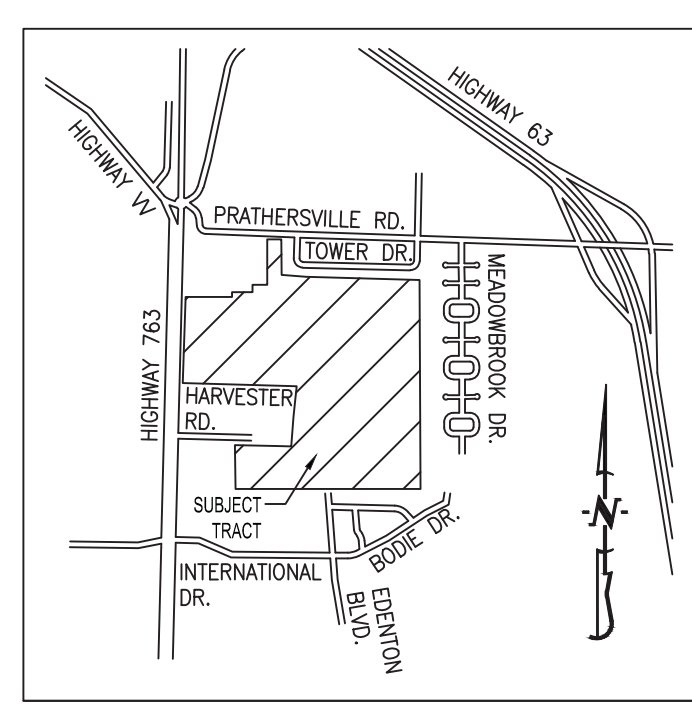


# 763 INDUSTRIAL PARK PRELIMINARY PLAT

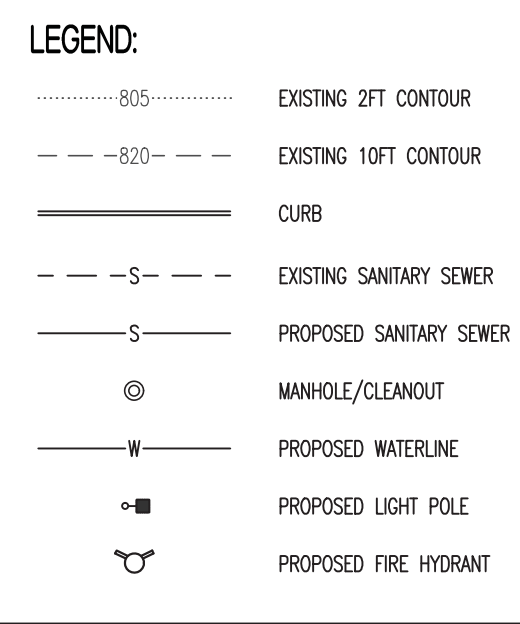
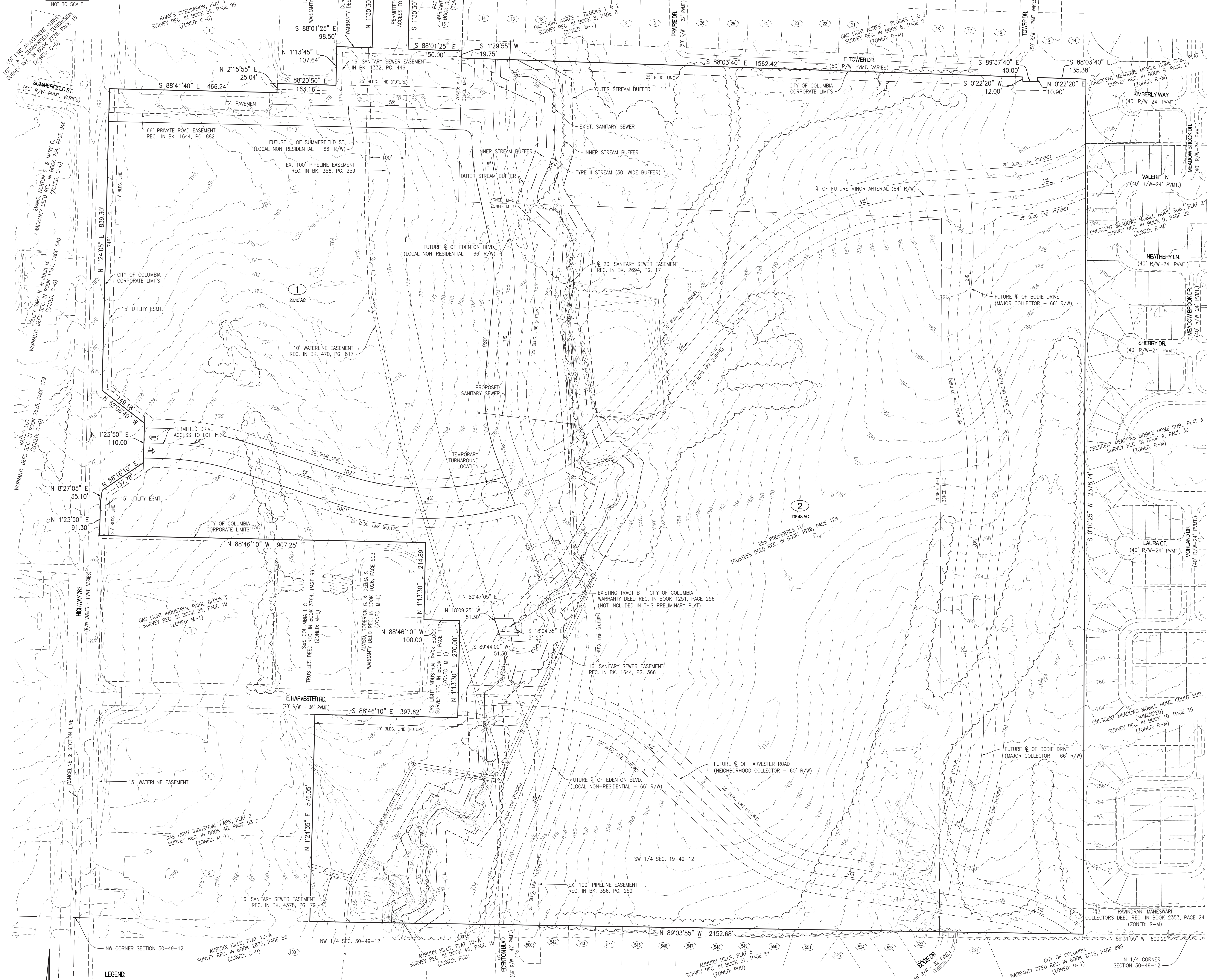
A TRACT LOCATED IN SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #17-14

## NOTES:

- NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0165D DATED MARCH 17, 2011.
  - 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.
  - WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA UTILITIES DEPARTMENT.
  - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
  - LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONINGS OF THIS TRACT ARE M-1 & M-C.
- THIS PLAT CONTAINS 130.89 ACRES.
  - A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
  - THE OWNER AGREES TO ADHERE TO THE FUTURE BUILDING LINES WHEN BUILDING ON THE PROPERTY. THE FUTURE RIGHT-OF-WAY CAN BE USED FOR THE OPERATION BY THE OWNER AS LONG AS NO PERMANENT STRUCTURE IS CONSTRUCTED WITHIN SAID RIGHT-OF-WAY OR BUILDING LINES, EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY.
  - NO BUILDING PERMIT OR FURTHER SUBDIVISION OF LOT 2 SHALL BE ALLOWED UNTIL THE INTERNAL STREET NETWORK IS EXTENDED APPROPRIATELY.



LOCATION MAP  
NOT TO SCALE



### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED IN TRUSTEES DEED RECORDED IN BOOK 4629, PAGE 124 AND BEING ALL OF TRACTS 1, 2 AND EXISTING TRACT B AS SHOWN BY THE SURVEY RECORDED IN BOOK 2900, PAGE 19, EXCEPTING THAT PORTION CONVEYED TO THE MISSOURI HIGHWAY COMMISSION RECORDED IN BOOK 3252, PAGE 146 AND FURTHER EXCEPTING LOTS 1 AND 2 OF GAS LIGHT INDUSTRIAL PARK PLAT 3, RECORDED IN PLAT BOOK 48, PAGE 53 AND CONTAINING 130.89 ACRES.

**OWNER/DEVELOPER:**  
ESS PROPERTIES LLC  
2301-70 DRIVE NORTHWEST  
COLUMBIA, MO 65202

**CLIMAX FOREST CALCULATIONS:**

TOTAL EXISTING CLIMAX FOREST	31.3 AC.±
CLIMAX FOREST TO BE PRESERVED	7.8 AC.± (25% MIN.)



**SITE/CIVIL ENGINEER:**  
**CROCKETT**  
ENGINEERING CONSULTANTS  
2008 North Station Boulevard  
Columbia, Missouri 65202  
(573) 447-0092  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#00001304

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

RUSTY STRODTMAN - CHAIRPERSON  
10/17/2016 ORIGINAL  
11/17/2016 COMMENTS  
12/01/2016 COMMENTS