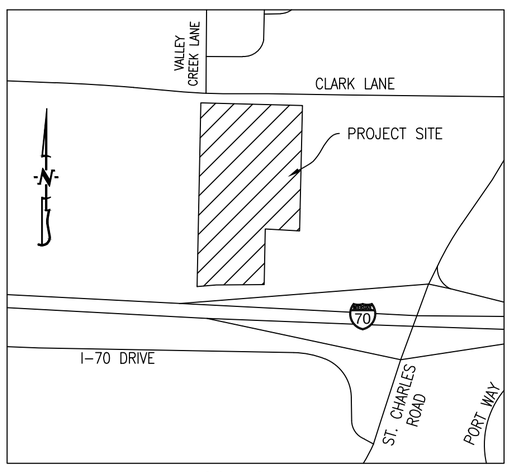
PRELIMINARY PLAT

# ARMSTRONG SUBDIVISION, PLAT No. 1

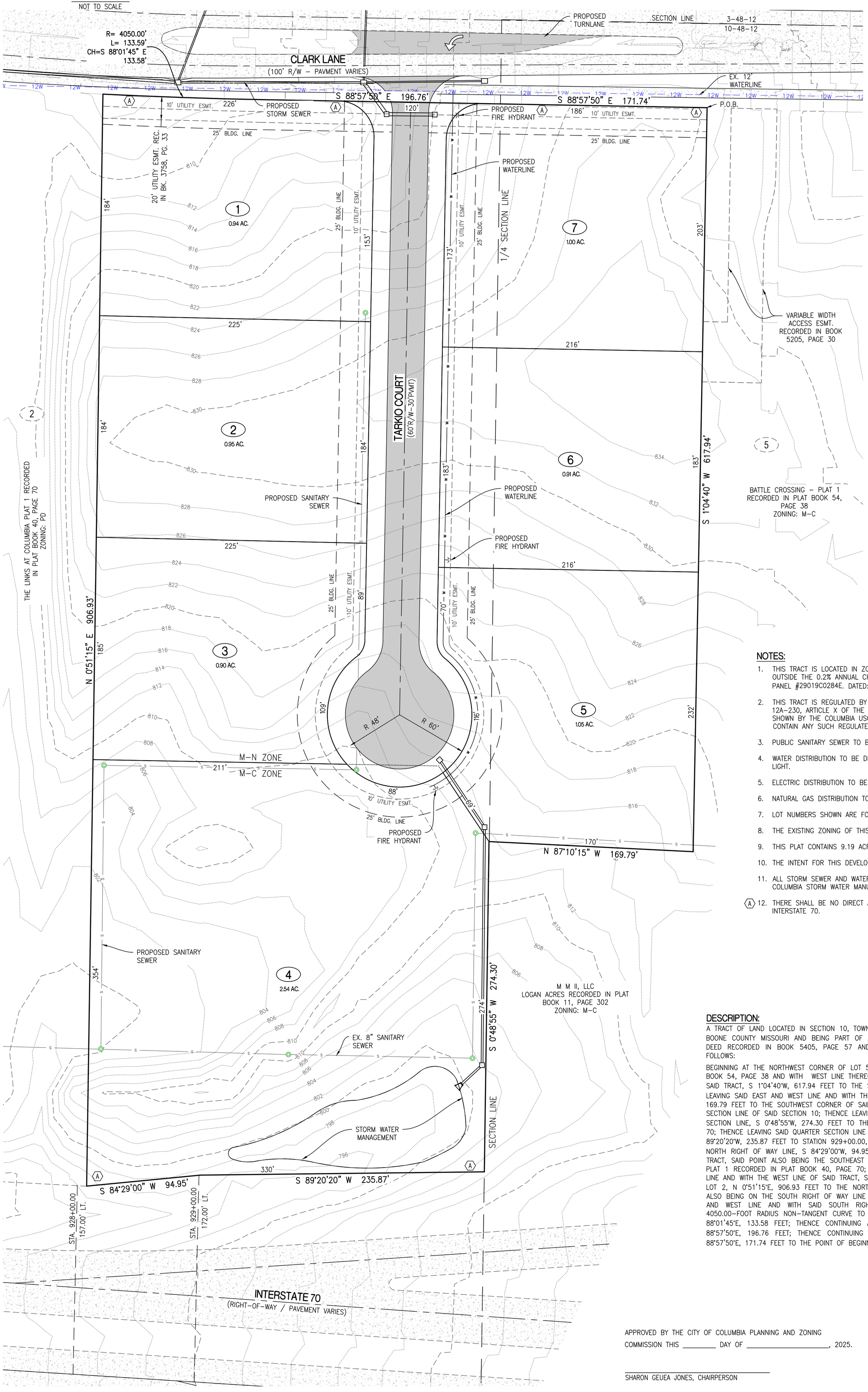
A MAJOR SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 17, 2025




LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
ARMSTRONG DONNA JEAN 2016
UNITRUST II
5407 CLARK LANE
COLUMBIA, MO 65202

SCALE: 1"=40'
0 20 40 80




LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING TREELINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED DETENTION

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X – UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM PANEL #29019C0284E. DATED: APRIL 19, 2017.
2. 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.
3. PUBLIC SANITARY SEWER TO BE PROVIDED BY THE CITY OF COLUMBIA.
4. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
6. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. THE EXISTING ZONING OF THIS TRACT IS M-N & M-C.
9. THIS PLAT CONTAINS 9.19 ACRES.
10. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
11. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
12. (A) THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO CLARK LANE OR INTERSTATE 70.

DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5405, PAGE 57 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BATTLE CROSSING – PLAT 1, RECORDED IN BOOK 54, PAGE 38 AND WITH WEST LINE THEREOF, SAID LINE ALSO BEING THE EAST LINE OF SAID TRACT, S 1°04'40"W, 617.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE LEAVING SAID EAST AND WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT, N 87°10'15"W, 169.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT BEING ON THE QUARTER SECTION LINE OF SAID SECTION 10; THENCE LEAVING SAID SOUTH LINE AND WITH SAID QUARTER SECTION LINE, S 0°48'55"W, 274.30 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70; THENCE LEAVING SAID QUARTER SECTION LINE AND WITH SAID NORTH RIGHT OF WAY LINE, S 89°20'20"W, 235.87 FEET TO STATION 929+00.00, 172.00 LEFT; THENCE CONTINUING WITH SAID NORTH RIGHT OF WAY LINE, S 84°29'00"W, 94.95 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, THE LINKS AT COLUMBIA PLAT 1 RECORDED IN PLAT BOOK 40, PAGE 70; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID TRACT, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, N 0°51'15"E, 906.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF CLARK LANE; THENCE LEAVING SAID EAST AND WEST LINE AND WITH SAID SOUTH RIGHT OF WAY LINE, 133.59 FEET ALONG A 4050.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 88°01'45"E, 133.58 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 88°57'50"E, 196.76 FEET; THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE, S 88°57'50"E, 171.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.18 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2025.

_____
SHARON GEUEA JONES, CHAIRPERSON

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER PE-2004000775
PROFESSIONAL ENGINEER

4/21/2025
TIMOTHY D. CROCKETT – PE-2004000775

JOB#240397