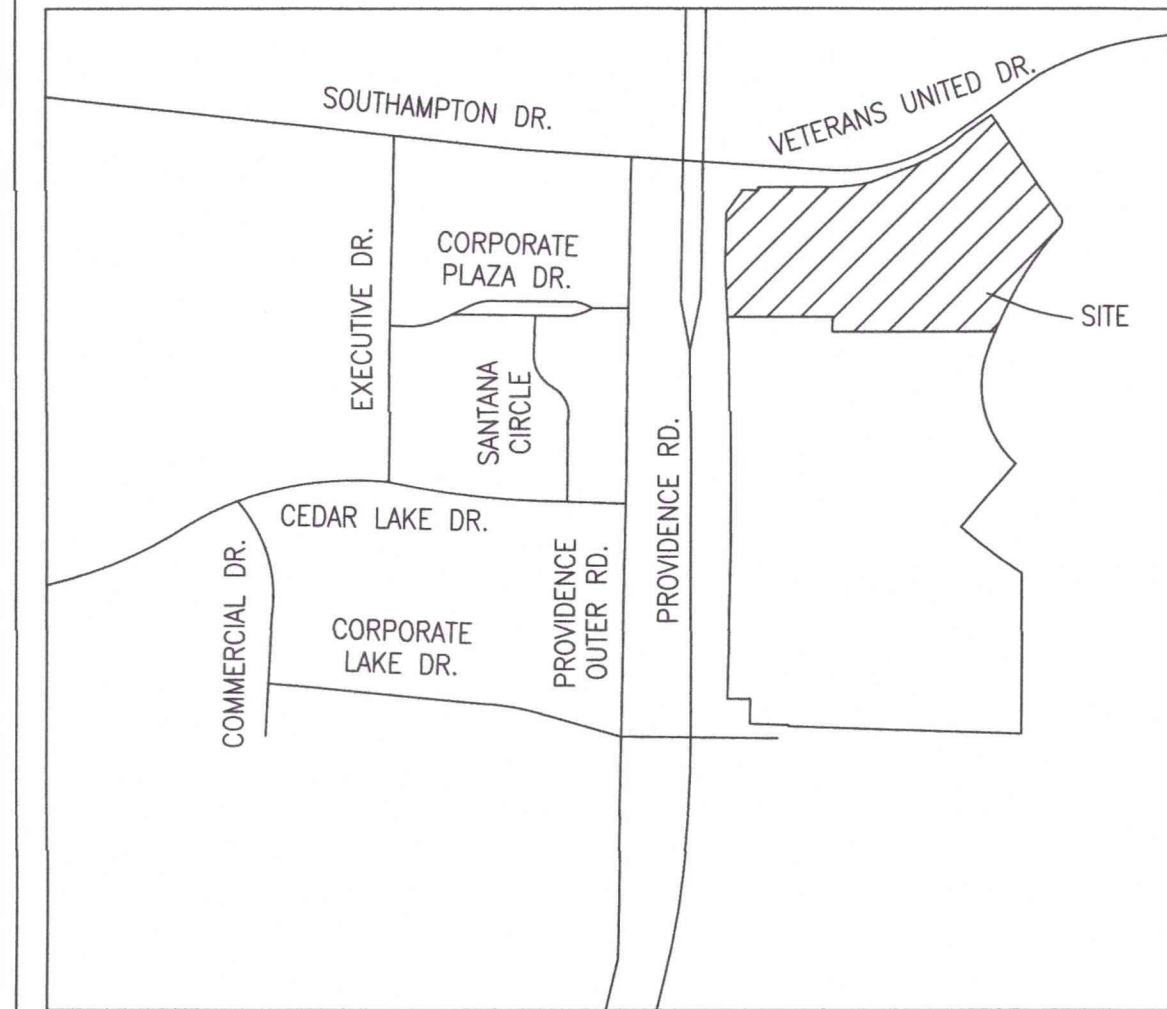
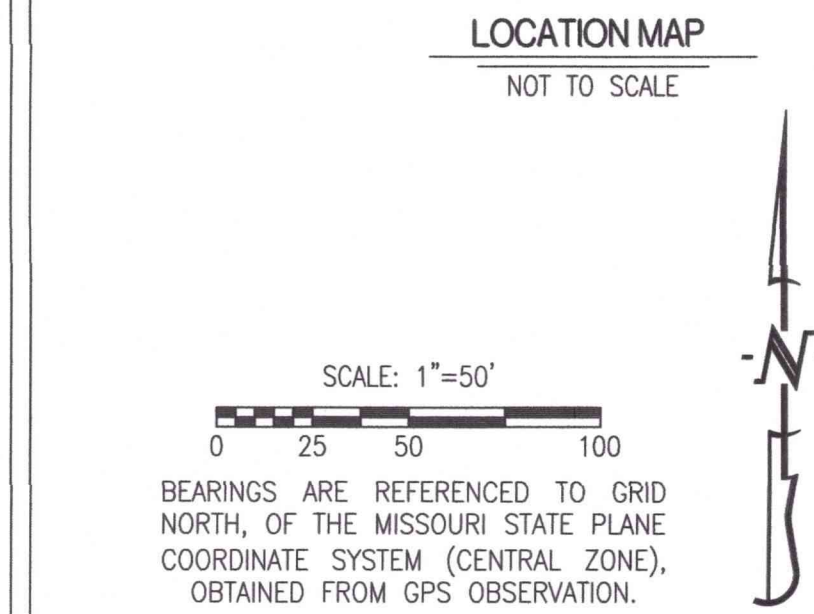


FINAL PLAT SPRING BROOK, PLAT NO. 1

A MAJOR SUBDIVISION LOCATED IN SECTION 36,
TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 15, 2023

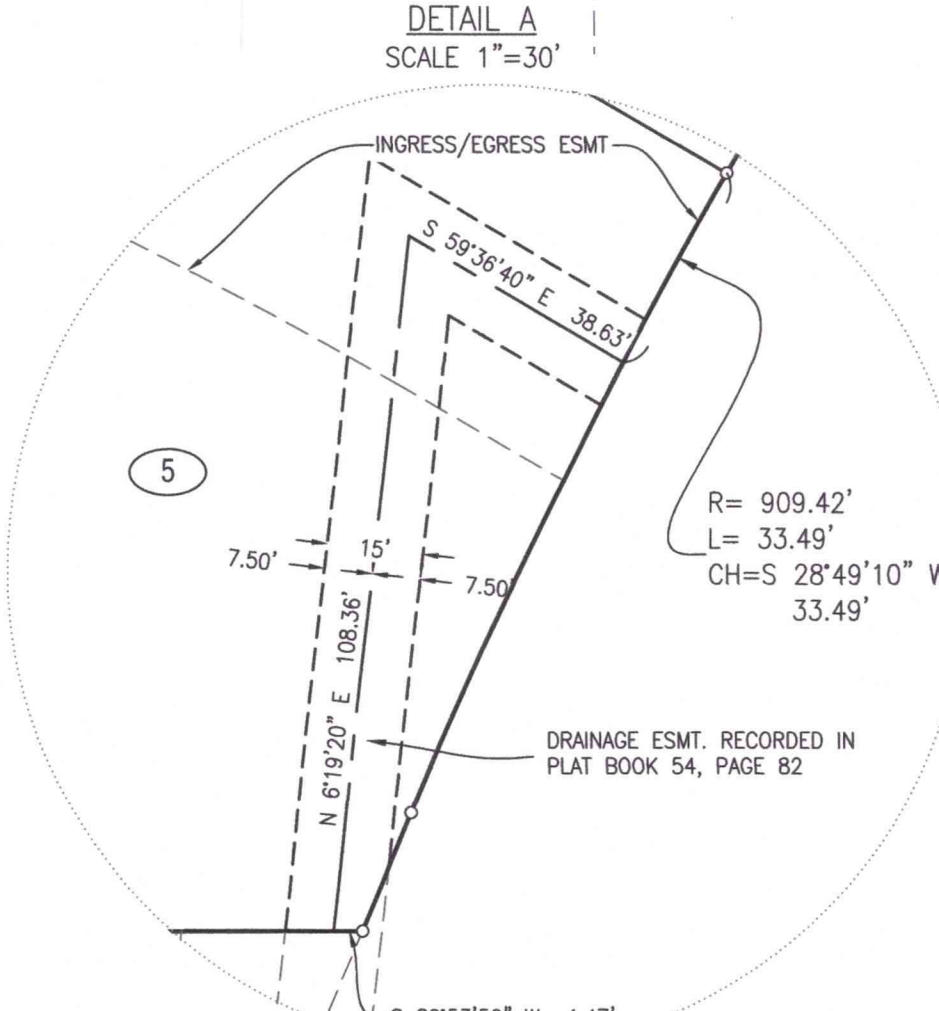
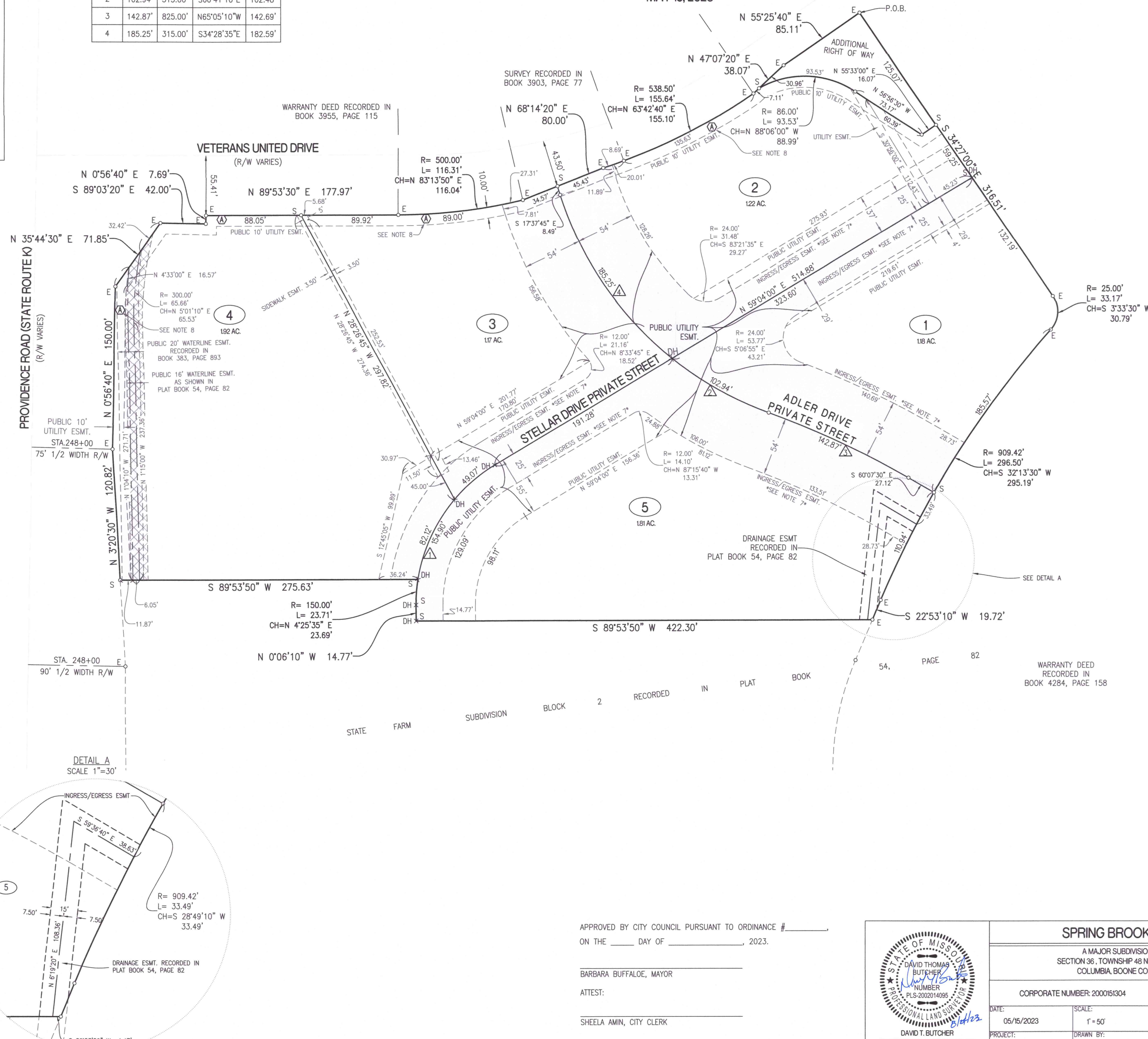


CURVE TABLE				
CURVE	L	R	CHORD	CHIST
1	154.90'	150.00'	N29°28'55"E	148.11'
2	102.94'	315.00'	S60°41'10"E	102.48'
3	142.87'	825.00'	N65°05'10"W	142.69'
4	185.25'	315.00'	S34°28'35"E	182.59'



- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
 - COTTON PICKER SPINDLE/RAILROAD SPIKE
 - STONE
 - ◆ PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - (R) RADIAL LINE
 - DH x DRILL HOLE
 - W/ CHISELED X
 - ▲ RIGHT-OF-WAY MARKER
 - P.O.B. POINT OF BEGINNING
 - R= CURVE RADIUS
 - L= CURVE ARC LENGTH
 - CH= CURVE CHORD DIRECTION & LENGTH

- NOTES:**
- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0290E, DATE APRIL 19, 2017.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
 - RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 2108323, DATED DECEMBER 14, 2021.
 - THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THIS TRACT DOES NOT CONTAIN ANY SUCH REGULATED STREAM BUFFER.
 - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
 - IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS. UNLESS SHOWN OTHERWISE.
 - PRIVATE IRREVOCABLE INGRESS, EGRESS EASEMENT RECORDED IN BOOK 5785, PAGE 187.
 - NO DIRECT DRIVEWAY ACCESS WILL BE ALLOWED FROM PROVIDENCE ROAD OR VETERANS UNITED DRIVE. (A)
 - THERE SHALL BE A 25-FOOT FRONT YARD SETBACK FROM THE EDGE OF THE PRIVATE STREET EASEMENT LINE. UNLESS OTHERWISE NOTED, THERE IS NO REAR YARD SETBACK FOR ANY LOTS SHOWN ON THIS PLAT; HOWEVER, SITE IMPROVEMENTS SHALL NOT BE CLOSER THAN 6- FEET TO THE PRIVATE STREET EASEMENT.
 - LOT 1 SHALL FRONT ADLER DRIVE.
 - LOTS 2 AND 3 SHALL FRONT VETERANS UNITED DRIVE.
 - LOT 4 SHALL FRONT PROVIDENCE ROAD.
 - LOT 5 SHALL FRONT STELLAR DRIVE.
 - ALL MAINTENANCE OF THE PRIVATE STORM SEWER & STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ADJUTING PROPERTY OWNERS. NO PRIVATE STREETS OR STORM SEWER SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS.



CERTIFICATION:
A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1A OF STATE FARM SUBDIVISION - BLOCK 2, RECORDED IN PLAT BOOK 54, PAGE 82 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5709, PAGE 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF VETERANS UNITED DRIVE, AT THE NORTHEAST CORNER OF SAID LOT 1A; THENCE LEAVING SAID RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID LOT 1A, S 34°27'00"E, 316.51 FEET; THENCE 33.17 FEET ALONG A 25.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 3°33'30"W, 30.79 FEET; THENCE 296.50 FEET ALONG A 909.42-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 32°13'30"W, 295.19 FEET; THENCE S 22°53'10"W, 19.72 FEET; THENCE LEAVING SAID EAST LINE, S 89°53'50"W, 422.30 FEET; THENCE N 0°06'10"W, 14.77 FEET; THENCE 23.71 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 4°25'35"E, 23.69 FEET; THENCE S 89°53'50"W, 275.63 FEET TO THE WEST LINE OF SAID LOT 1A; THENCE WITH THE LINES OF SAID LOT 1A, N 3°20'30"W, 120.82 FEET; THENCE N 0°56'40"E, 150.00 FEET; THENCE N 35°44'30"E, 71.85 FEET; THENCE S 89°03'20"E, 42.00 FEET; THENCE N 0°56'40"E, 7.69 FEET; THENCE N 89°53'30"E, 177.97 FEET; THENCE 116.31 FEET ALONG A 500.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 8°31'50"E, 116.04 FEET; THENCE N 68°14'20"E, 80.00 FEET; THENCE 155.64 FEET ALONG A 538.50 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 6°34'20"E, 155.10 FEET; THENCE N 47°07'20"E, 38.07 FEET; THENCE N 55°25'40"E, 85.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.44 ACRES.

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

SURVEY AND PLAT BY:
CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MO 65203
CORPORATE NUMBER: 2000151304
DAVID T. BUTCHER, PLS-2002014095
DATE: 8/24/2023

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF August IN THE YEAR 2023.
DANIELLE GRIFFITH, NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #12409201
My Commission Expires: 10-28-2024

KNOW ALL MEN BY THESE PRESENTS:
THAT MID-AM DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATED AS SHOWN ON THE ABOVE DRAWING. THE PUBLIC STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE PUBLIC EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS SPRING BROOK, PLAT NO. 1.

IN WITNESS WHEREOF, MID-AM DEVELOPMENT, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 24 DAY OF August, 2023.

MID-AM DEVELOPMENT, L.L.C.

JONATHAN B. OOLE, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 24 DAY OF August IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JONATHAN B. OOLE, MANAGER OF MID-AM DEVELOPMENT L.L.C., KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

DANIELLE GRIFFITH, NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

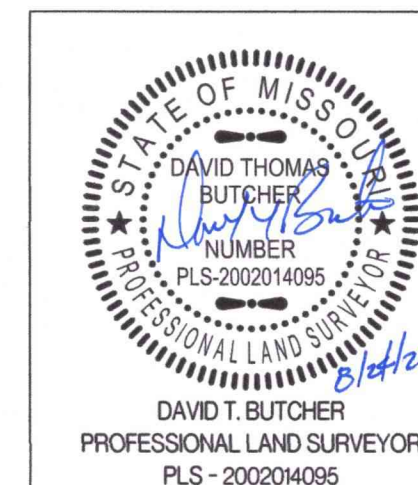
DANIELLE GRIFFITH
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #12409201
My Commission Expires: 10-28-2024

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



SPRING BROOK, PLAT NO. 1
A MAJOR SUBDIVISION LOCATED IN SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
CORPORATE NUMBER: 2000151304
DATE: 05/15/2023
SCALE: 1" = 50'
PROJECT: 210574
DRAWN BY: JWS
www.crockettengineering.com

CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com