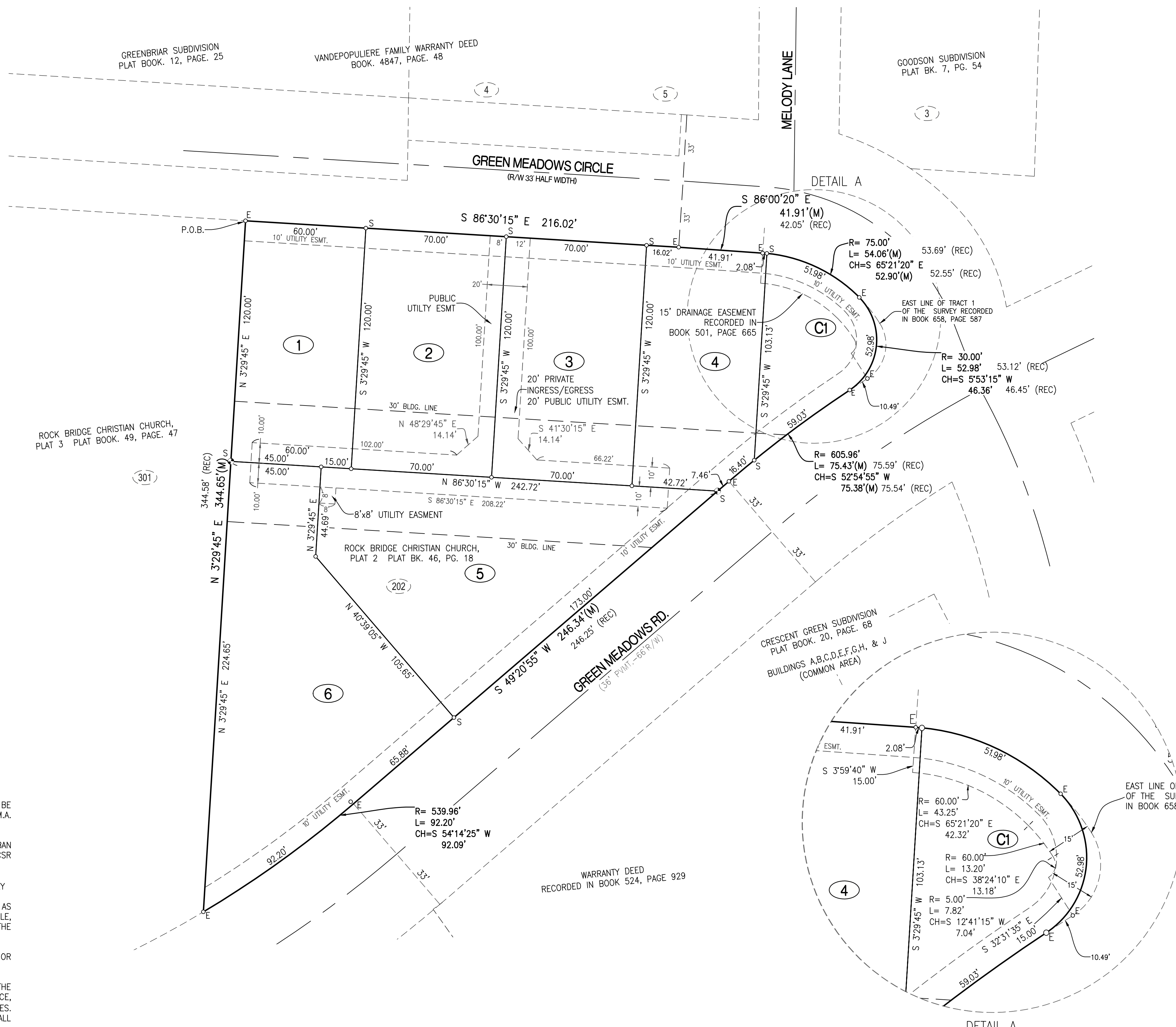
- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= RADIUS OF CURVE
- L= LENGTH OF ARC
- CH= CHORD DISTANCE AND DIRECTION

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN ON 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. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS' MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. LOT C1 IS A COMMON LOT AND WILL BE GRANTED TO THE HOMEOWNERS ASSOCIATION AND WILL TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
7. A PRELIMINARY PLAT FOR "GREENVILLE SUBDIVISION, PLAT 1" WAS APPROVED BY THE CITY COUNCIL ON JANUARY 3, 2022 PER RESOLUTION 4-22A.
8. THE CITY WILL REQUIRE ANY STRUCTURE BUILT ON A LOT WITH FRONTAGE ON GREEN MEADOWS CIRCLE SHALL BE CONSTRUCTED WITH A FUNCTIONAL ENTRY DOOR FACING THE GREEN MEADOWS CIRCLE STREET FRONTAGE.
9. A THIRTY (30) FOOT REAR SETBACK IS REQUIRED FROM THE DEVELOPMENT'S INTERNAL PROPERTY LINES.

FINAL PLAT GREENVILLE SUBDIVISION, PLAT 1

A TRACT LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
MAY, 2022



CERTIFICATION:

I HEREBY CERTIFY IN MAY OF 2022, I COMPLETED A SURVEY AND SUBDIVISION FOR WEST ROCK II, L.L.C., OF A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI BEING ALL OF LOT 202 OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 2, RECORDED IN PLAT BOOK 46, PAGE 18 AND DESCRIBED BY WARRANTY DEED RECORDED IN 5028, PAGE 18 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 202, AND WITH THE NORTH LINE THEREOF S 86°30'15" E, 216.02' FEET; THENCE S 86°00'20" E 41.91 FEET; THENCE 54.06 FEET ALONG A 75.00-FOOT RADIUS, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF S 65°21'20" E 52.90 FEET; THENCE 52.98 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 5°53'15" W, 46.36 FEET; THENCE 75.43 FEET ALONG A 605.96-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF S 52°54'55" W 75.38 FEET; THENCE S 49°20'55" W 246.34 FEET; THENCE 92.20 FEET ALONG A 539.96-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF S 54°14'25" W, 92.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 202; THENCE WITH THE WEST LINE OF SAID LOT 202, N 3°29'45" E, 344.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT 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
CORPORATE NUMBER: 2000151304

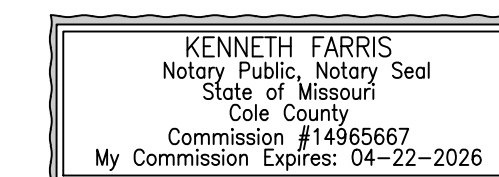
DAVID T. BUTCHER, PLS-2002014095

07/05/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, IN THE YEAR 2022.

KENNETH FARRIS, NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT WEST ROCK II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "GREENVILLE SUBDIVISION, PLAT 1"

IN WITNESS WHEREOF, WEST ROCK II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS _____ DAY OF _____, 2022.

WEST ROCK II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

MATT KELLY, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, MEMBER OF WEST ROCK II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

DANIELLE GRIFFITH, NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

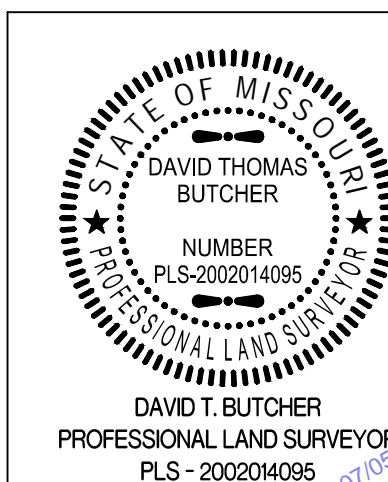


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2022.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



GREENVILLE SUBDIVISION, PLAT 1

A MAJOR SUBDIVISION
SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304



DATE: 04/07/2022
SCALE: 1"=30'
PROJECT: 140408
DRAWN BY: JWS

www.crockettengineering.com