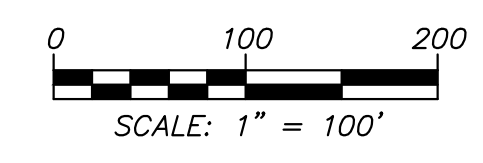
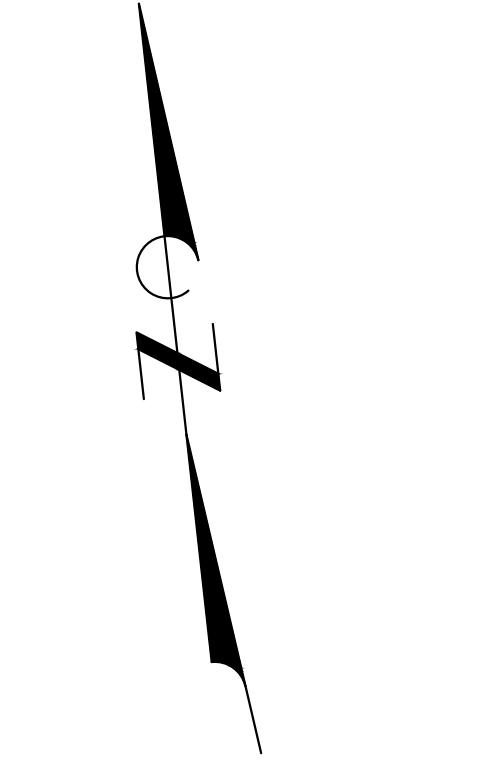
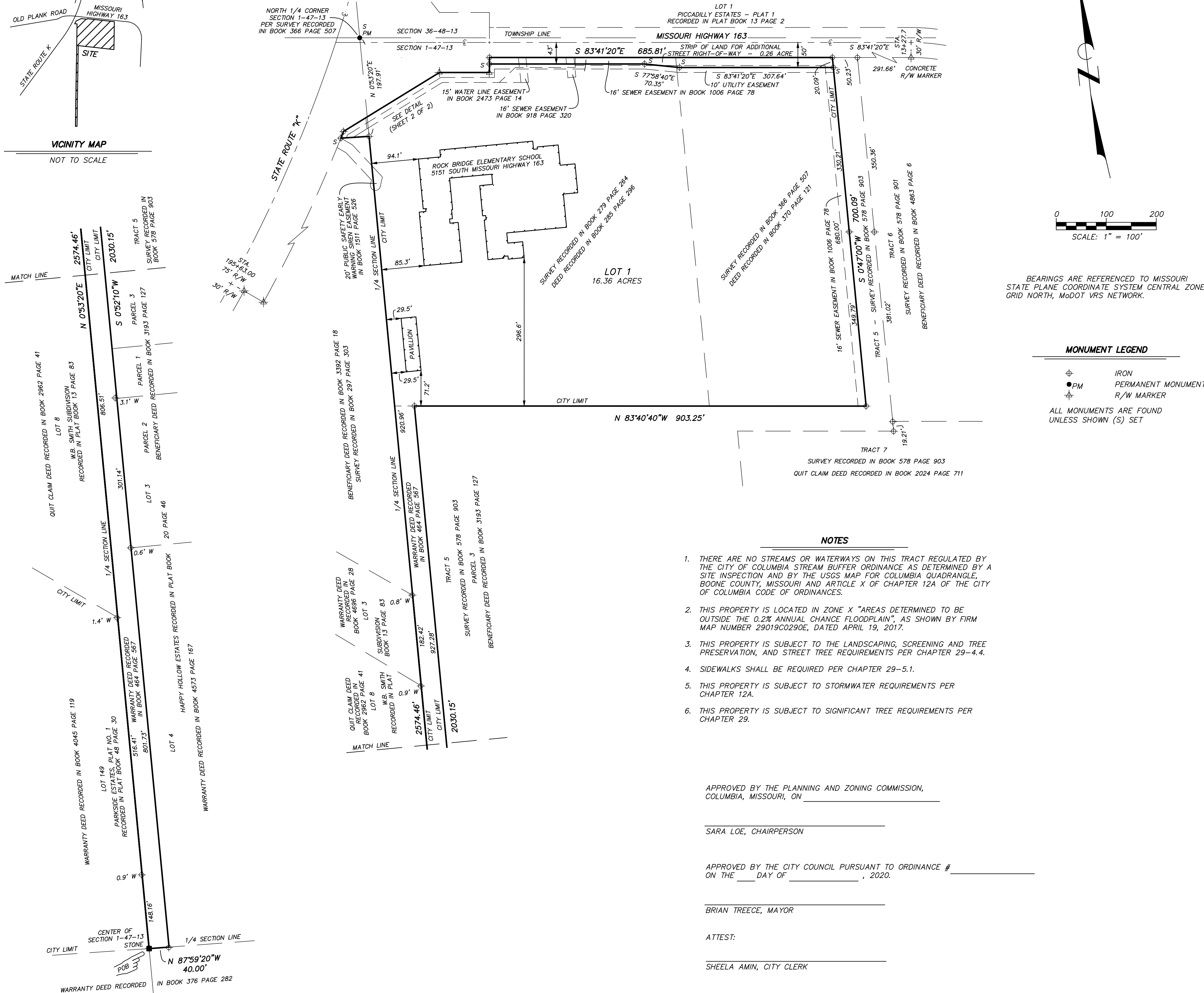
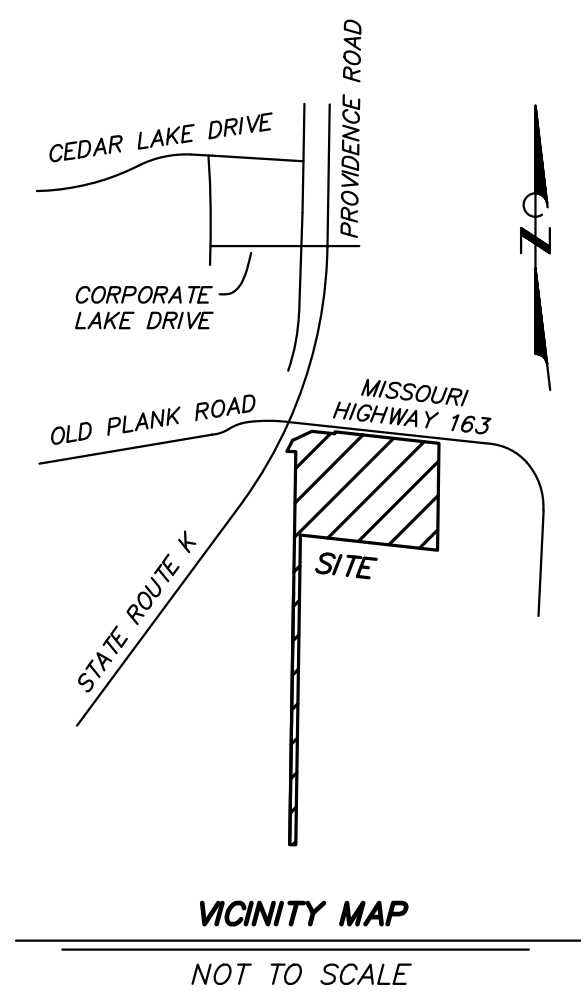


ROCK BRIDGE ELEMENTARY SUBDIVISION

MINOR PLAT
 FEBRUARY 13, 2020



BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, GRID NORTH, MODOT VRS NETWORK.

MONUMENT LEGEND

⊕	IRON
●PM	PERMANENT MONUMENT
⊕	R/W MARKER

ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET

A SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 1 T47N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI BEING THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 366 PAGE 507 AND DESCRIBED BY THE DEED RECORDED IN BOOK 370 PAGE 121, THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 464 PAGE 567, AND PART OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 279 PAGE 264 AND DESCRIBED BY THE DEED RECORDED IN BOOK 285 PAGE 296, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 1 T47N R13W AS SHOWN BY PARKSIDE ESTATES, PLAT NO. 1 RECORDED IN PLAT BOOK 48 PAGE 30, THENCE ALONG THE QUARTER SECTION LINE, N 0°53'20"E 2574.46 FEET TO THE NORTHEAST CORNER OF A TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 297 PAGE 303; THENCE ALONG THE NORTH LINE OF SAID TRACT, N 87°16'40"W 56.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE "K", THENCE ALONG SAID LINE, ALONG NON-TANGENT A CURVE TO THE LEFT, HAVING A RADIUS OF 2939.93 FEET, A DISTANCE OF 14.36 FEET, THE CHORD BEING N 27°52'10"E 14.36 FEET; THENCE N 64°44'20"E 225.17 FEET; THENCE S 83°41'20"E 100.00 FEET; THENCE N 61°8'40"E 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 163; THENCE ALONG SAID LINE, S 83°41'20"E 685.81 FEET TO THE NORTHWEST CORNER OF TRACT 5 OF THE SURVEY RECORDED IN BOOK 578 PAGE 903; THENCE ALONG THE LINES OF SAID SURVEY, S 0°47'00"W 700.09 FEET; THENCE N 83°40'40"W 903.25 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 464 PAGE 567; THENCE ALONG THE LINES OF SAID TRACT; S 0°52'10"W 2030.15 FEET; THENCE N 87°59'20"W 40.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 16.62 ACRES.

THIS TRACT IS SUBJECT TO A PUBLIC SAFETY EARLY WARNING SIREN EASEMENT IN BOOK 1511 PAGE 526, SANITARY SEWER EASEMENTS RECORDED IN BOOK 3067 PAGE 157, BOOK 1006 PAGE 78, AND BOOK 918 PAGE 320, AND WATER LINE EASEMENTS RECORDED IN BOOK 1982 PAGE 563 AND BOOK 2473 PAGE 14.

THIS SURVEY OF URBAN PROPERTY WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
 MISSOURI L.S. CORP. #2004004672
 1113 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (573) 449-2646
 EMAIL: FCARROZ@ESS-INC.COM

2/13/2020
 STATE OF MISSOURI
 FREDERICK E. CARROZ III
 CARROZ III
 NUMBER
 PLS-2008016655
 PROFESSIONAL LAND SURVEYOR

FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655

ROCK BRIDGE ELEMENTARY SUBDIVISION
 NORTH 1/2 SECTION 1 T47N R13W
 COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
 COUNTY OF BOONE

ON THIS 13 DAY OF FEBRUARY, 2020 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
 IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY TERM EXPIRES APRIL 16, 2020.

JACOB M. NOVAK, NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

THAT, COLUMBIA PUBLIC SCHOOL DISTRICT, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. A 10 FOOT UTILITY EASEMENT, AS SHOWN ON THE PLAT, AND THE LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG MISSOURI HIGHWAY 163, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

COLUMBIA PUBLIC SCHOOL DISTRICT

HELEN WADE, PRESIDENT, BOARD OF EDUCATION

STATE OF MISSOURI } SS
 COUNTY OF BOONE

ON THIS _____ DAY OF _____, 2020 BEFORE ME APPEARED HELEN WADE, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT SHE IS THE PRESIDENT OF THE BOARD OF EDUCATION FOR COLUMBIA PUBLIC SCHOOL DISTRICT, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID SCHOOL DISTRICT AND THE SAID PRESIDENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID SCHOOL DISTRICT.
 IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY TERM EXPIRES _____

_____, NOTARY PUBLIC

APPROVED BY THE PLANNING AND ZONING COMMISSION,
 COLUMBIA, MISSOURI, ON _____

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

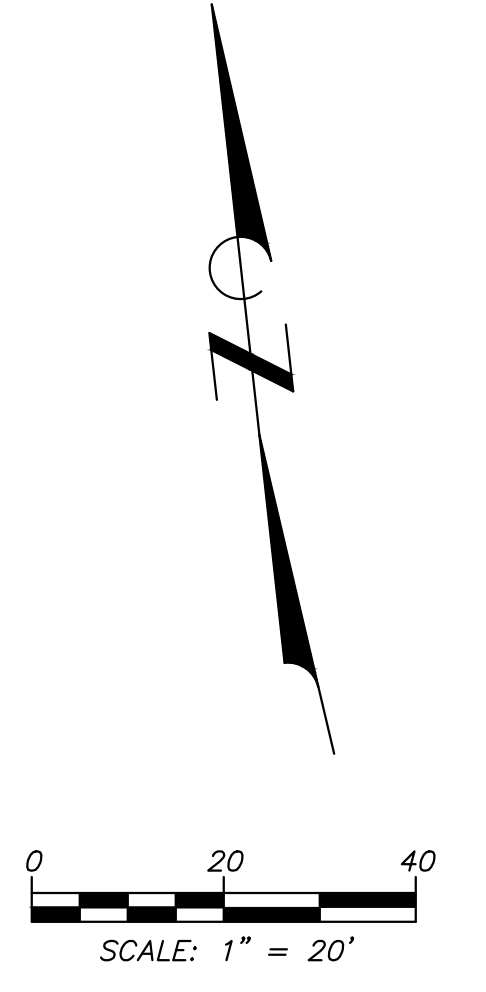
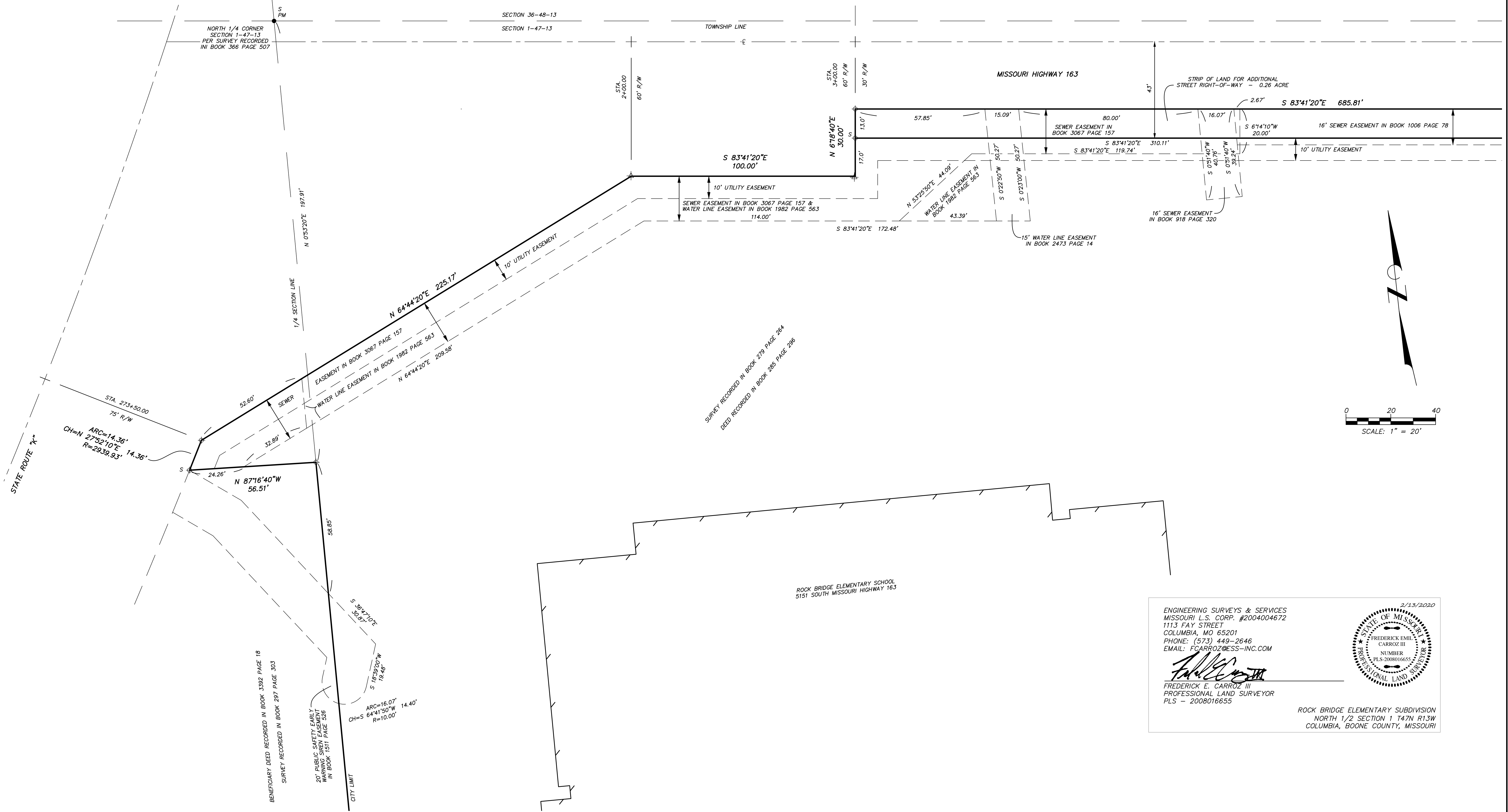
ATTEST:

SHEELA AMIN, CITY CLERK

- NOTES**
1. THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY A SITE INSPECTION AND BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 2. THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN BY FIRM MAP NUMBER 29019C0290E, DATED APRIL 19, 2017.
 3. THIS PROPERTY IS SUBJECT TO THE LANDSCAPING, SCREENING AND TREE PRESERVATION, AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4.
 4. SIDEWALKS SHALL BE REQUIRED PER CHAPTER 29-5.1.
 5. THIS PROPERTY IS SUBJECT TO STORMWATER REQUIREMENTS PER CHAPTER 12A.
 6. THIS PROPERTY IS SUBJECT TO SIGNIFICANT TREE REQUIREMENTS PER CHAPTER 29.

ROCK BRIDGE ELEMENTARY SUBDIVISION

MINOR PLAT
FEBRUARY 13, 2020



2/13/2020

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PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

Frederick E. Carroz III

FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

ROCK BRIDGE ELEMENTARY SUBDIVISION
NORTH 1/2 SECTION 1 T47N R13W
COLUMBIA, BOONE COUNTY, MISSOURI

F:\CURRENTDRAWINGS\PECHAM\14352\14352 PLAT.DWG 2/14/2020