

- LEGEND**
- 1% PROPOSED STREET GRADE
  - PROPOSED STORM DRAINAGE STRUCTURE/PIPE
  - S PROPOSED SANITARY SEWER
  - S EXISTING SANITARY SEWER
  - EXISTING SANITARY MANHOLE
  - X EXISTING FENCE
  - OR EXISTING UTILITY POLE
  - EXISTING TREES
  - PROPOSED SANITARY MANHOLE
  - PROPOSED SANITARY CLEAN OUT
  - 700 EXISTING CONTOUR
  - B.L. BUILDING SETBACK LINE

- NOTES**
1. THERE WILL BE A MINIMUM 20' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
  2. THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY AND STORM SEWER LINES.
  3. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
  4. ALL STREETS WILL HAVE A 50' RIGHT-OF-WAY AND 32' WIDE PAVEMENT UNLESS OTHERWISE NOTED.
  5. ALL CUL-DE-SACS WILL HAVE A 47' RADIUS RIGHT-OF-WAY AND 38' RADIUS PAVEMENT.
  6. ALL EXISTING STRUCTURES ON THIS TRACT WILL BE REMOVED.
  7. WATER DISTRIBUTION WILL BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1.
  8. CONTOUR INTERVAL IS TWO (2) FEET.

**EXISTING UTILITIES**

SEWER: CITY SEWER ACROSS SITE

WATER: 4" MAIN ON SOUTH SIDE OLD PLANK RD. (CPWSD#1)  
12" MAIN ON NORTH SIDE OLD PLANK RD. (CW&L)

GAS: AVAILABLE TO SITE

ELEC: 3-PHASE OVERHEAD ON NORTH SIDE OLD PLANK RD.

**FLOOD PLAIN STATEMENT**

THE APPROXIMATE LOCATION OF THE 100-YEAR FLOOD PLAIN IS LOCATED AS SHOWN.

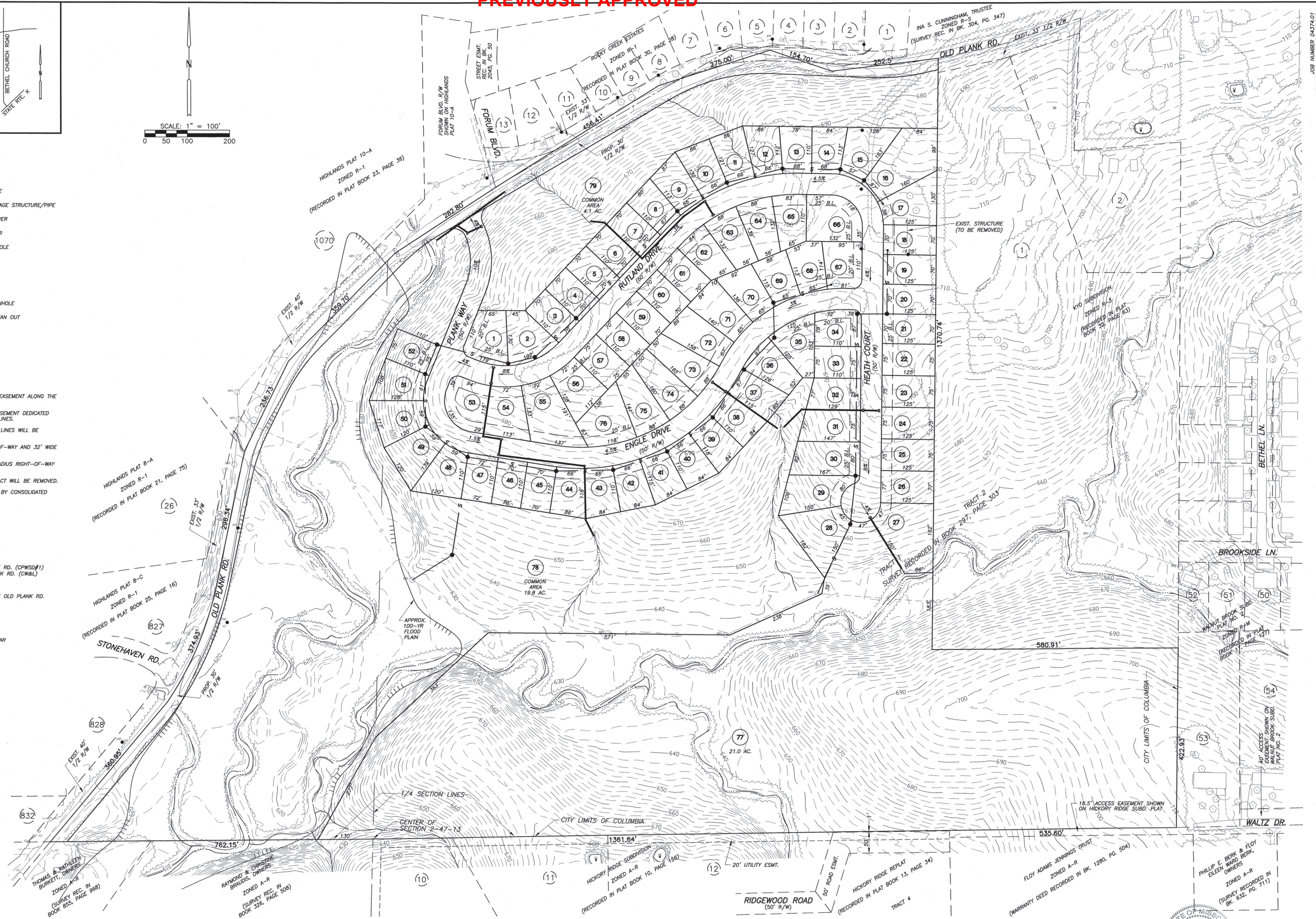
**SITE DATA**

ZONING: R-1  
ACREAGE: 68.3 ACRES  
LOCATION: N 1/2 SECTION 2-47-13

WARRANTY DEED RECORDED IN BOOK 1121, PAGE 281

**OWNER / DEVELOPER**

JEFFREY E. SMITH DEVELOPMENT CO.  
P.O. BOX 7688  
COLUMBIA, MISSOURI 65205



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 12th DAY OF MARCH, 2005.

CHAIRPERSON  
VICE-

PRELIMINARY PLAT  
**CREEK RIDGE**  
JANUARY 20, 2005

PREPARED BY  
ALLSTATE CONSULTANTS, P.C.  
3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MISSOURI 65201  
(573) 875-8799

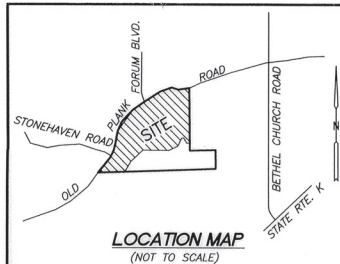


DATE: 3/10/05  
JOB #04374.01  
PRELIM. PLAT - CREEK RIDGE

1:\2004\04374.01-RICHTER\dwg\RICHTER-BASE.dwg, PRE-PLAT

# CREEK RIDGE PLAT 1

APRIL 11, 2005



FILED FOR RECORD, BOONE COUNTY, MISSOURI  
BETTIE JOHNSON, RECORDER OF DEEDS.

NORTH 1/4 CORNER OF SECTION  
2-47-13 AS SHOWN BY THE  
HIGHLANDS PLAT 10-C, RECORDED  
IN PLAT BOOK 24, PAGE 10

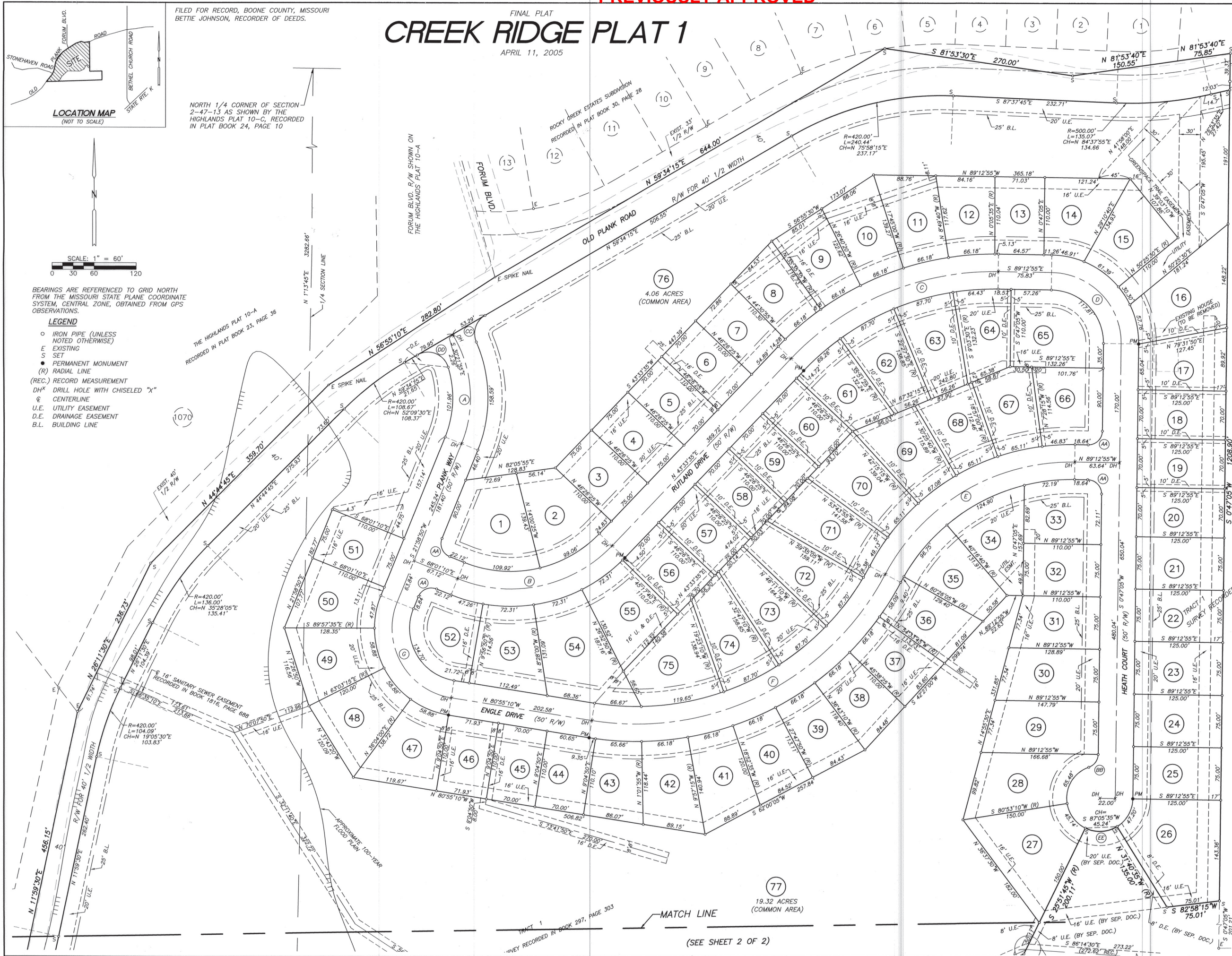


BEARINGS ARE REFERENCED TO GRID NORTH  
FROM THE MISSOURI STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE, OBTAINED FROM GPS  
OBSERVATIONS.

### LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- PERMANENT MONUMENT
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- DH\* DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE

THE HIGHLANDS PLAT 10-A  
RECORDED IN PLAT BOOK 23, PAGE 36



CURVE DATA				
A	R	L	Δ	T
A	52°20'45"	175.00'	159.88'	86.01'
B	68°25'15"	200.00'	238.83'	135.97'
C	47°13'30"	400.00'	329.69'	174.86'
D	90°00'00"	100.00'	157.08'	100.00'
E	63°10'40"	300.00'	330.80'	184.48'
F	71°28'25"	400.00'	498.98'	287.82'
G	102°54'00"	100.00'	179.60'	125.49'
AA	90°00'00"	20.00'	31.42'	-
BB	69°55'25"	20.00'	24.41'	-
CC	83°01'20"	30.00'	43.47'	-
DD	103°27'50"	30.00'	54.17'	-
EE	57°32'20"	47.00'	47.20'	-

**FLOOD PLAIN STATEMENT**  
THE APPROXIMATE LOCATION OF THE 100-YEAR  
FLOOD PLAIN IS LOCATED AS SHOWN.

SURVEY AND PLAT BY  
ALLSTATE CONSULTANTS, P.C.

*James R. Jeffries*  
JAMES R. JEFFRIES PLS 2500  
APRIL 27, 2005  
DATE

Recorded in Boone County, Missouri  
Date and Time 06/07/2005 at 02:27:43 PM  
Instrument # 2005015440 Book:39 Page:48  
Grantor: JEFFRIES & SMITH DEVELOPMENT INC  
Grantee: CREEK RIDGE PLAT 1  
Instrument Type: PLAT  
Recording Fee: \$119.00 S  
No. of Pages: 2  
Bettie Johnson, Recorder of Deeds

FINAL PLAT

# CREEK RIDGE PLAT 1

APRIL 11, 2005

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY ALLSTATE CONSULTANTS, P.C.

James R. Jeffries  
PLS 2500  
APRIL 27, 2005  
DATE

STATE OF MISSOURI )  
COUNTY OF BOONE ) SS  
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 27th DAY OF April 2005.  
MARLA E. OGLESBY  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JANUARY 10, 2008

### KNOW ALL MEN BY THESE PRESENTS

JEFFREY E. SMITH DEVELOPMENT, INC., BEING SOLE OWNER OF THE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, JEFFREY E. SMITH HAS CAUSED THESE PRESENTS TO BE SIGNED.

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

PLANK WAY, RUTLAND DRIVE, HEATH COURT, ENGLE DRIVE AND THE ADDITIONAL RIGHT-OF-WAY FOR OLD PLANK ROAD ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

JEFFREY E. SMITH DEVELOPMENT, INC.

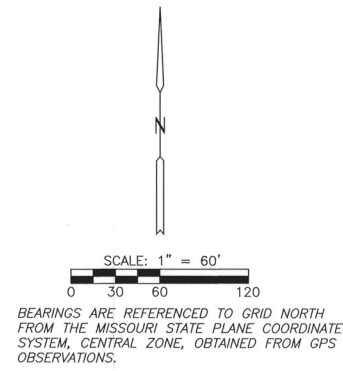
JEFFREY E. SMITH, PRESIDENT

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 27th DAY OF APRIL, IN THE YEAR 2005, BEFORE ME, J. BURCHFIELD, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFFREY E. SMITH, PRESIDENT OF JEFFREY E. SMITH DEVELOPMENT, INC. KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC  
MY COMMISSION EXPIRES DEC. 26, 2005

J. BURCHFIELD  
Notary Public - Notary Seal  
State of Missouri  
County of Boone  
My Commission Expires December 26, 2005



### LEGEND

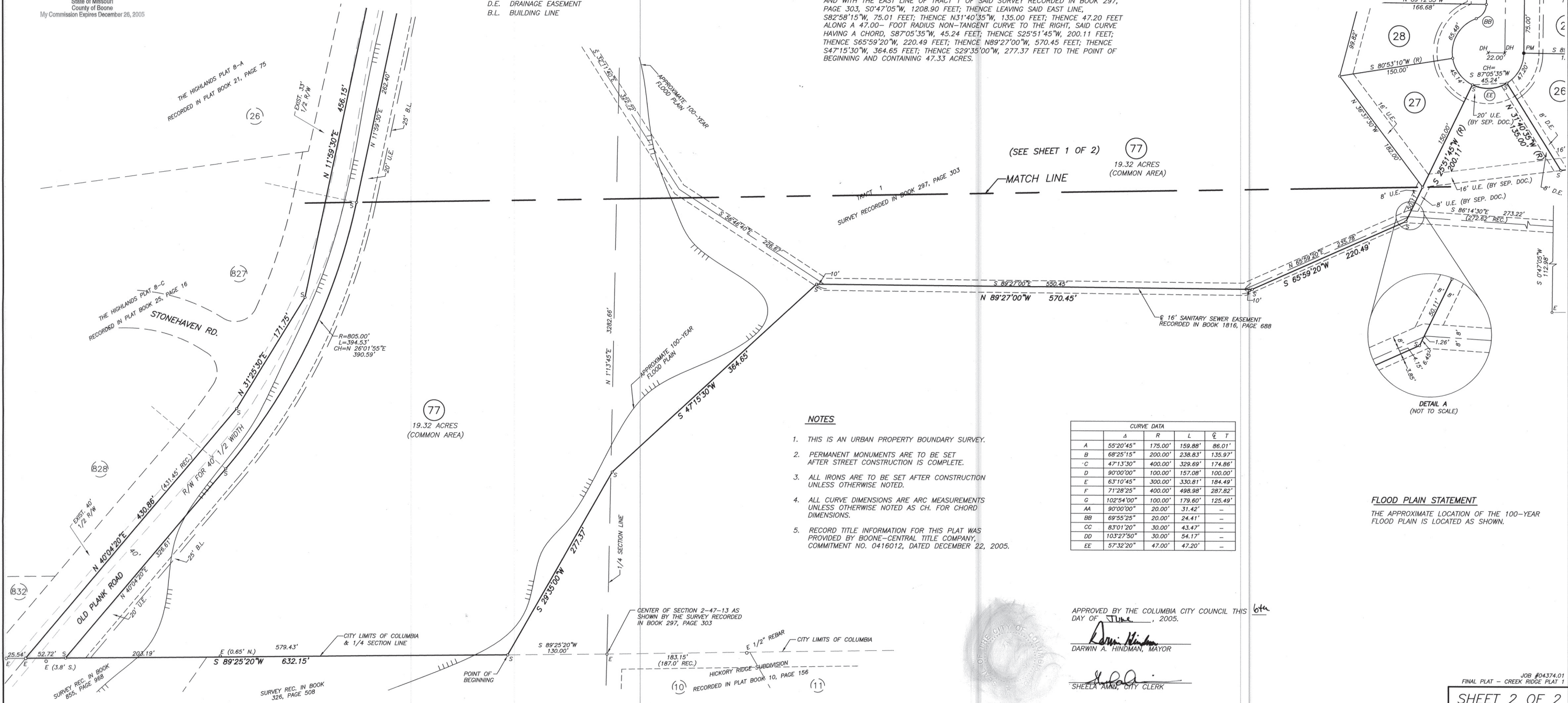
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- DHx DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE

### CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2648, PAGE 80 AND PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 297, PAGE 303 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 2-47-13; THENCE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, S89°25'20"W, 130.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING S89°25'20"W, 632.15 TO THE SOUTHEAST CORNER OF THE HIGHLANDS PLAT 8-C, RECORDED IN PLAT BOOK 25, PAGE 16 IN THE CENTER OF OLD PLANK ROAD; THENCE LEAVING SAID SOUTH LINE AND WITH THE CENTER OF OLD PLANK ROAD AS SHOWN BY SAID THE HIGHLANDS PLAT 8-C, N40°04'20"E, 430.86 FEET; THENCE N31°25'30"E, 171.75 FEET; THENCE N11°59'30"E, 456.15 FEET TO THE SOUTHERNMOST CORNER OF THE HIGHLANDS SAID THE HIGHLANDS PLAT 10-C, N26°11'30"E, 236.73; THENCE N44°44'45"E, 359.70 FEET; THENCE N56°55'10"E, 282.80 FEET TO THE SOUTHEAST CORNER OF SAID THE HIGHLANDS PLAT 10-C AND THE SOUTHWEST CORNER OF ROCKY CREEK ESTATES SUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 28; THENCE LEAVING THE LINES OF SAID THE HIGHLANDS PLAT 10-C AND WITH THE LINES OF SAID ROCKY CREEK ESTATES, N59°34'15"E, 644.00 FEET; THENCE S81°53'30"E, 270.00 FEET; THENCE N81°53'40"E, 150.55 FEET TO THE SOUTHEAST CORNER OF SAID ROCKY CREEK ESTATES; THENCE LEAVING THE LINES OF SAID ROCKY CREEK ESTATES, CONTINUING N81°53'40"E, 75.85 FEET; THENCE LEAVING THE CENTER OF SAID OLD PLANK ROAD AND WITH THE EAST LINE OF TRACT 1 OF SAID SURVEY RECORDED IN BOOK 297, PAGE 303, S0°47'05"W, 1208.90 FEET; THENCE LEAVING SAID EAST LINE, S82°58'15"W, 75.01 FEET; THENCE N31°40'35"W, 135.00 FEET; THENCE 47.20 FEET ALONG A 47.00- FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S87°05'35"W, 45.24 FEET; THENCE S25°51'45"W, 200.11 FEET; THENCE S65°59'20"W, 220.49 FEET; THENCE N89°27'00"W, 570.45 FEET; THENCE S47°15'30"W, 364.65 FEET; THENCE S29°35'00"W, 277.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.33 ACRES.



(SEE SHEET 1 OF 2) 77  
19.32 ACRES  
(COMMON AREA)

### NOTES

1. THIS IS AN URBAN PROPERTY BOUNDARY SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, COMMITMENT NO. 0416012, DATED DECEMBER 22, 2005.

CURVE DATA				
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A	55°20'45"	175.00'	159.88'	86.01'
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**FLOOD PLAIN STATEMENT**  
THE APPROXIMATE LOCATION OF THE 100-YEAR FLOOD PLAIN IS LOCATED AS SHOWN.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS DAY OF June, 2005.

Darwin A. Hindman  
DARWIN A. HINDMAN, MAYOR

Sheela Amin  
SHEELA AMIN, CITY CLERK



