

# OLD HWY 63 STORAGE PLAT 1

## LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- DH (X) DRILL HOLE W/ CHISELED "X"
- IP ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB ○ REBAR
- MH ○ EXISTING SANITARY MH
- PM ○ PERMANENT MONUMENT
- 0,000 SQUARE FEET
- B/C/S BOONE COUNTY SURVEY
- P/B PLAT BOOK
- BK BOOK
- P/G PAGE
- E/SM/T EASEMENT
- R/W RIGHT-OF-WAY
- CENTERLINE
- P.O.B. POINT OF BEGINNING
- - - EXISTING FENCE
- - - EXISTING SANITARY SEWER LINE

## NOTES

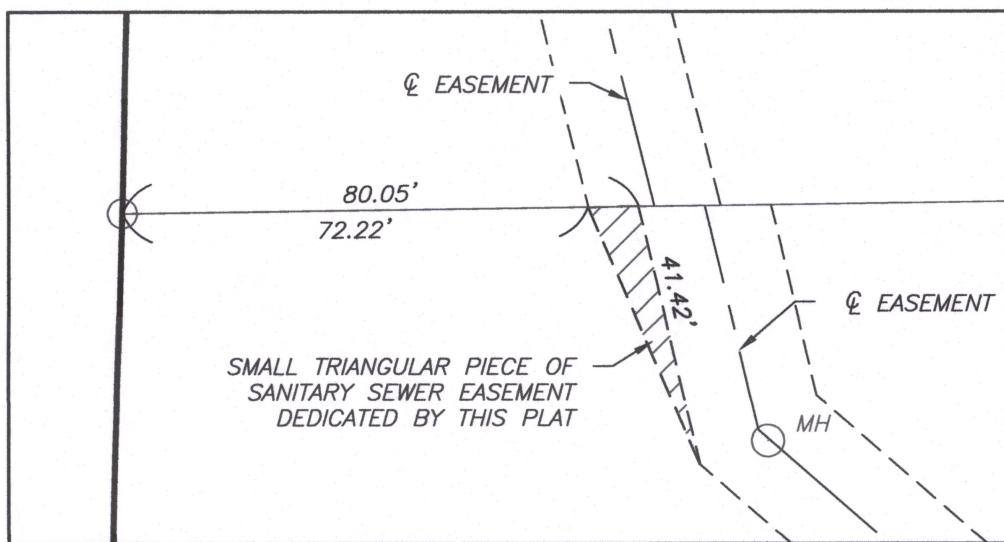
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- OLD 63 STATIONING IS BASED ON MDTOT HIGHWAY PLANS.
- TOTAL TRACT AREA = 7.60 ACRES.
- SOURCE DEED RECORDED IN:
  - DEED BOOK 1627, PAGE 339
  - WARRANTY DEED BOOK 3023, PAGE 142
  - WARRANTY DEED BOOK 3235, PAGE 25
- A PORTION OF THE 16' SANITARY SEWER EASEMENT PREVIOUSLY RECORDED IN BOOK 795, PAGE 753, HAS BEEN VACATED BY CITY OF COLUMBIA ORDINANCE NO. 016817, RECORDED IN BOOK 1695, PAGE 495.
- THE EXISTING BUILDINGS THAT NOW ENCRoACH THE 25' BUILDING SETBACK DUE TO ADDITIONAL RIGHT-OF-WAY DEDICATION ARE EXISTING NON-CONFORMITIES.

## FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL #29019C0291E, DATED APRIL 19, 2017.

## STREAM BUFFER STATEMENT

THIS TRACT IS 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. THE OUTER LIMITS OF THE STREAM BUFFER ARE SHOWN ON THE PLAT.



## DETAIL B

SCALE: 1" = 30'

LINE #	DIRECTION	LENGTH
L1	S72°21'35"E	68.34'
L2	S67°53'05"E	92.64'
L3	S27°35'05"E	79.15'
L4	S07°14'25"E	127.59'
L5	S14°55'00"W	63.19'
L6	S40°06'50"W	78.74'
L7	S48°32'55"W	57.08'
L8	S18°46'05"E	17.76'
L9	S85°34'55"E	35.83'
L10	S67°44'25"E	86.47'
L11	S44°28'30"E	66.66'
L12	S89°12'55"W	89.05'
L13	S68°32'30"E	70.23'
L14	S44°52'10"W	96.18'

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THE 22 DAY OF April, 2021.

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # ON THE DAY OF 2021.

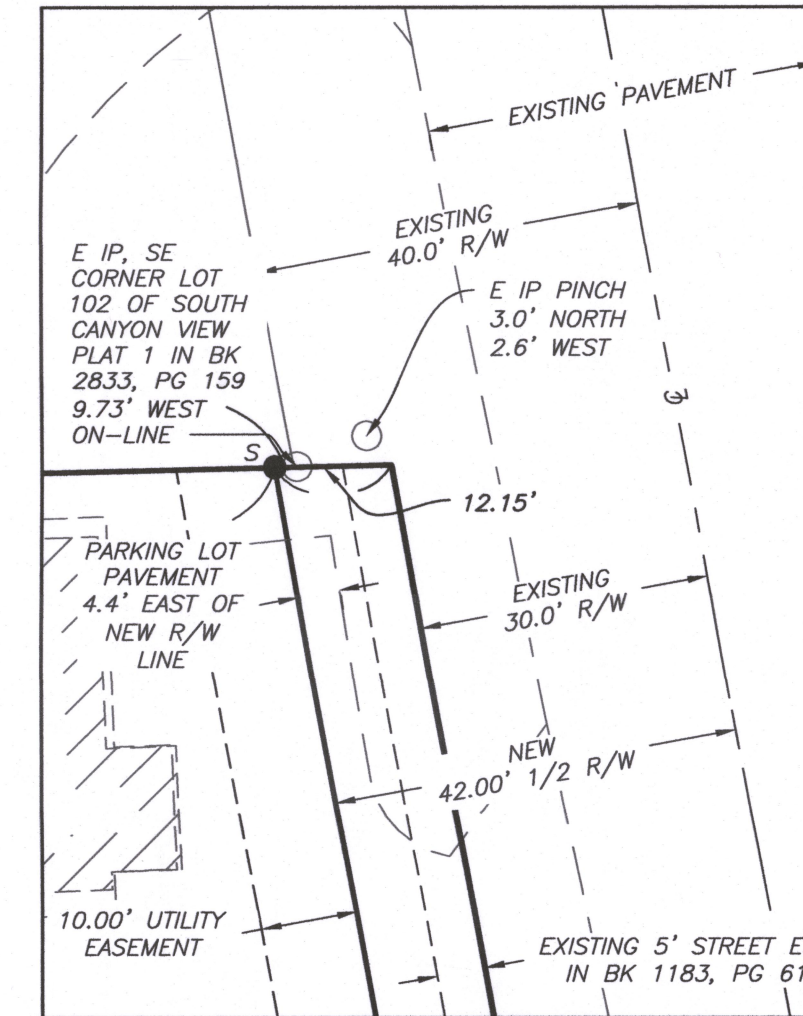
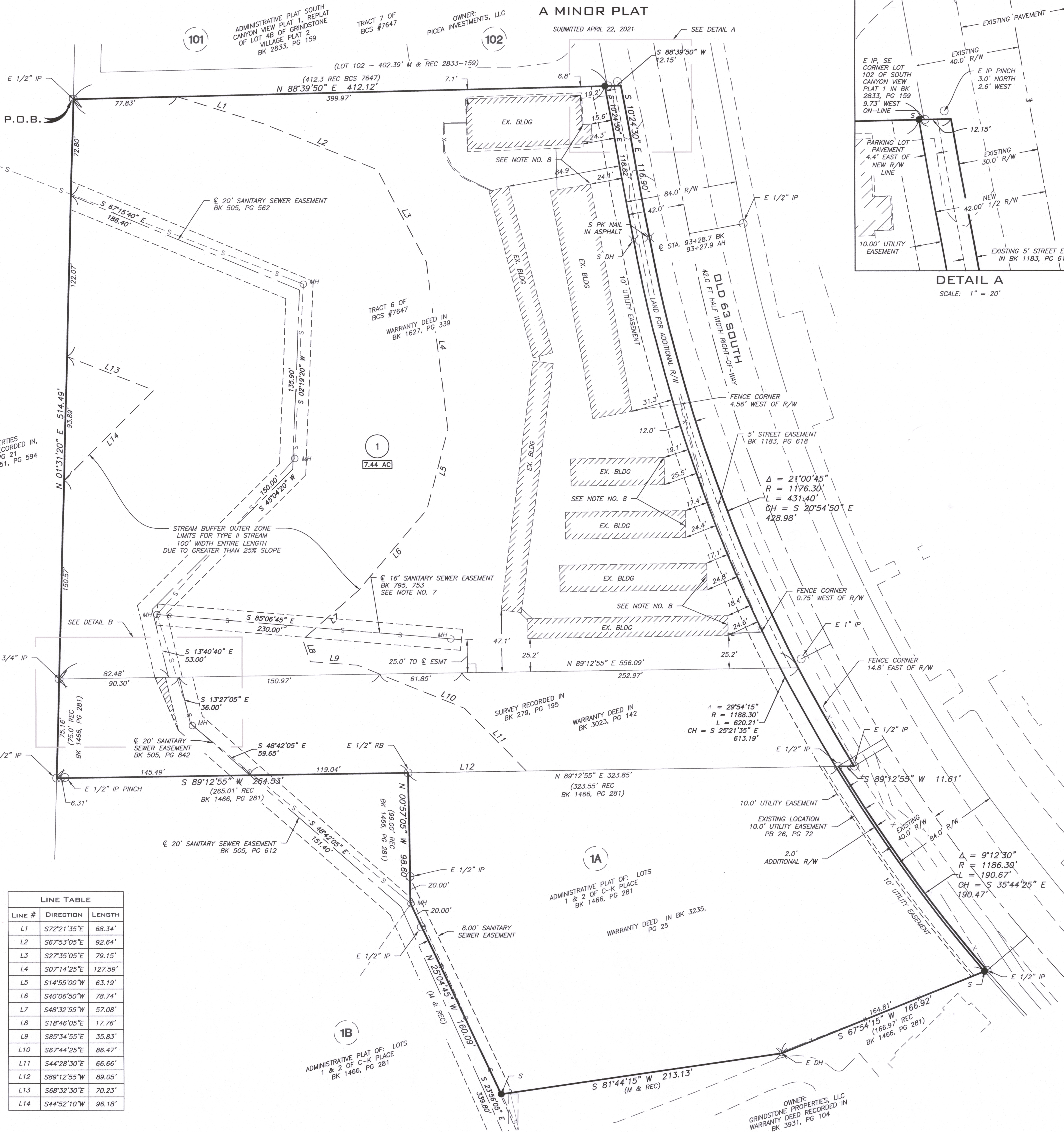
BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

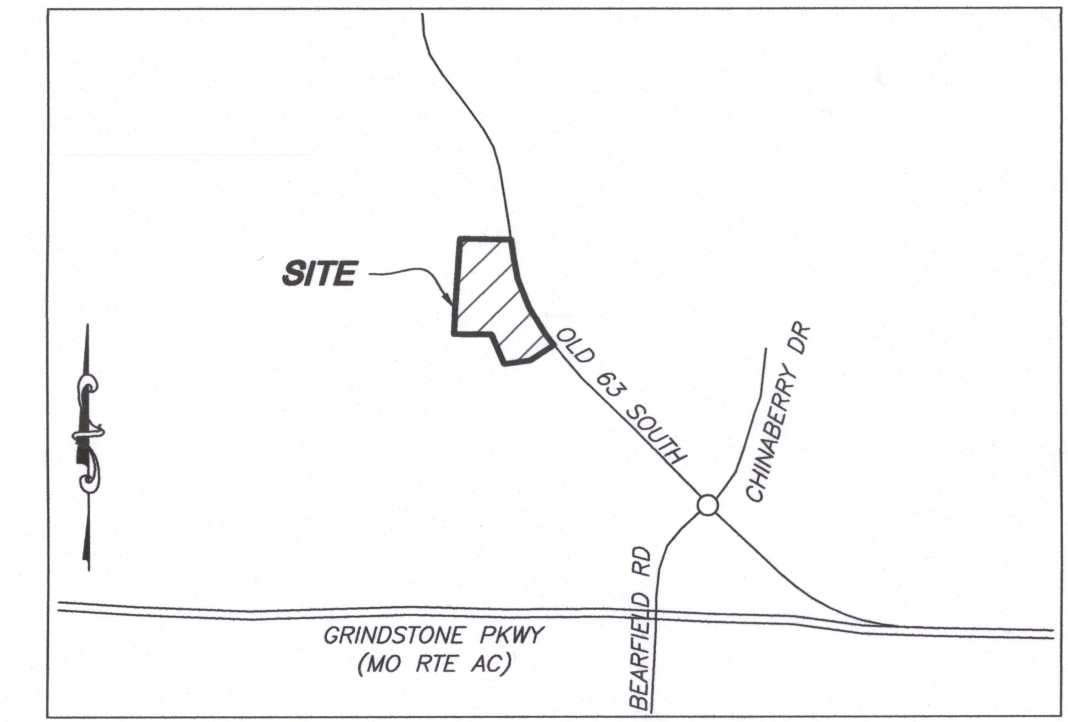
## FINAL PLAT A MINOR PLAT

SUBMITTED APRIL 22, 2021



## DETAIL A

SCALE: 1" = 20'



## KNOW ALL MEN BY THESE PRESENTS

MERLE N. SMARR JR. AND CHARLOTTE G. SMARR, HUSBAND AND WIFE, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

ADDITIONAL RIGHT-OF-WAY FOR OLD HWY 63 IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, MERLE N. SMARR JR. AND CHARLOTTE G. SMARR, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

MERLE N. SMARR JR.

CHARLOTTE G. SMARR

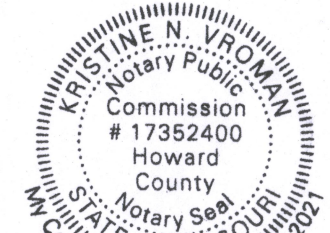
STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

ON THIS 24<sup>th</sup> DAY OF May, IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MERLE N. SMARR JR. AND CHARLOTTE G. SMARR, HUSBAND AND WIFE, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Kristine M. Vroman

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12-21-2021



## PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE NORTH PART OF TRACT 5 OF BOONE COUNTY SURVEY NO. 7647, SHOWN AND DESCRIBED BY THE SURVEY RECORDED IN BOOK 279, PAGE 195 AND BEING TRACT #6 OF SURVEY NO. 7647, ALSO BEING LOT ONE (1A) OF THE ADMINISTRATIVE PLAT (1) OF LOTS ONE (1) AND TWO (2) OF C-K PLACE, A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN BOOK 1466, PAGE 281, ALL RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 6 OF BOONE COUNTY SURVEY NO. 7647, THENCE ALONG THE NORTH LINE OF SAID TRACT N 88°39'50" E, 412.12 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE EAST LINE OF OLD HWY 63, THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT AND OLD HWY 63 RIGHT-OF-WAY LINE S 07°24'30" E, 118.90 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1176.30 FEET, A DISTANCE OF 431.40 FEET, THE CHORD OF SAID CURVE BEING S 20°54'50" E, 428.98 FEET, THENCE S 89°12'55" W, 11.61 FEET, THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1186.30 FEET, A DISTANCE OF 190.67 FEET, THE CHORD OF SAID CURVE BEING S 35°44'25" E, 190.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1A, THENCE ALONG THE SOUTH LINE OF SAID LOT 1A S 67°54'15" W 166.92 FEET, THENCE S 81°44'15" W, 213.13 FEET, THENCE N 25°04'45" W, 160.09 FEET, THENCE N 00°57'05" W, 98.60 FEET, THENCE S 89°12'55" W, 284.53 FEET, THENCE N 01°31'20" E, 514.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.60 ACRES.

## CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH 2021, I COMPLETED A SURVEY FOR MERLE N. SMARR JR. AND CHARLOTTE G. SMARR, HUSBAND AND WIFE, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

JAY GEBHARDT L.S. 2001001909  
 MO LAND SURVEYOR

DATE: 5-11-21

**A CIVIL GROUP, LLC**  
 MISSOURI LIMITED LIABILITY COMPANY  
 3401 BROADWAY BUSINESS PARK CT  
 SUITE 105  
 COLUMBIA, MISSOURI 65203  
 PH: (573) 817-5750  
 MO CERT OF AUTHORITY: 2001006115

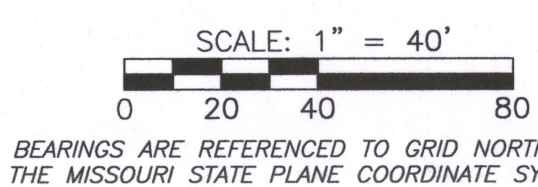
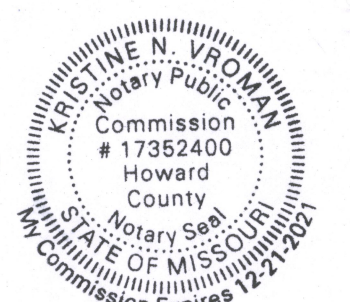
**OLD HWY 63 STORAGE PLAT 1**  
 2801 S. OLD HWY 63, COLUMBIA, MISSOURI

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 11<sup>th</sup> DAY OF May, 2021.

Kristine M. Vroman

NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.



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