

AUBURN HILLS PLAT 17

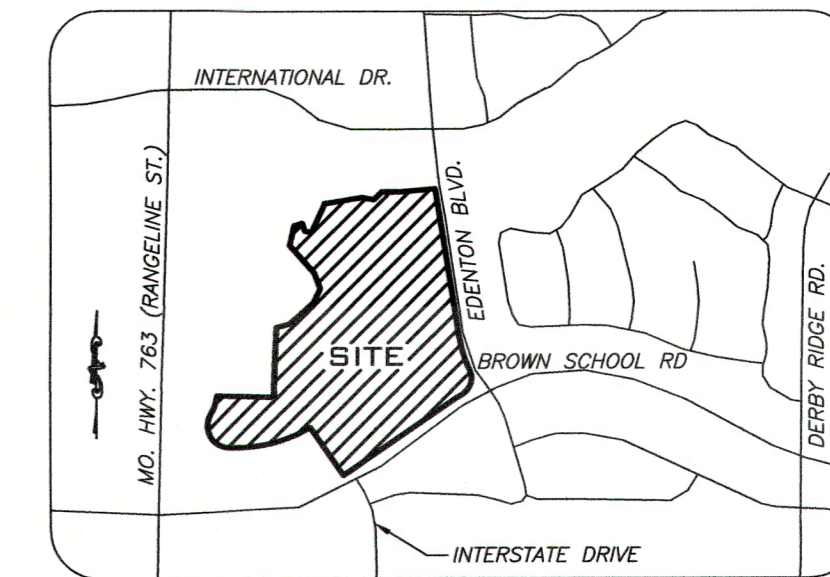
FINAL PLAT

A REPLAT OF LOT 1502 OF AUBURN HILLS PLAT 15

JUNE 21, 2019

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- EXISTING SET
- (REC) RECORD
- ⊕ BENCH MARK
- ⊗ DRILL HOLE
- IP IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- RB REBAR
- ⊙ MONUMENT
- PM PERMANENT MONUMENT
- RW RIGHT OF WAY MARKER
- STONE
- ⊖ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- M MEASURED
- Δ CURVE DELTA
- R RADIUS
- L LENGTH OF CURVE
- CH CHORD
- P.O.B. POINT OF BEGINNING
- 0.000 SQUARE FEET
- 00.00 AC ACRES



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

THE CALLAWAY BANK, A MISSOURI CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE CALLAWAY BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED.

THE CALLAWAY BANK

BY: *Chad Hager*
CHAD HAGER, REAL ESTATE OFFICER

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS 21st DAY OF June, IN THE YEAR 2019, BEFORE ME, Kristine M. Vroman, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHAD HAGER, REAL ESTATE OFFICER OF THE CALLAWAY BANK, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN FINAL PLAT FOR THE CALLAWAY BANK AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Kristine M. Vroman
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-21-2021



CERTIFICATION

I HEREBY CERTIFY THAT IN MAY 2019, I COMPLETED A SURVEY FOR THE CALLAWAY BANK, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1502 OF AUBURN HILLS PLAT 15, A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND RECORDED IN BOOK 3295, PAGE 93, AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 3821, PAGE 43, ALL BEING OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1502, THENCE ALONG THE EASTERLY LINE OF SAID LOT AND THE WESTERN RIGHT-OF-WAY LINE OF EDENTON BLVD, S 11°14'10" E, 677.50 FEET; THENCE ALONG A 533.00-FOOT RADIUS CURVE TO THE LEFT, 159.34 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 19°48'00" E, 158.75 FEET; THENCE ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, 110.45 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 13°49'20" W, 100.73 FEET; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF BROWN SCHOOL ROAD, ALONG A 1005.50-FOOT RADIUS CURVE TO THE LEFT, 40.53 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 54°51'20" W, 40.52 FEET; THENCE S 53°42'00" W, 584.98 FEET TO A SOUTHWESTERN CORNER OF SAID LOT 1502; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 1502 ALONG A NON-TANGENT 70.00-FOOT RADIUS CURVE TO THE RIGHT, 56.41 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 59°23'10" W, 54.90 FEET; THENCE N 36°18'00" W, 179.57 FEET, THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 31.71 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 09°07'10" E, 28.49 FEET; THENCE N 35°27'40" W, 24.00 FEET; THENCE ALONG A NON-TANGENT 626.00-FOOT RADIUS CURVE TO THE RIGHT, 410.38 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 73°19'10" W, 403.07 FEET; THENCE ALONG A 88.00-FOOT RADIUS CURVE TO THE RIGHT, 180.80 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 22°17'15" W, 76.77 FEET; THENCE N 43°53'20" W, 166.44 FEET; THENCE N 11°28'15" E, 90.38 FEET; THENCE N 69°55'10" E, 37.36 FEET; THENCE N 19°56'15" E, 36.97 FEET; THENCE S 80°07'20" E, 31.99 FEET; THENCE N 22°43'45" E, 130.59 FEET; THENCE N 11°17'00" E, 10.69 FEET; THENCE N 79°01'40" E, 174.28 FEET; THENCE S 80°35'15" E, 52.93 FEET; THENCE N 43°11'15" E, 47.34 FEET; THENCE N 87°26'05" E, 70.77 FEET; THENCE N 83°44'30" E, 170.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.41 ACRES.

GREENSPACE EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
G14	N43°53'20"W	34.07'
G15	N34°14'50"E	214.83'
G16	N78°46'00"E	224.54'
G17	N50°01'05"E	221.33'
G18	N83°44'30"E	43.41'

TRAIL EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N43°53'20"W	14.29'
L2	N43°53'20"W	56.07'
L3	N09°54'45"W	29.89'
L4	N50°04'40"E	101.41'
L5	N22°32'40"E	137.22'
L6	N84°16'55"E	248.45'
L7	N70°30'45"E	122.42'
L8	N59°22'45"E	60.85'
L9	N83°44'30"E	56.59'
L10	N05°59'20"W	185.96'
L11	N00°00'10"W	316.82'
L12	S73°52'45"W	30.01'
L13	N50°09'10"E	20.00'

- NOTES**
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 20.30-16.040 (2) (A).
 - A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
 - ALL IRONS ARE TO BE SET AFTER CONSTRUCTION OR WITHIN 12 MONTHS, WHICHEVER COMES FIRST.
 - ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2019.
BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK

Jay Gebhardt
JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR
DATE PREPARED: 06/21/19

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

AUBURN HILLS PLAT 17
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 21st DAY OF June 2019.
Kristine M. Vroman
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN AS DEFINED IN CITY ORD. 29-2.3 (4) (A), PER THE CITY OF COLUMBIA FIRM PANEL #29019C01650 DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 124-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

