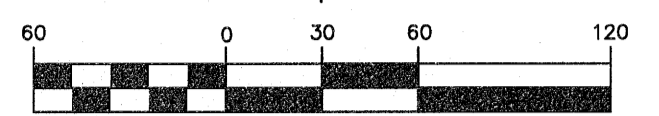


COLUMBIA CORNERS PRELIMINARY PLAT

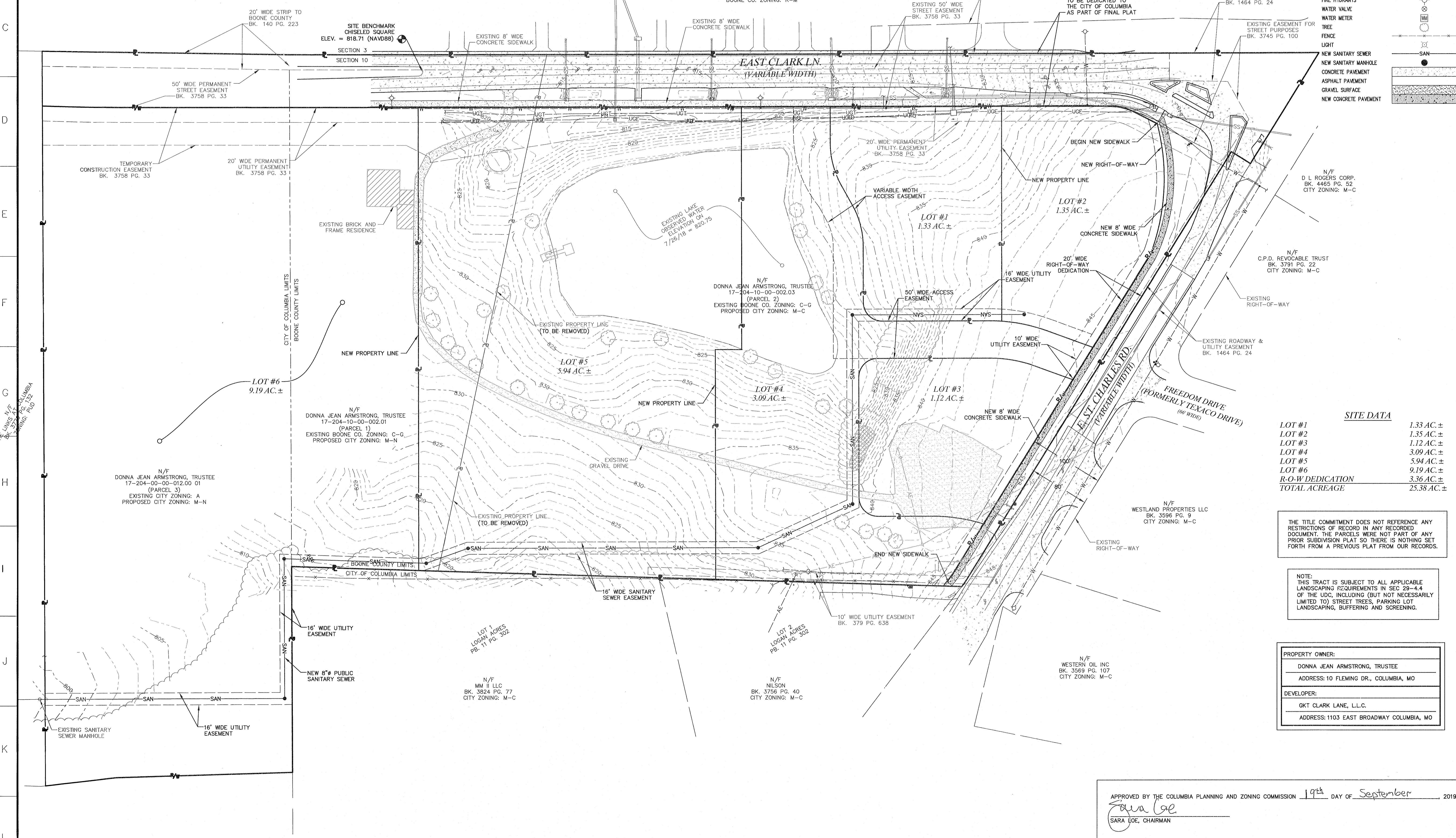
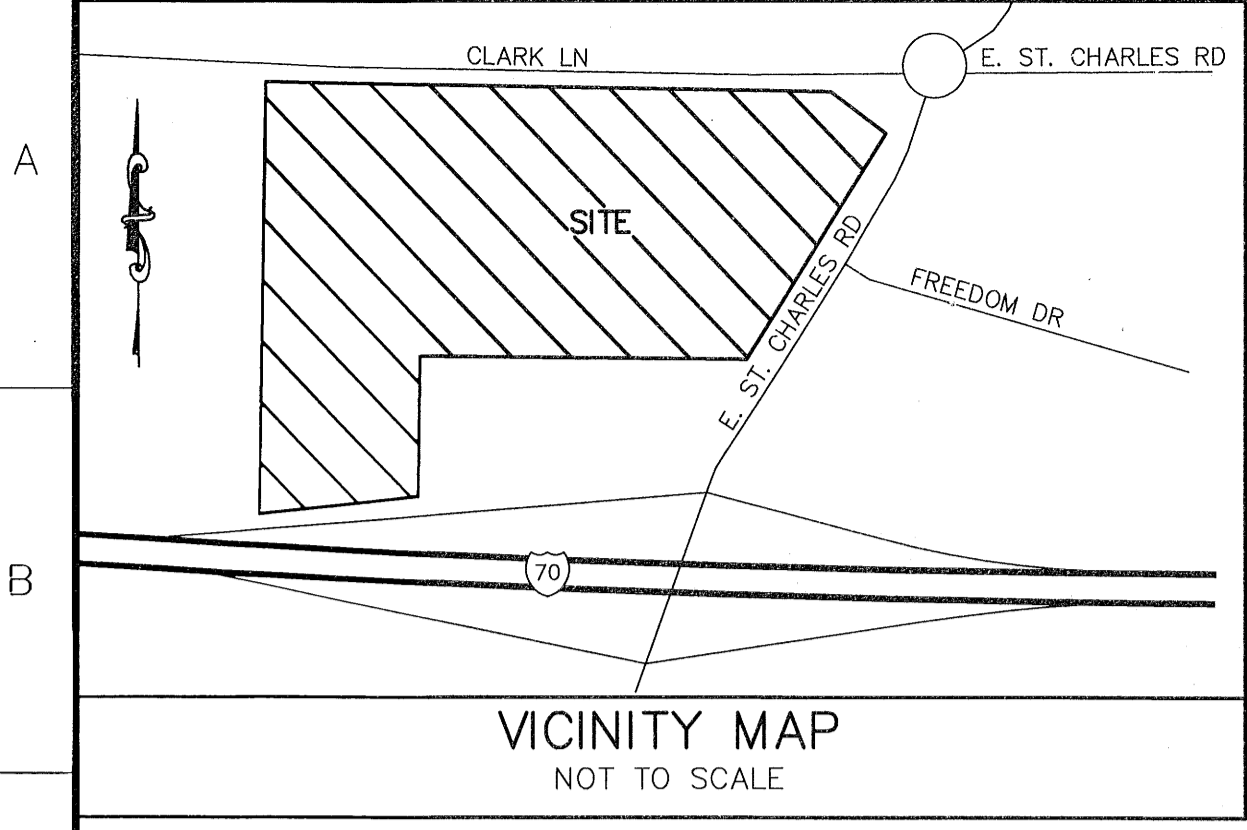
A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M., BOONE COUNTY, MISSOURI

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- RIGHT-OF-WAY
- LOT LINE
- BUILDING SETBACK
- EASEMENT
- AERIAL ELECTRIC
- UTILITY POLE / GUY WIRE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- SANITARY SEWER
- SANITARY MANHOLE
- STORM SEWER
- INLET
- FLARED END SECTIONS
- GAS LINE
- WATER LINE
- FIRE HYDRANTS
- WATER VALVE
- WATER METER
- TREE
- FENCE
- LIGHT
- NEW SANITARY SEWER
- NEW SANITARY MANHOLE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL SURFACE
- NEW CONCRETE PAVEMENT



SEPTEMBER, 2019



SITE DATA

LOT #1	1.33 AC. ±
LOT #2	1.35 AC. ±
LOT #3	1.12 AC. ±
LOT #4	3.09 AC. ±
LOT #5	5.94 AC. ±
LOT #6	9.19 AC. ±
R-O-W DEDICATION	3.36 AC. ±
TOTAL ACREAGE	25.38 AC. ±

THE TITLE COMMITMENT DOES NOT REFERENCE ANY RESTRICTIONS OF RECORD IN ANY RECORDED DOCUMENT. THE PARCELS WERE NOT PART OF ANY PRIOR SUBDIVISION PLAT SO THERE IS NOTHING SET FORTH FROM A PREVIOUS PLAT FROM OUR RECORDS.

NOTE: THIS TRACT IS SUBJECT TO ALL APPLICABLE LANDSCAPING REQUIREMENTS IN SEC 23-4.4 OF THE UDC, INCLUDING (BUT NOT NECESSARILY LIMITED TO) STREET TREES, PARKING LOT LANDSCAPING, BUFFERING AND SCREENING.

PROPERTY OWNER:

DONNA JEAN ARMSTRONG, TRUSTEE
ADDRESS: 10 FLEMING DR., COLUMBIA, MO

DEVELOPER:

GKT CLARK LANE, L.L.C.
ADDRESS: 1103 EAST BROADWAY COLUMBIA, MO

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION 19th DAY OF September 2019

Sara Loe
SARA LOE, CHAIRMAN

636-584-0540 (tel.)
636-584-0512 (fax)
m@ochran.com
www.ochran.com

COCHRAN

- Civil Engineering
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- General Consulting
- Master Planning

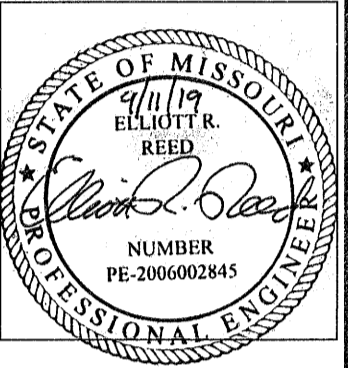
530A E. Independence Dr.
Union, Missouri 63084

Missouri State Certificate of Authority Numbers:
Survey : 000380
Engineering : 001655
Architecture : 2002014240

Two working days prior to this site, contractor shall call 1-800-DIG-HITE for utility location information.

All USMA rules & regulations on this site, contractor shall call 1-800-DIG-HITE for utility location information.

Plans shall be strictly followed (ie. trenching, blasting, etc.)



**PRELIMINARY PLAT
COLUMBIA CORNERS
COLUMBIA, MISSOURI**

PRELIMINARY PLAT

DATE:	9-11-19	REVISED PER CITY COMMENTS:	
DATE:	JMM	DATE:	SEPT. 4, 2019
SCALE:	1" = 60'	DATE:	
PROJ. NO.:	18-7279	DATE:	
DRAW. NO.:		DATE:	

Drawing name: F:\18-7279 - Schueller - Columbia - MO\AutoCad Drawings\17279 - Plan Sheets\PRELIMINARY PLAT.dwg Tab: OVERALL PRELIM PLAT Plotted on: Sep 19, 2019 - 12:44pm Plotted by: tschone