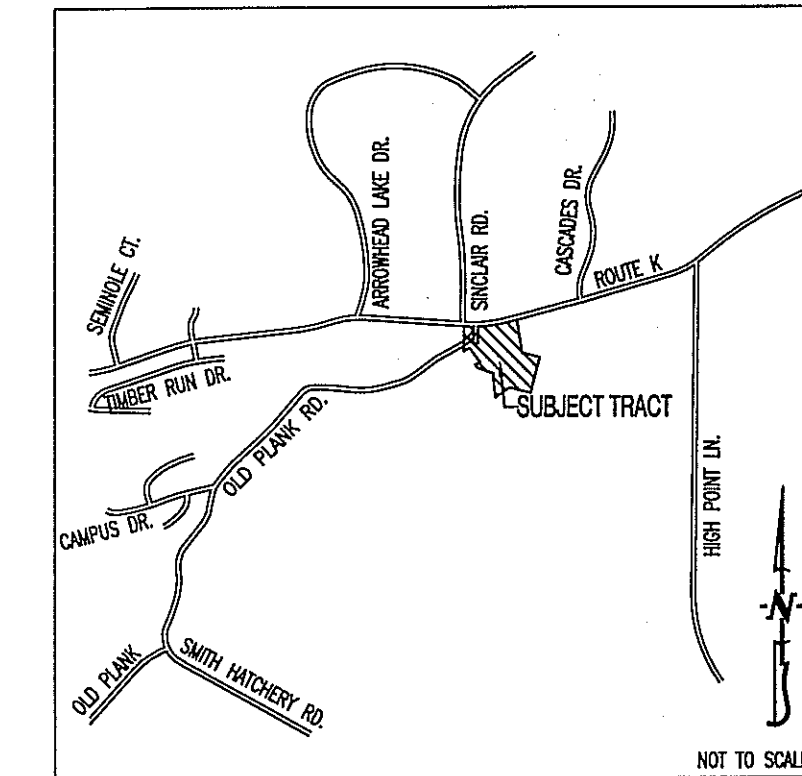


COBBLESTONE COTTAGES COMMON AREA

A MAJOR SUBDIVISION AND REPLAT OF LOT C1 OF COBBLESTONE COTTAGES PLAT
 LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 DECEMBER 7, 2016



LOCATION MAP
 NOT TO SCALE

To Be Deeded
 to HOA

To Be Donated
 to City

New Trail
 Easement

- NOTES:
- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 29019C0335D DATED MARCH 17, 2011.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
 - RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1403705, DATED JUNE 23, 2014.
 - PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 2 STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION AND UTILITIES ARE COMPLETE.
 - LOTS C1A & C1B ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN AMENITIES AND IS INTENDED TO BE GRANTED TO THE HOME OWNERS ASSOCIATION OR CITY OF COLUMBIA FOR PARK PURPOSES.
 - NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO MISSOURI ROUTE K, UNLESS APPROVED BY MISSOURI DEPARTMENT OF TRANSPORTATION AND THE CITY OF COLUMBIA, MISSOURI.
 - ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJUTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095
 DATE

SCALE: 1"=40'
 0 20 40 80

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)
 - STONE
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - P.O.B. POINT OF BEGINNING

		COBBLESTONE COTTAGES COMMON AREA PLAT REPLAT OF LOT C1 OF COBBLESTONE COTTAGES PLAT SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000161304			
DATE: 12/07/2016	SCALE: 1"=40'	1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	
PROJECT: 130285	DRAWN BY: DWB		