

# HILLTOP SUBDIVISION - PRELIMINARY PLAT

(AHJ LLC - REQUESTED BY DAVID JATHO)  
 A RETRACEMENT OF TRACT 6 OF THE SURVEY IN BK 1315, PAGE 238  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 32  
 TOWNSHIP 49 NORTH, RANGE 12 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI



1016 W BROADWAY BOULEVARD  
 SEDALIA, MISSOURI 65301  
 PHONE: 660.851.1214

4 CORNERS SURVEYING LLC  
 823 EMERALD DRIVE  
 CENTRALIA, MISSOURI 65240  
 PHONE: 660.287.0614

I HEREBY CERTIFY THE SURVEY PLATTED  
 HEREON COMPLIES WITH THE CURRENT  
 STANDARDS FOR PROPERTY BOUNDARY  
 SURVEYS.



MARK W. ROBERTSON  
 4 CORNERS SURVEYING LLC #2011033564

ISSUE/REVISION	DATE
CUL-DE-SAC & COMMENTS	4-5-18
CITY COMMENTS	4-12-18
CITY COMMENTS	4-14-18

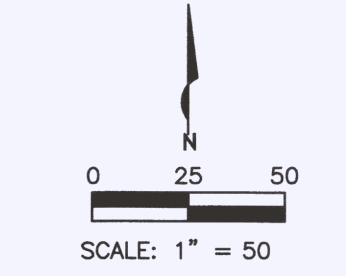
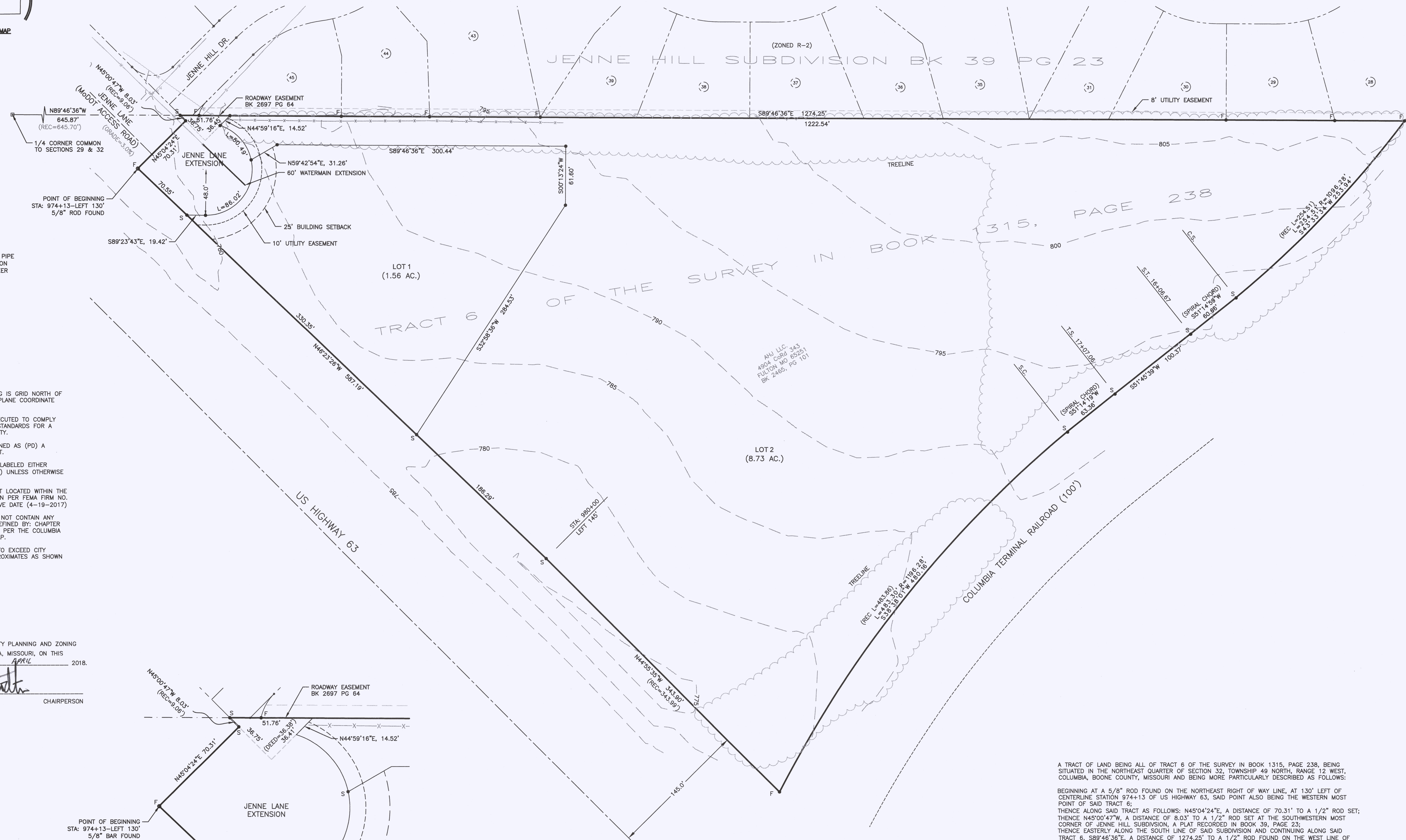
AHJ LLC.  
 HILLTOP SUBDIVISION  
 JENNE HILL DRIVE  
 COLUMBIA MISSOURI

DATE: APRIL 5, 2018

PRELIM PLAT

DRAWN BY: KH  
 CHECKED BY: MWR  
 SHEET NUMBER:

01



- LEGEND**
- 1/2" IRON ROD OR PIPE
  - 5/8" OR LARGER IRON
  - △ RIGHT OF WAY MARKER
  - STONE MONUMENT
  - ◊ CORNER POST
  - × FENCE LINE
  - OH OVERHEAD ELECTRIC
  - GAS LINE
  - SEWER LINE

**SURVEYOR'S NOTES**  
 ORDER # 11466

THE BASIS OF BEARING IS GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY.

THIS PROPERTY IS ZONED AS (PD) A PLANNED DEVELOPMENT.

ALL MONUMENTS ARE LABELED EITHER FOUND (F) OR SET (S) UNLESS OTHERWISE NOTED.

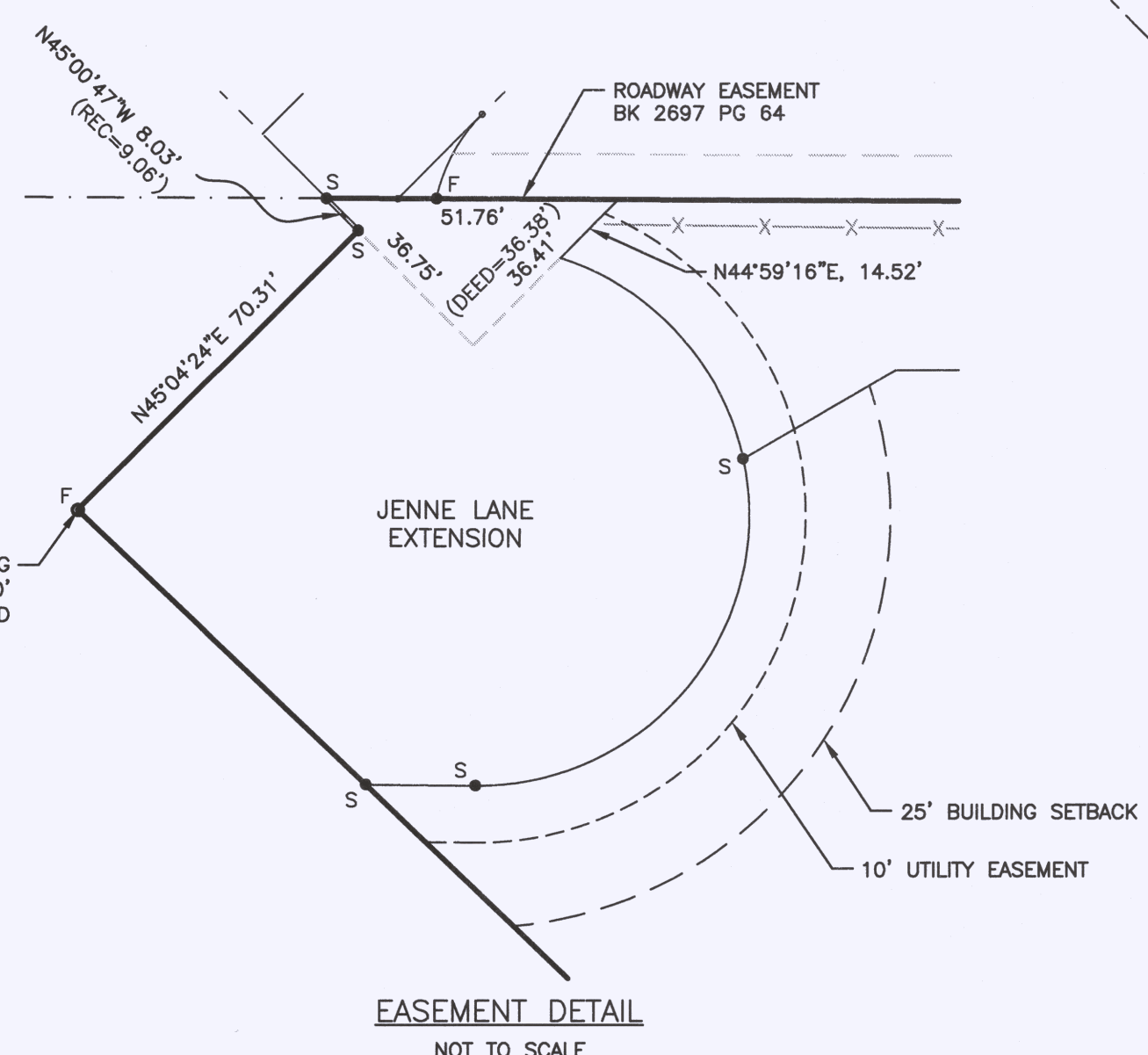
THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER FEMA FIRM NO. 2901900281E EFFECTIVE DATE (4-19-2017)

THIS PROPERTY DOES NOT CONTAIN ANY STREAM BUFFER AS DEFINED BY: CHAPTER 12A, ARTICLE X, - AS PER THE COLUMBIA QUADRANGLE USGS MAP.

STREET GRADES NOT TO EXCEED CITY SPECIFICATION - APPROXIMATES AS SHOWN ON PLAT.

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON THIS 19TH DAY OF APRIL 2018.

*Rusty Strodtman*  
 RUSTY STRODTMAN, CHAIRPERSON



A TRACT OF LAND BEING ALL OF TRACT 6 OF THE SURVEY IN BOOK 1315, PAGE 238, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" ROD FOUND ON THE NORTHEAST RIGHT OF WAY LINE, AT 130' LEFT OF CENTERLINE STATION 974+13 OF US HIGHWAY 63, SAID POINT ALSO BEING THE WESTERN MOST POINT OF SAID TRACT 6;

THENCE ALONG SAID TRACT AS FOLLOWS: N45°04'24"E, A DISTANCE OF 70.31' TO A 1/2" ROD SET;

THENCE N45°00'47"W, A DISTANCE OF 8.03' TO A 1/2" ROD SET AT THE SOUTHWESTERN MOST CORNER OF JENNE HILL SUBDIVISION, A PLAT RECORDED IN BOOK 39, PAGE 23;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION AND CONTINUING ALONG SAID TRACT 6, S89°46'36"E, A DISTANCE OF 1274.25' TO A 1/2" ROD FOUND ON THE WEST LINE OF THE COLUMBIA TERMINAL RAILROAD;

THENCE LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID TRACT, 254.51' ALONG A NON-TANGENT ARC TO THE RIGHT, WITH A RADIUS OF 1096.28', AND A CHORD BEARING (S43°33'34"W, 253.94') TO A 1/2" ROD SET;

THENCE ALONG THE CHORD OF A SPIRAL CURVE, S51°14'59"W, A DISTANCE OF 60.66' TO A 1/2" ROD SET AT S.T. STA: 16+06.67;

THENCE S51°45'39"W, A DISTANCE OF 100.37' TO A 1/2" ROD SET AT T.S. STA: 17+07.06;

THENCE ALONG THE CHORD OF A SPIRAL CURVE S51°14'19"W, A DISTANCE OF 63.36' TO A 1/2" ROD SET;

THENCE 483.30' ALONG A TANGENT ARC TO THE LEFT, WITH A RADIUS OF 1196.28', AND A CHORD BEARING (S38°38'01"W, 480.16') TO A 1/2" ROD FOUND ON THE NORTHEAST RIGHT OF WAY LINE OF US HIGHWAY 63;

THENCE ALONG SAID RIGHT OF WAY LINE AND CONTINUING ALONG SAID TRACT, N44°55'35"W, A DISTANCE OF 343.90' TO A 1/2" ROD SET;

THENCE N46°23'26"W, A DISTANCE OF 587.19' TO THE POINT OF BEGINNING;

THE ABOVE TRACT OF LAND CONTAINS 10.50 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.