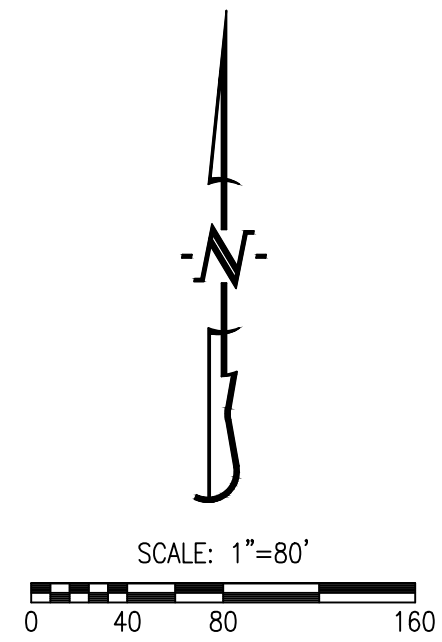




LOCATION MAP
 NOT TO SCALE



BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- 805 --- EXISTING 2FT CONTOUR
- 820 --- EXISTING 10FT CONTOUR
- - - S - - - EXISTING SANITARY SEWER
- S --- PROPOSED SANITARY SEWER
- ⊙ MANHOLE/CLEANOUT
- - - W - - - PROPOSED WATERLINE
- F --- PROPOSED FIRE HYDRANT
- T --- EXISTING TREELINE
- S --- EXISTING STORM SEWER
- S --- PROPOSED STORM SEWER
- B --- BUILDING LINE
- E --- EASEMENT
- XX LOT NUMBER
- P --- PROPOSED PAVEMENT
- D --- PROPOSED DETENTION/BIORETENTION
- G --- PROPOSED RELOCATED GRAVEL DRIVE

PRELIMINARY PLAT ESTATES AT OAK MILL, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 14,
 TOWNSHIP 48 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI

NOVEMBER, 2021

OWNER/DEVELOPER:
 CHARLOTTE M. FRAZIER & MELISSA L. USSERY
 10950 STATE RTE PP
 WESTPLAINS, MO 65775

NOTES:

1. THIS TRACT IS LOCATED IN ZONE AE-AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0305E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR RURAL PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(3)A.
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. BOONE COUNTY NOTE: THESE LOTS MAY BE FURTHER SUBDIVIDED WITHOUT VACATION AS ALLOWED BY SECTION 1.8.1.2 OF THE BOONE COUNTY SUBDIVISION REGULATIONS, PROVIDED ALL FUTURE PLATS ARE PREPARED IN ACCORDANCE WITH SAID BOONE COUNTY SUBDIVISION REGULATIONS.
5. A PART OF THE TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DEFINED BY STREAM BUFFER REGULATIONS, CHAPTER 26 OF BOONE COUNTY ZONING REGULATIONS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
6. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5199 PAGE 75 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 5481, PAGE 50, SAID POINT BEING ON THE EAST LINE OF SAID SECTION 14; THENCE LEAVING SAID EAST LINE AND WITH THE LINES OF SAID SURVEY, N 89°06'40"W, 259.47 FEET; THENCE S 56°46'10"W, 389.98 FEET; THENCE N 62°08'45"W, 260.69 FEET; THENCE S 50°17'15"W, 308.33 FEET; THENCE S 1°03'55"W, 331.20 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, N 88°56'05"W, 297.09 FEET; THENCE LEAVING SAID SOUTH LINE N 1°18'05"E, 1373.23 FEET; THENCE S 88°40'20"E, 1010.29 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1176, PAGE 431; THENCE WITH THE SOUTH LINE OF SAID TRACT, N 88°48'10"E, 326.95 FEET; TO THE EAST LINE OF SAID SECTION 14; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID SECTION S 0°53'20"W, 745.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.74 ACRES.

DAVID T. BUTCHER, PLS-2002014095
 03/23/2022
 DATE

RECEIVED & ACCEPTED BY THE BOONE COUNTY COMMISSION THIS _____ DAY OF _____, 2022.
 DAN ATWILL, PRESIDING COMMISSIONER

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2022.
 BOYD HARRIS, CHAIRPERSON

BIRIANNA L. LENNON, COUNTY CLERK

03/23/2022

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