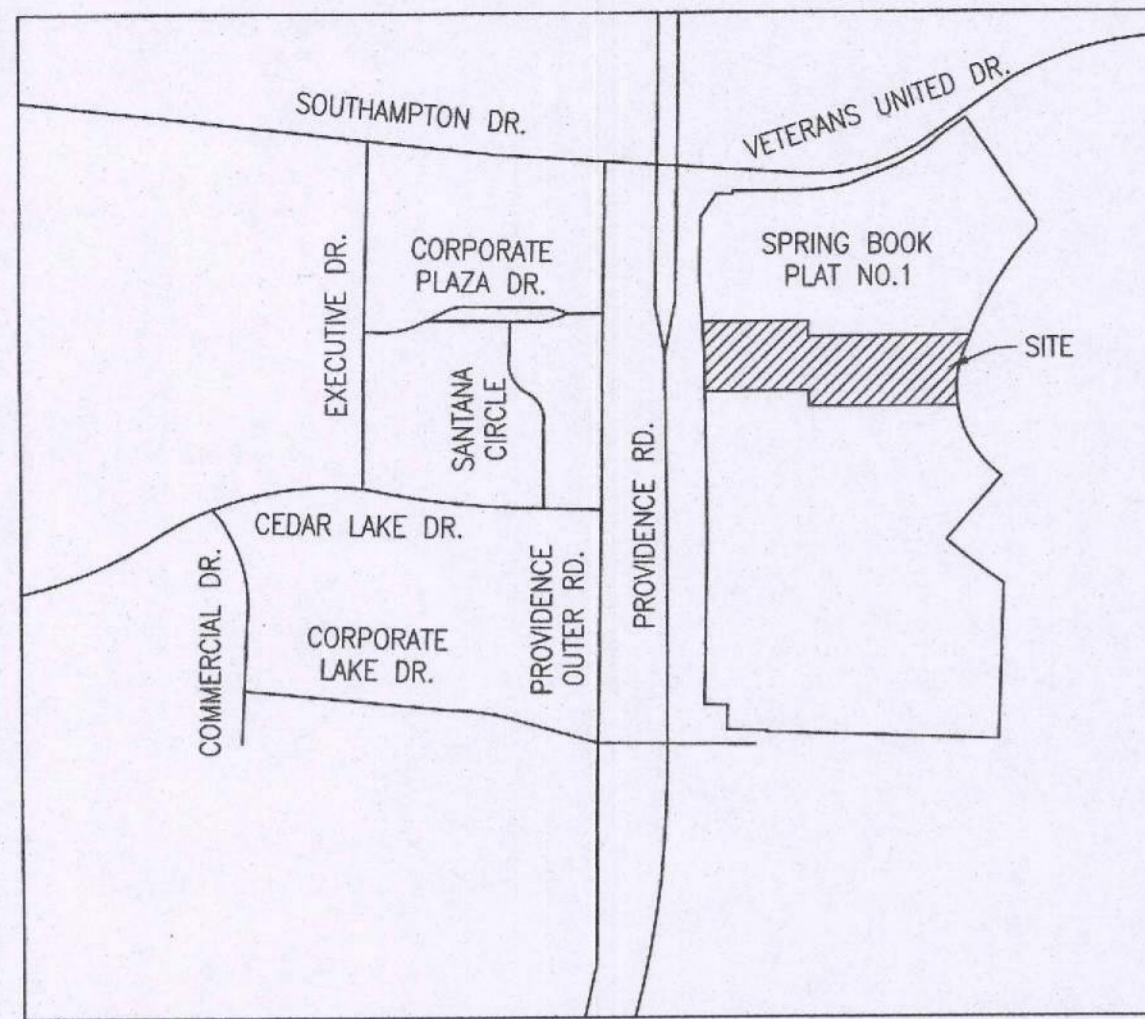


FINAL PLAT SPRING BROOK, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN SECTION 36,
TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 3, 2023



LOCATION MAP
NOT TO SCALE



SCALE: 1"=40'
0 20 40 80

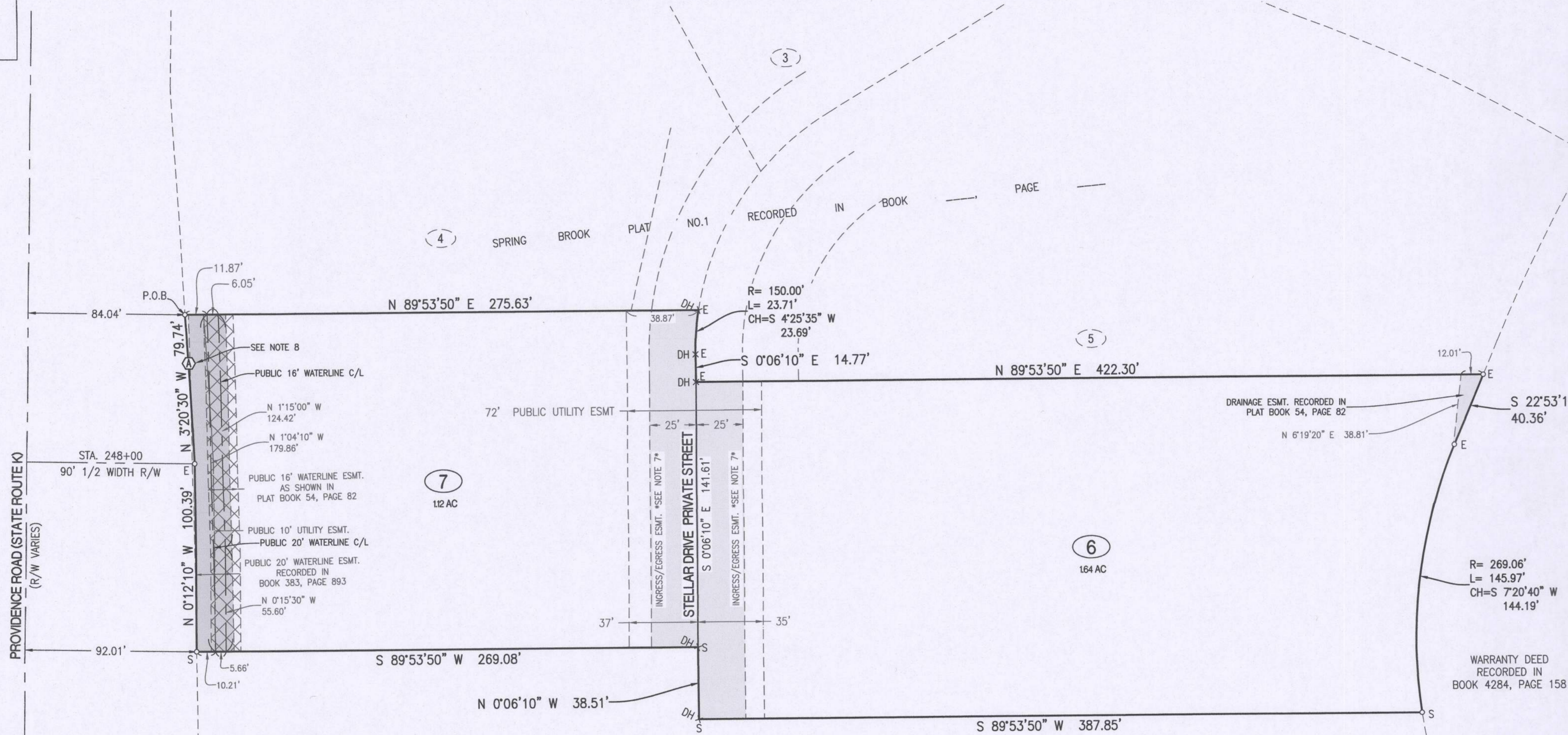
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH 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:

1. 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, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 2108323, DATED DECEMBER 14, 2021.
4. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THIS TRACT DOES NOT CONTAIN ANY SUCH REGULATED STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE BOONE COUNTY, MISSOURI.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS UNLESS OTHERWISE NOTED.
7. PRIVATE IRREVOCABLE INGRESS, EGRESS EASEMENT RECORDED IN BOOK 5785, PAGE 187.
8. NO DIRECT DRIVEWAY ACCESS WILL BE ALLOWED FROM PROVIDENCE ROAD. (A)
9. A 25-FOOT FRONT YARD SETBACK SHALL EXIST ALONG STELLAR DRIVE FOR LOT 6 AND ALONG PROVIDENCE ROAD FOR LOT 7. NO REAR SETBACK (OPPOSITE THE LOT FRONT) SHALL APPLY TO LOT 6 OR 7; HOWEVER, NO DEVELOPMENT WITHIN LOT 7 SHALL BE CLOSER THAN 6-FEET TO THE PRIVATE STREET EASEMENT WITHIN WHICH STELLAR DRIVE IS CONSTRUCTED.
10. ALL MAINTENANCE OF THE PRIVATE STORM SEWER & STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING 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:

I HEREBY CERTIFY THAT IN JULY OF 2023, I COMPLETED A SURVEY AND SUBDIVISION FOR MID-AM DEVELOPMENT, L.L.C., OF A TRACT OF LAND LOCATED IN WEST HALF OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY MISSOURI AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 5709, PAGE 1 AND BEING PART LOT 1A OF STATE FARM SUBDIVISION, BLOCK 2, RECORDED IN PLAT BOOK 54, PAGE 82, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF SPRING BROOK, PLAT NO. 1 RECORDED IN PLAT BOOK 54, PAGE 82, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF MISSOURI STATE ROUTE K, THENCE WITH THE SOUTH LINE OF SAID SPRING BROOK, PLAT NO. 1, N 89°53'50"E, 275.63 FEET; THENCE 23.71 FEET ALONG A 150.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 4°25'35"W, 23.69 FEET; THENCE S 0°06'10"E, 14.77 FEET; THENCE N 89°53'50"E, 422.30 FEET; THENCE S 22°53'10"W, 40.36 FEET; THENCE 145.97 FEET ALONG A 269.06-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 7°20'40"W, 144.19 FEET; THENCE S 89°53'50"W, 387.85 FEET; THENCE N 0°06'10"W, 38.51 FEET; THENCE S 89°53'50"W, 269.08 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE, THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE, N 0°12'10"W, 100.39 FEET; THENCE N 3°20'30"W, 79.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.76 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
DAVID T. BUTCHER, PLS-2002014095
DATE: 10/12/2023

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF October
IN THE YEAR 2023.

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



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 LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. 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. 2

IN WITNESS WHEREOF, MID-AM DEVELOPMENT, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 12 DAY OF October, 2023.

MID-AM DEVELOPMENT, L.L.C.

Jonathan B. Odle
JONATHAN B. ODLE, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 12 DAY OF October, IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JONATHAN B. ODLE, MANAGER OF MID-AM DEVELOPMENT L.L.C., KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN 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
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

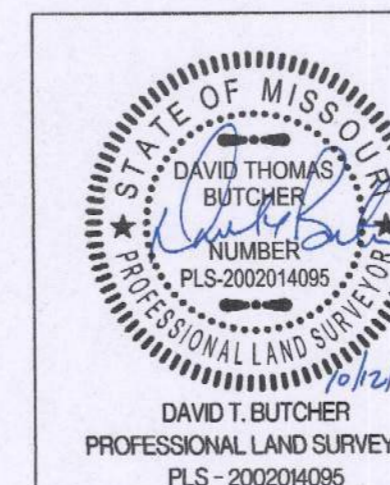


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



SPRING BROOK, PLAT NO.2	
A MAJOR SUBDIVISION LOCATED IN SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 07/03/2023	SCALE: 1"=40'
PROJECT: 210574	DRAWN BY: JWS
 CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	