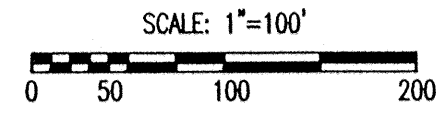


PRELIMINARY PLAT TUSCANY RIDGE

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER, 2005

OWNER/DEVELOPER:
STEVE HERIGON CONSTRUCTION, INC.
4101 WHITE TIGER STREET
COLUMBIA, MO 65202



NOTES:

WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.

PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AND AS SHOWN BY THE ADJACENT DRAWING. FLOOD PLAIN SHOWN IS PER FIRM PANEL 290036 0302 B, EFFECTIVE DATE DECEMBER 1, 1981.

THE STREET R/W SHALL BE 50 FOOT WIDE RESIDENTIAL STREET, UNLESS OTHERWISE NOTED.

THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS R-1.

THIS PLAT CONTAINS 138.74 ACRES.

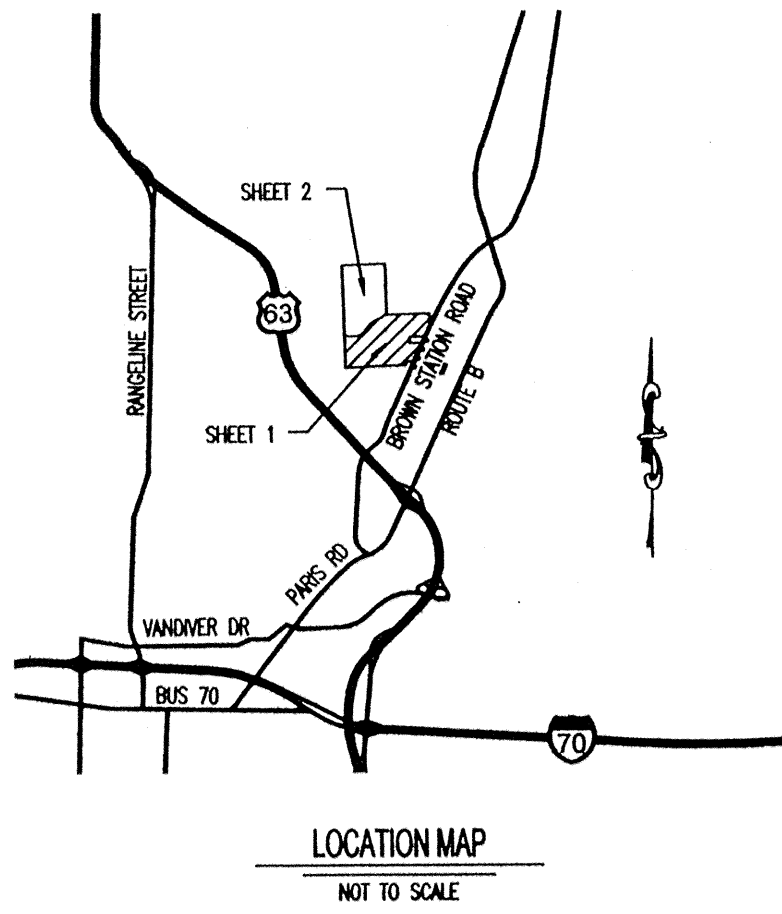
A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

LOTS 506, 507, 508, & 509 ARE NOT TO BE DEVELOPED FOR RESIDENTIAL PURPOSES. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THESE LOTS WITH NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, CLUBHOUSE, PLAY GROUNDS, ETC. IT IS THE INTENT OF THE DEVELOPER TO TRANSFER OWNERSHIP OF THESE LOTS TO THE HOME OWNER'S ASSOCIATION IN THE FUTURE.

THERE IS TO BE NO DIRECT ACCESS FROM LOTS 1, 31-38, 119, 150, 160, & 184 ONTO BROWN STATION ROAD.

IT IS THE INTENT OF THE DEVELOPER TO DEDICATE A PEDESTRIAN TRAIL EASEMENT THROUGH LOTS 506, 507, AND 508. THIS EASEMENT IS TO PROVIDE PEDESTRIAN ACCESS FROM THE BOONE COUNTY FAIRGROUNDS TO THE CITY OWNED PROPERTY TO THE NORTHEAST OF THIS DEVELOPMENT. THE EXACT WIDTH AND LOCATION WILL BE NEGOTIATED WITH THE PARKS AND RECREATION DEPARTMENT.



BOONE COUNTY FAIRGROUNDS
BOOK 1589, PAGE 576
COUNTY ZONE M-L

NORTH AMERICAN
ISLAMIC TRUST
BOOK 1582, PAGE 645
ZONE R-1

CITY OF COLUMBIA
BOOK 1468, PAGE 632
ZONE A-1

COLUMBIA INDUSTRIAL
DEVELOPMENT, PLAT 2A
BOOK 2869, PAGE 86
ZONE M-1

OVERTON HEIGHTS
PLAT BOOK 6, PAGE 25
ZONE M-C

COLUMBIA INDUSTRIAL
DEVELOPMENT, PLAT 2
PLAT BOOK 31, PAGE 35
ZONE M-C

RUTLEDGE, PLAT 1
PLAT BOOK 15, PAGE 60
ZONE R-2

RUTLEDGE, TRACT B
BOOK 1268, PAGE 435
ZONE R-2

RUTLEDGE, TRACT C
BOOK 1265, PAGE 112
ZONE R-2

WEYMEYER, PLAT 2
PLAT BOOK 10, PAGE 39
ZONE R-2

CINDY L. HARKINS
MARY C. CHERRIS &
ROBERT R.
TURNER
BOOK 1666, PAGE 641
ZONE R-1 & A-1

PREPARED BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0288

Timothy D. Crockett
TIMOTHY D. CROCKETT
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NO. 000000077
EXPIRES 12/31/06

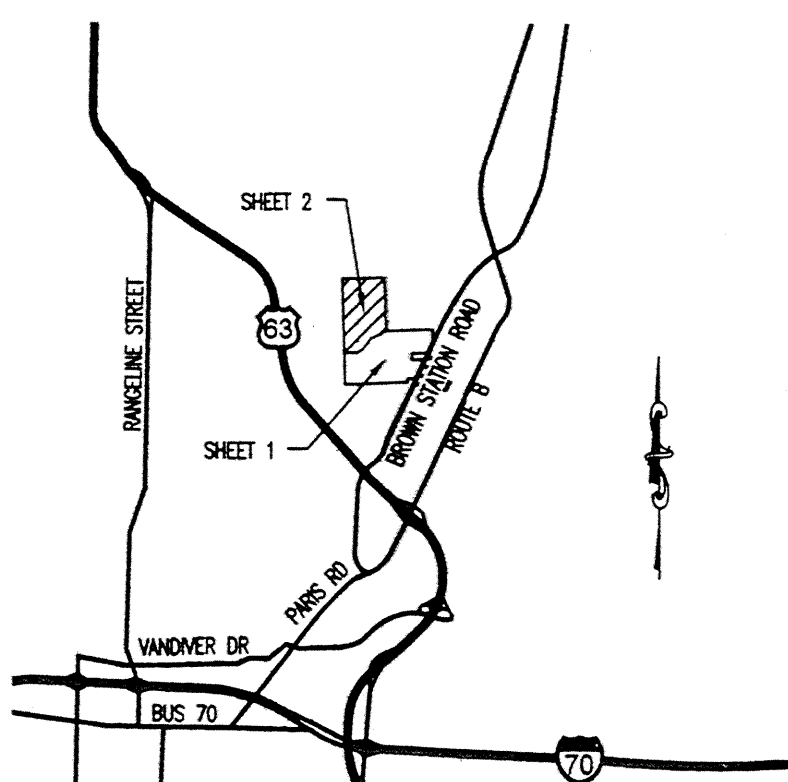
DATE: OCTOBER 6th, 2005
REV: Nov. 23, 2005

RECEIVED
NOV 23 2005
PLANNING DEPT.

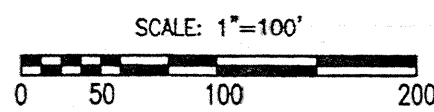
PRELIMINARY PLAT TUSCANY RIDGE

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER, 2005

OWNER/DEVELOPER:
STEVE HERIGON CONSTRUCTION, INC.
4101 WHITE TIGER STREET
COLUMBIA, MO 65222



LOCATION MAP
NOT TO SCALE



NOTES:

WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.

PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AND AS SHOWN BY THE ADJACENT DRAWING. FLOOD PLAIN SHOWN IS PER FIRM PANEL 290036 0002 B, EFFECTIVE DATE DECEMBER 1, 1991.

THE STREET R/W SHALL BE 50 FOOT WIDE RESIDENTIAL STREET, UNLESS OTHERWISE NOTED.

THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS R-1.

THIS PLAT CONTAINS 138.74 ACRES.

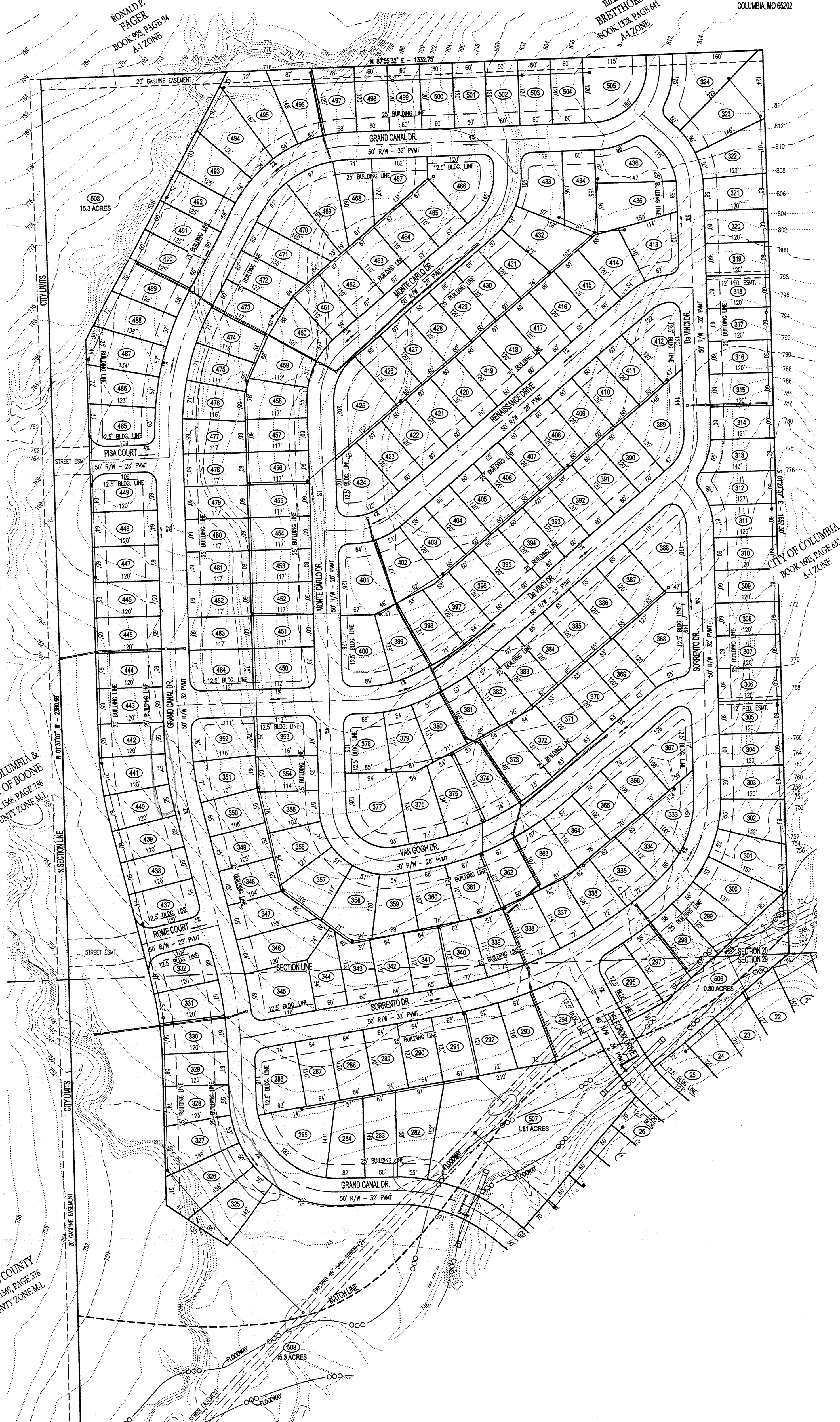
A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

LOTS 506, 507, 508, & 509 ARE NOT TO BE DEVELOPED FOR RESIDENTIAL PURPOSES. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THESE LOTS WITH NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, CLUBHOUSE, PLAY GROUNDS, ETC. IT IS THE INTENT OF THE DEVELOPER TO TRANSFER OWNERSHIP OF THESE LOTS TO THE HOME OWNER'S ASSOCIATION IN THE FUTURE.

THERE IS TO BE NO DIRECT ACCESS FROM LOTS 1, 31-38, 119, 150, 160, & 184 ONTO BROWN STATION ROAD.

IT IS THE INTENT OF THE DEVELOPER TO DEDICATE A PEDESTRIAN TRAIL EASEMENT THROUGH LOTS 506, 507, AND 508. THIS EASEMENT IS TO PROVIDE PEDESTRIAN ACCESS FROM THE BOONE COUNTY FAIRGROUNDS TO THE CITY OWNED PROPERTY TO THE NORTHEAST OF THIS DEVELOPMENT. THE EXACT WIDTH AND LOCATION WILL BE NEGOTIATED WITH THE PARKS AND RECREATION DEPARTMENT.



APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2005.

JERRY WADE - CHAIRPERSON

BOONE COUNTY
BOOK 1589 PAGE 376
COUNTY ZONE M-1

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS, LLC
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

TIMOTHY D. CROCKETT - PE 2004690774
DATE: OCTOBER 6th, 2005
Rev: Nov: 23, 2005

CITY OF COLUMBIA
BOOK 1403 PAGE 632
A-1 ZONE