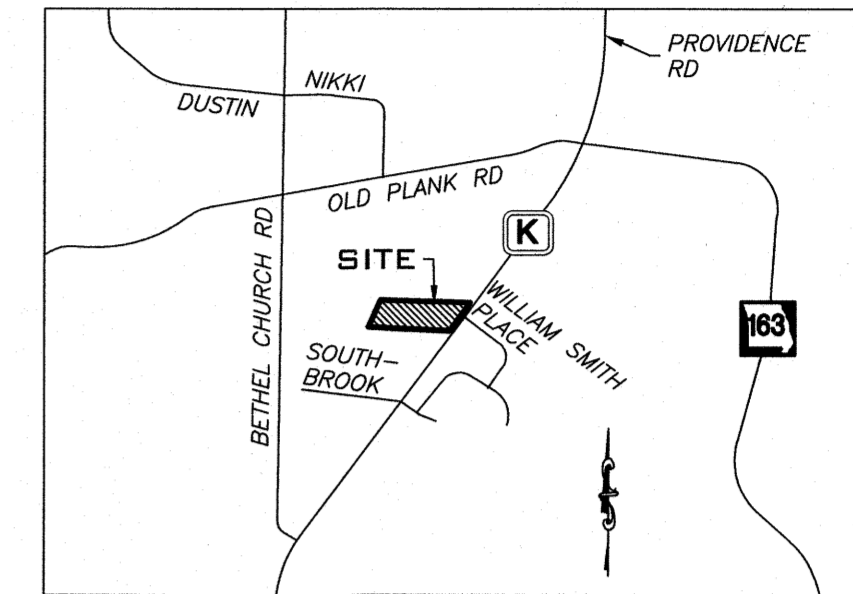


# STEVENS RIDGE SUBDIVISION, PLAT 1

LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP  
47 NORTH, RANGE 13 WEST,  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
AUGUST 22, 2016



**GENERAL NOTES:**

- NO DIRECT ACCESS SHALL BE ALLOWED ONTO STATE ROUTE K FROM SINGLE FAMILY LOTS.
- COMMON AREA LOTS DESIGNATED WITH A "C" ARE NOT FOR RESIDENTIAL DEVELOPMENT AND WILL BE TRANSFERRED TO A HOME OWNERS ASSOCIATION FOR MAINTENANCE. COMMON LOTS MAY BE USED FOR LANDSCAPING, GREENSPACE, STORMWATER BMP'S, SIGNS AS ALLOWED BY CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES, AND OTHER NEIGHBORHOOD AMENITIES. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THESE LOTS FOR RESIDENTIAL USES WITH APPROVAL OF A REVISED PLAT.
- THIS IS AN URBAN CLASS SURVEY.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT.

**STREAM BUFFER STATEMENT**

THIS TRACT DOES NOT INCLUDE ANY STREAMS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

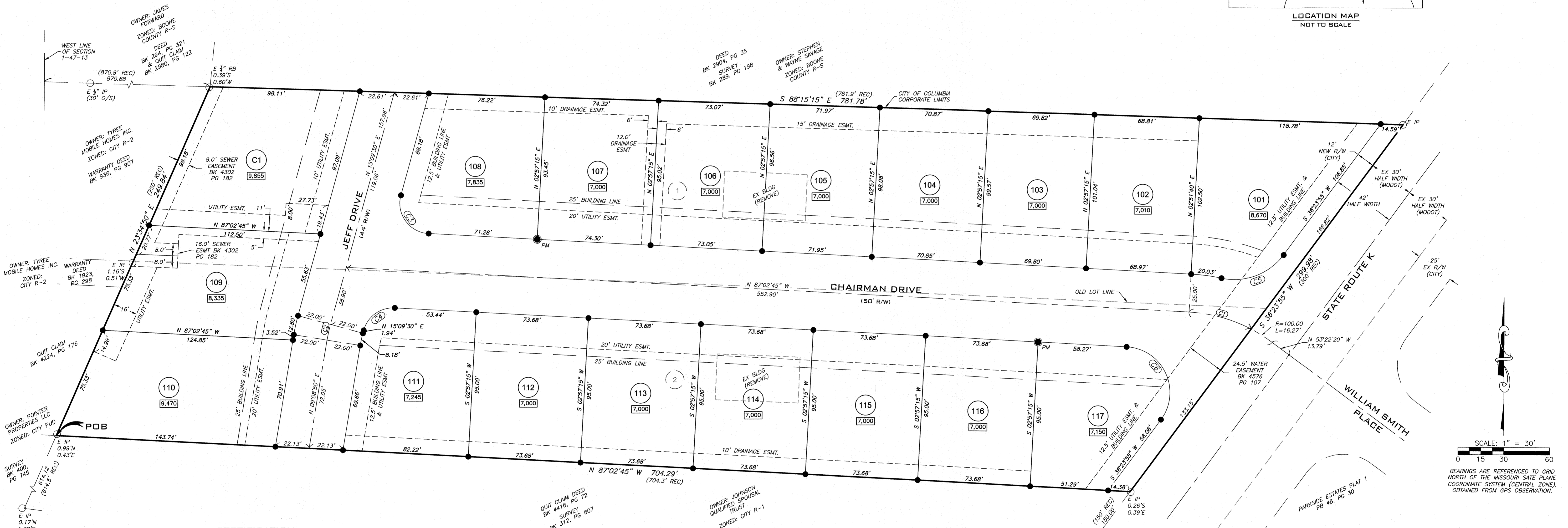
**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0290D DATED MARCH 17, 2011.

#	Δ	RADIUS	LENGTH	CHORD
C1	24°21'00"	100.00	42.50	N 74°52'15" W, 42.18'
C2	6°00'45"	100.00	10.49	S 12°09'10" W, 10.49'
C3	102°12'15"	20.00	35.68	N 35°56'35" W, 31.13'
C4	77°47'40"	20.00	27.16	N 54°03'25" E, 25.12'
C5	65°44'05"	40.00	45.89	S 69°16'00" W, 43.42'
C6	123°26'40"	30.00	64.64	S 25°19'25" E, 52.84'

**LEGEND**

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- O/S OFFSET
- (REC) RECORD
- DH DRILL HOLE
- IP IRON PIPE
- RB REBAR
- MONUMENT
- STONE
- △ RIGHT-OF-WAY MARKER
- PM PERMANENT MONUMENT
- BCS BOONE COUNTY SURVEY
- (R) RADIAL LINE
- € CENTERLINE
- 0.000 SQUARE FEET
- 00.00 AC ACRES
- C100 CURVE NUMBER
- EXISTING FENCE
- FLOODPLAIN
- C## COMMON LOT DESIGNATION



**CERTIFICATION**

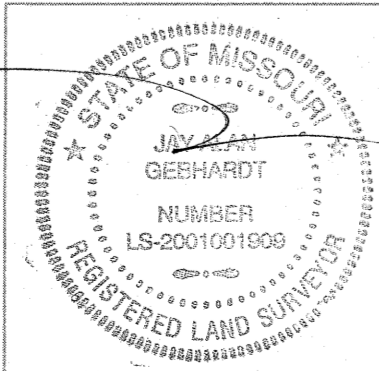
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST, 5TH PRINCIPAL MERIDIAN, BEING ALL OF TRACTS ONE (1) AND TWO (2) OF THE SURVEY AS RECORDED IN BOOK 312, PAGE 607 AND BEING DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 408, PAGE 100, ALL OF THE RECORDS OF BOONE COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT TWO (2); THENCE ALONG THE WEST LINE OF SAID TRACTS ONE (1) AND TWO (2), N23°34'50"E, 249.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT ONE (1); THENCE ALONG THE NORTH LINE OF SAID TRACT ONE (1), S88°15'15"E, 781.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT ONE (1), SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE K; THENCE ALONG THE EAST LINES OF SAID TRACTS ONE (1) AND TWO (2) AND SAID WEST RIGHT-OF-WAY LINE, S36°23'55"W, 299.98 FEET TO THE SOUTHEAST CORNER OF SAID TRACT TWO (2); THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND FOLLOWING THE SOUTH LINE OF SAID TRACT TWO (2), N87°02'45"W, 704.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.10 ACRES.

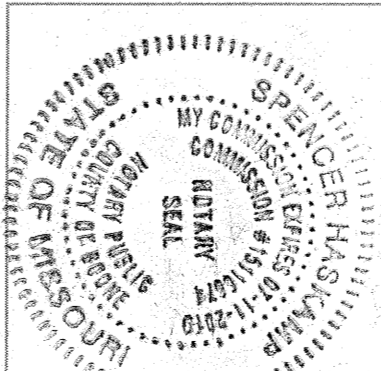
I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
A CIVIL GROUP  
JAY GEBHARDT L.S. 2001001909

*[Signature]*  
DATE 9/9/16



STATE OF MISSOURI }  
COUNTY OF BOONE } SS  
SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS 9th DAY OF SEPTEMBER  
2016.  
*[Signature]*  
SPENCER HASKAMP  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 11, 2019.



**KNOW ALL MEN BY THESE PRESENTS**

WEST CREEK PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

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

PUBLIC RIGHTS-OF-WAY FOR CHAIRMAN DRIVE, JEFF DRIVE AND STATE ROUTE K ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID WEST CREEK PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER.

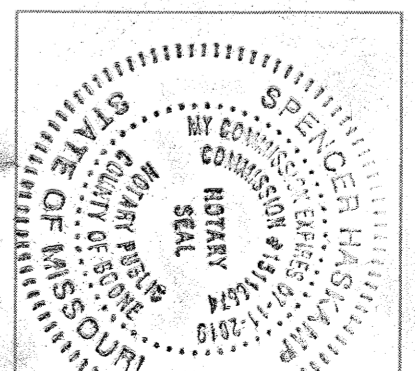
BY: *[Signature]*  
DON HOWSER, MEMBER

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 9th DAY OF SEPTEMBER, IN THE YEAR 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON HOWSER, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS A MEMBER OF WEST CREEK PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

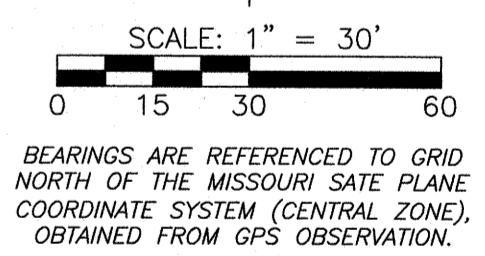
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*[Signature]*  
SPENCER HASKAMP  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 11, 2019.



**A CIVIL GROUP**  
CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
BRIAN TREECE, MAYOR  
SHEELA AMIN, CITY CLERK



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.