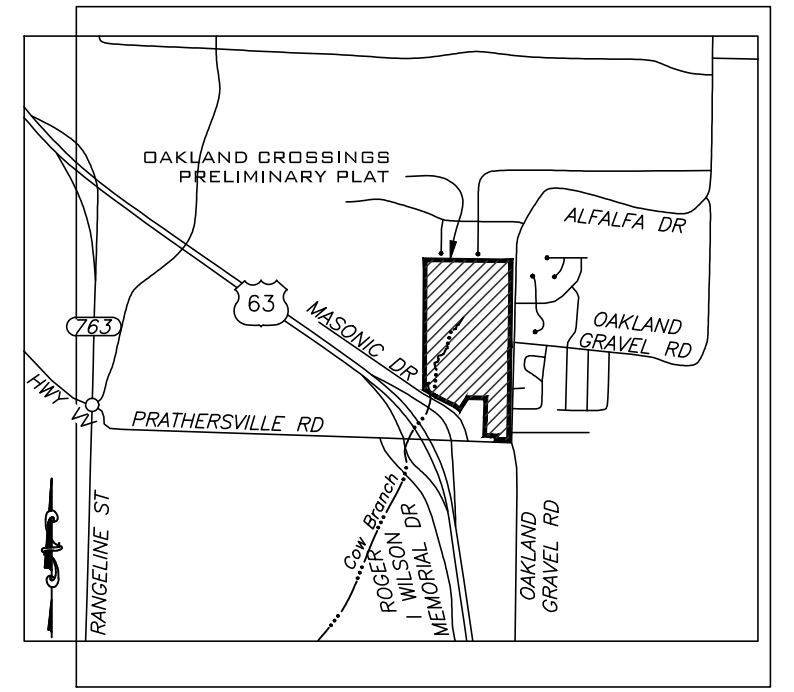


ZONING EXHIBIT
**OAKLAND CROSSINGS
 PRELIMINARY PLAT**

TRACT 1 OF SURVEY RECORDED IN BOOK 4924,
 PAGE 39; PART OF THE NORTHEAST 1/4 OF
 SECTION 19 IN T49N, R12W, BOONE COUNTY,
 MISSOURI
 AUGUST 30, 2018



OWNER
 GARY RIDENHOUR
 16034 TERNGLEN DR
 LITHIA, FL 33547

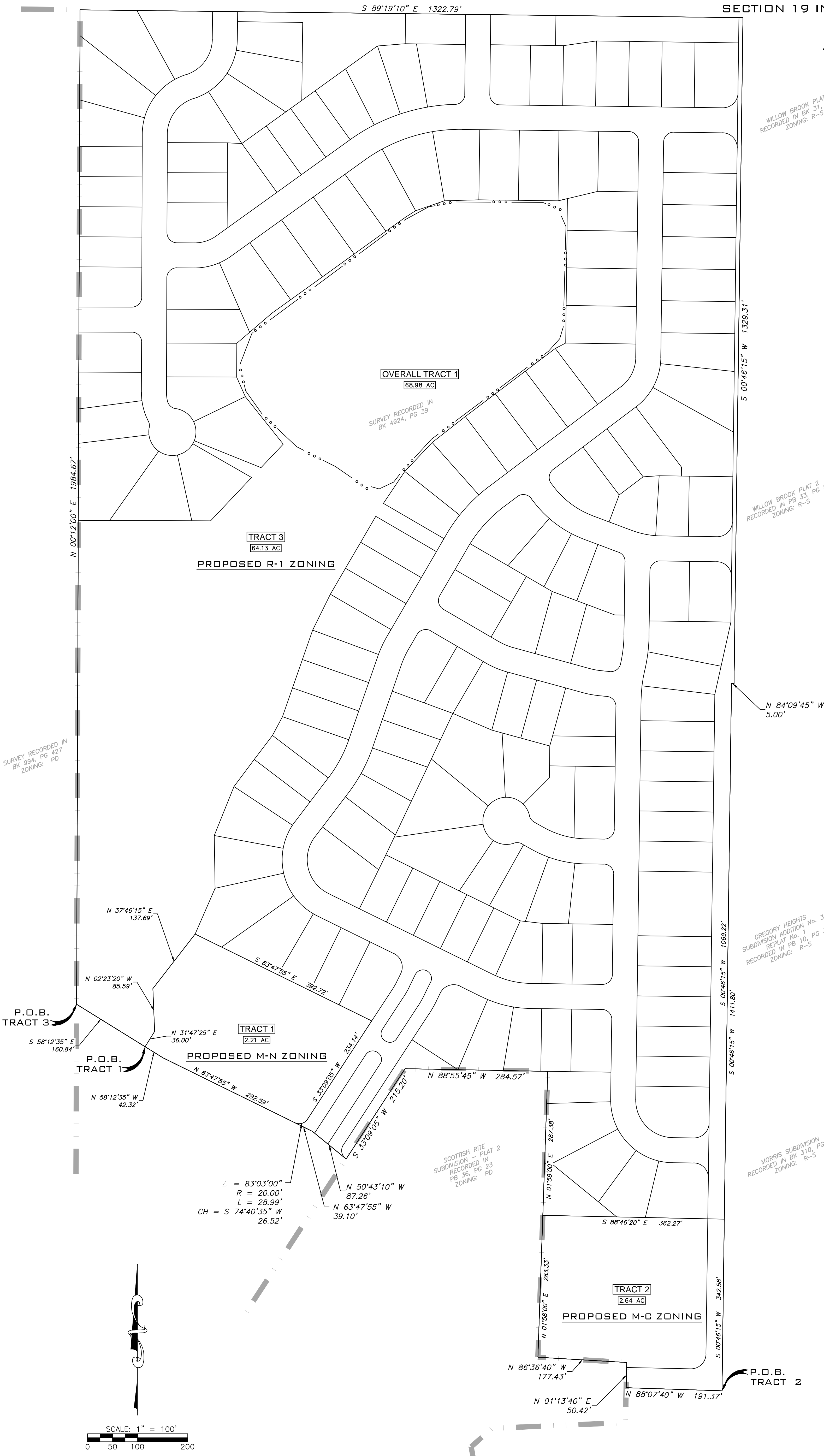
SITE DATA
 ACREAGE: 68.98 ACRES
 LAND IS CURRENTLY VACANT WITH NO BUILDINGS OR USES
 SECTION-TOWNSHIP-RANGE: 19-49-12

PROPOSED ZONING:
 64.13 ACRES R-1 W/ DEDICATED R/W
 (164 SINGLE FAMILY LOTS, AND 8 COMMON LOTS SHOWN)
 2.64 ACRES M-C W/ DEDICATED R/W- (1 LOT)
 2.21 ACRES M-N - (1 LOT)

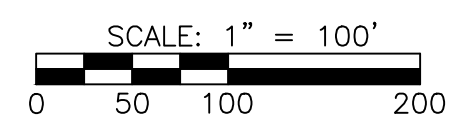
STREAM BUFFER STATEMENT
 THIS TRACT IS REGULATED BY THE STREAM BUFFER
 REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF
 COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS
 MAP FOR BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI.
 STREAM BUFFER HAS BEEN APPROXIMATED ON THIS SURVEY.

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD
 ZONE AS DEFINED BY CITY OF COLUMBIA ORDINANCE
 29-2.3(3)(4), PER THE BOONE COUNTY FLOOD INSURANCE
 RATE MAP (FIRM) PANEL #29019C170E, DATED APRIL 19,
 2017.

LEGAL DESCRIPTION
 TRACT ONE (1) OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39, PART
 OF THE NORTHEAST QUARTER OF SECTION 19 IN TOWNSHIP 49 NORTH,
 RANGE 12 WEST, BOONE COUNTY, MISSOURI, AS DESCRIBED BY THE
 WARRANTY DEED RECORDED IN BOOK 3814, PAGE 64, ALL RECORDS OF
 BOONE COUNTY, MISSOURI AND CONTAINING 68.98 ACRES.



$\Delta = 83^{\circ}03'00''$
 $R = 20.00'$
 $L = 28.99'$
 $CH = S 74^{\circ}40'35'' W 26.52'$
 $N 50^{\circ}43'10'' W 87.26'$
 $N 63^{\circ}47'55'' W 39.10'$



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 MISSOURI CERTIFICATE OF AUTHORITY: 2001006115