

# FINAL PLAT BATTLE CROSSING - PLAT 1

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M., WITHIN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

**PARCEL DESCRIPTION**

A PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M., CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M., A CROSS IN CONCRETE, THENCE N89°55'00"E 1375.09 FEET TO A CROSS IN CONCRETE; THENCE S31°48'55"W 173.55 FEET; THENCE N89°13'05"W 30.00 FEET; THENCE S31°48'55"W 410.10 FEET TO AN IRON ROD; THENCE S31°48'55"W 284.90 FEET TO AN IRON ROD; THENCE S37°17'05"W 7.43 FEET TO A POINT FROM WHICH AN IRON ROD BEARS N75°51'50"E 0.26 FEET; THENCE N88°17'05"W 725.52 FEET TO A SET IRON ROD; THENCE N00°04'55"W 617.97 FEET TO A SET IRON ROD; THENCE S89°55'00"W 171.75 FEET TO AN IRON ROD ON THE NORTH-SOUTH CENTERLINE OF SECTION 10; THENCE S89°55'00"W 197.47 FEET TO AN IRON ROD; THENCE 132.57 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 4050.00 FEET, AND A CHORD THAT BEARS N89°08'45"W 132.57 FEET TO AN IRON ROD; THENCE N00°16'25"W 52.68 FEET TO A CROSS IN CONCRETE; THENCE S89°14'25"E 330.05 FEET TO AN IRON ROD ON THE NORTH-SOUTH CENTERLINE OF SECTION 10; THENCE N00°16'25"W 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 698,883 SQUARE FEET, OR 16.04 ACRES.

**GENERAL NOTES**

- BASIS OF BEARING: NORTH LINE OF SURVEYED PARCEL PER BOONE COUNTY SURVEY NO. 7633 (N89°55'E)
- THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- SOURCE OF DEED: INSTRUMENT # 2016010041, 2016010042, & 2016010043 RECORDED MAY 19, 2016 IN THE RECORDS OF THE BOONE COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE.  
  
TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:  
  
\* DONNA ARMSTRONG, TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 REVOCABLE TRUST CREATED ON MARCH 22, 1994.  
  
\* DONNA ARMSTRONG TRUSTEE AND SUCCESSOR TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 UNITRUST DATED MAY 19, 2016 FBO ALAN DALE ARMSTRONG, AND THE AMERICAN BIBLE SOCIETY OF BOONE COUNTY, STATE OF MISSOURI.  
  
\* DONNA ARMSTRONG TRUSTEE AND SUCCESSOR TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 UNITRUST DATED MAY 19, 2016 FBO KURT EVAN ARMSTRONG, AND THE AMERICAN BIBLE SOCIETY OF BOONE COUNTY, STATE OF MISSOURI.  
  
\* DONNA ARMSTRONG TRUSTEE AND SUCCESSOR TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 UNITRUST DATED MAY 19, 2016 FBO MARK EDWARD ARMSTRONG, AND THE AMERICAN BIBLE SOCIETY OF BOONE COUNTY, STATE OF MISSOURI.
- (S) - DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.  
(R) - DENOTES RECORDED SURVEY INFORMATION.
- THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR BOONE COUNTY, MISSOURI, PANEL 284 OF 470, COMMUNITY PANEL NUMBER 29019C284E, EFFECTIVE DATE APRIL 19, 2017.
- THIS PLAT CONTAINS 5 LOTS AND A TOTAL OF 16.04 ACRES (INCLUDING DEDICATED RIGHT OF WAY AREAS).
- 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 ORDINANCES. THE SUBJECT PROPERTY DOES NOT HAVE A STREAM BUFFER.
- EXISTING EASEMENTS AS DEPICTED AND DIMENSIONED HEREON ARE DERIVED FROM THE TITLE EXCEPTIONS AS LISTED HEREON. THE INFORMATION CONTAINED WITHIN THE EXISTING DOCUMENTS OF RECORD SHALL BE HELD OVER THE DIMENSIONS AS SHOWN HEREON.
- AREAS AS SHOWN HEREON AS SQUARE FEET ARE CALCULATED AND NOT REPRESENTATIVE OF THE ACCURACY OF THIS SURVEY.

**EASEMENT NOTES**

EASEMENT NOTES: PER SCHEDULE B SECTION II OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 7467STL, EFFECTIVE DATE OF AUGUST 19, 2016 AT 8:00 A.M.

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, ETC. - NO SURVEY PLOTTABLE ITEMS.
- RIGHTS, CLAIMS, EASEMENTS, ENCROACHMENTS, OVERLAPS, DIPUTES, LIENS, ETC., NO SURVEY PLOTTABLE ITEMS.
- ASSESSMENTS AND TAXES. - NOT A SURVEY PLOTTABLE ITEM.
- INACCURACY IN THE AREA OF THE PROVIDED AND RECORD DOCUMENTS SURVEYED AREAS AS SHOWN.
- RIGHT OF WAY GRANTED TO BOONE COUNTY, MISSOURI BY INSTRUMENT DATED MAY 6, 1912 AND RECORDED IN BOOK 140, PAGE 223, RECORDS OF BOONE COUNTY, MISSOURI. (PARCEL 3) SHOWN HEREON.
- RIGHTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, BY INSTRUMENT DATED JULY 14, 1949 AND RECORDED IN ROAD BOOK 2 PAGE 411 OF THE RECORDS OF BOONE COUNTY, MISSOURI. (PARCELS 1 & 2) DOES NOT AFFECT SUBJECT PROPERTY. LIES WITHIN THE RIGHT OF WAY OF INTERSTATE 70.
- RIGHTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, BY AN INSTRUMENT DATED MARCH 8, 1957 AND RECORDED IN BOOK 279, PAGE 547, RECORDS OF BOONE COUNTY, MISSOURI. (PARCELS 1 & 2) SHOWN HEREON.
- RIGHTS TAKEN BY THE STATE HIGHWAY COMMISSION OF MISSOURI UNDER CONDEMNATION FILED IN THE CIRCUIT COURT OF BOONE COUNTY, MISSOURI, COURT FILE NO. 29229. REPORT OF COMMISSIONERS DATED FEBRUARY 10, 1926. (PARCEL 3) DOES NOT AFFECT SUBJECT PROPERTY. LIES WITHIN THE RIGHT OF WAY OF INTERSTATE 70.
- RIGHTS GRANTED TO THE STATE OF MISSOURI BY ROAD DEED DATED JULY 1, 1927 AND RECORDED IN BOOK 1 PAGE 240, RECORDS OF BOONE COUNTY, MISSOURI. (PARCEL 3) DOES NOT AFFECT SUBJECT PROPERTY. LIES WITHIN THE RIGHT OF WAY OF INTERSTATE 70.
- RIGHTS GRANTED TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI BY INSTRUMENT DATED JUNE 9, 1949 AND RECORDED IN ROAD BOOK 2 PAGE 410, RECORDS OF BOONE COUNTY, MISSOURI. (PARCEL 3) DOES NOT AFFECT SUBJECT PROPERTY. LIES WITHIN THE RIGHT OF WAY OF INTERSTATE 70.
- RIGHTS GRANTED TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI BY INSTRUMENT DATED JANUARY 17, 1991 AND RECORDED IN BOOK 810 PAGE 437, RECORDS OF BOONE COUNTY, MISSOURI. (PARCEL 3) LIES TO THE WEST, DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT GRANTED TO CLARK LANE WATER ASSOCIATION, INC. BY THE INSTRUMENT RECORDED IN BOOK 297 PAGE 634 AND 635, RECORDS OF BOONE COUNTY, MISSOURI. (PARCELS 1 AND 2) BLANKET EASEMENT. NOT PLOTTABLE.
- EASEMENT GRANTED TO MISSOURI UTILITIES COMPANY FOR UTILITY PURPOSES BY THE INSTRUMENT RECORDED IN BOOK 379 PAGE 638, RECORDS OF BOONE COUNTY, MISSOURI. (PARCEL 2) SHOWN HEREON.
- EASEMENT GRANTED TO BOONE COUNTY, MISSOURI FOR PUBLIC ROADWAY AND UTILITY PURPOSES BY THE INSTRUMENT RECORDED IN BOOK 1464 PAGE 24, RECORDS OF BOONE COUNTY, MISSOURI. (PARCEL 2) SHOWN HEREON.
- RIGHT-OF-WAY EASEMENT GRANTED TO BOONE ELECTRIC COOPERATIVE BY INSTRUMENT DATED JUNE 5, 2008 AND RECORDED IN BOOK 3359 PAGE 5, RECORDS OF BOONE COUNTY, MISSOURI. (AFFECTS SUBJECT PARCEL, SHOWN HEREON)
- EASEMENTS BY THE CITY OF COLUMBIA, MISSOURI UNDER CONDEMNATION AS SET FORTH BY REPORT OF COMMISSIONERS DATED NOVEMBER 2, 2010 AND RECORDED IN BOOK 3758 PAGE 33, RECORDS OF BOONE COUNTY, MISSOURI. (PARCELS 1, 2 AND 3) SHOWN HEREON.
- GRANT OF EASEMENT FOR STREET PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED APRIL 2, 2012 AND RECORDED IN BOOK 3945 PAGE 100, RECORDS OF BOONE COUNTY, MISSOURI. (PARCELS 1 AND 2) SHOWN HEREON.
- GRANT OF EASEMENT FOR UTILITY PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED APRIL 2, 2012 AND RECORDED IN BOOK 3945 PAGE 101, RECORDS OF BOONE COUNTY, MISSOURI. (PARCELS 1 AND 2) SHOWN HEREON.
- UNRECORDED RIGHTS, CONTRACTS, ETC. - NOT A SURVEY PLOTTABLE ITEM.
- SEWER ASSESSMENTS - NOT A SURVEY PLOTTABLE ITEM.

**KNOW ALL MEN BY THESE PRESENTS**

THAT DONNA JEAN ARMSTRONG, TRUSTEE OF THE DONNA JEAN ARMSTRONG REVOCABLE TRUST CREATED ON MARCH 22, 1994, DONNA ARMSTRONG TRUSTEE AND SUCCESSOR TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 UNITRUST DATED MAY 19, 2016 FBO ALAN DALE ARMSTRONG, AND THE AMERICAN BIBLE SOCIETY OF BOONE COUNTY, STATE OF MISSOURI, DONNA ARMSTRONG TRUSTEE AND SUCCESSOR TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 UNITRUST DATED MAY 19, 2016 FBO KURT EVAN ARMSTRONG, AND THE AMERICAN BIBLE SOCIETY OF BOONE COUNTY, STATE OF MISSOURI, AND DONNA ARMSTRONG TRUSTEE AND SUCCESSOR TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 UNITRUST DATED MAY 19, 2016 FBO MARK EDWARD ARMSTRONG, AND THE AMERICAN BIBLE SOCIETY OF BOONE COUNTY, STATE OF MISSOURI, IS THE OWNER OF THE HERON DESCRIBED TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHTS OF WAY SHOWN BY THE ABOVE DRAWING ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE 10 FOOT WIDE UTILITY EASEMENTS ADJACENT TO ALL NEWLY DEDICATED STREET RIGHT OF WAY, THE 10 FOOT AND 16 FOOT WIDE UTILITY EASEMENTS CROSSING LOTS 1, 2, 4, AND 5 ARE HEREBY GRANTED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS:

BATTLE CROSSING - PLAT 1

IN WITNESS WHEREOF, DONNA JEAN ARMSTRONG, HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

DONNA JEAN ARMSTRONG TRUSTEE OF THE DONNA JEAN ARMSTRONG REVOCABLE TRUST CREATED MARCH 22, 1994

DONNA ARMSTRONG TRUSTEE AND SUCCESSOR TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 UNITRUST DATED MAY 19, 2016 FBO ALAN DALE ARMSTRONG, AND THE AMERICAN BIBLE SOCIETY OF BOONE COUNTY, STATE OF MISSOURI, DONNA ARMSTRONG TRUSTEE AND SUCCESSOR TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 UNITRUST DATED MAY 19, 2016 FBO KURT EVAN ARMSTRONG, AND THE AMERICAN BIBLE SOCIETY OF BOONE COUNTY, STATE OF MISSOURI, AND DONNA ARMSTRONG TRUSTEE AND SUCCESSOR TRUSTEE OF THE DONNA JEAN ARMSTRONG 2016 UNITRUST DATED MAY 19, 2016 FBO MARK EDWARD ARMSTRONG, AND THE AMERICAN BIBLE SOCIETY OF BOONE COUNTY, STATE OF MISSOURI,

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME PERSONALLY APPEARED DONNA JEAN ARMSTRONG, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT SHE IS THE TRUSTEE OF SAID TRUSTS, AND THAT SHE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HER FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NO. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

AT THE REQUEST OF DONNA JEAN ARMSTRONG, WE HAVE DURING THE MONTH OF FEBRUARY 2020, EXECUTED A PROPERTY BOUNDARY SURVEY AND SUBDIVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING PART OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M., IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.  
DSA COCHRAN  
LS-380

*D.K.G.*

BY: DANIEL K. GILDEHAUS, P.L.S. #2006016625  
STATE OF MISSOURI  
PROFESSIONAL LAND SURVEYOR  
FOR COCHRAN

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18th DAY OF June 2020

*Jill Elbert*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES July 16, 2021  
COMMISSION NO. 13403343

JILL ELBERT  
My Commission Expires July 16, 2021  
Franklin County  
Commission #13403343

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SARA LOE - CHAIR PERSON

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
EC1	36.99'	73.50'	N14°31'30"W	36.60'
EC2	104.29'	154.50'	S19°26'50"E	102.33'
EC3	15.71'	5.00'	N67°49'30"E	10.00'
EC4	30.11'	100.00'	S08°31'05"W	30.00'
EC5	30.11'	100.00'	S08°31'05"W	30.00'
EC6	48.50'	40.00'	S55°22'30"E	45.58'

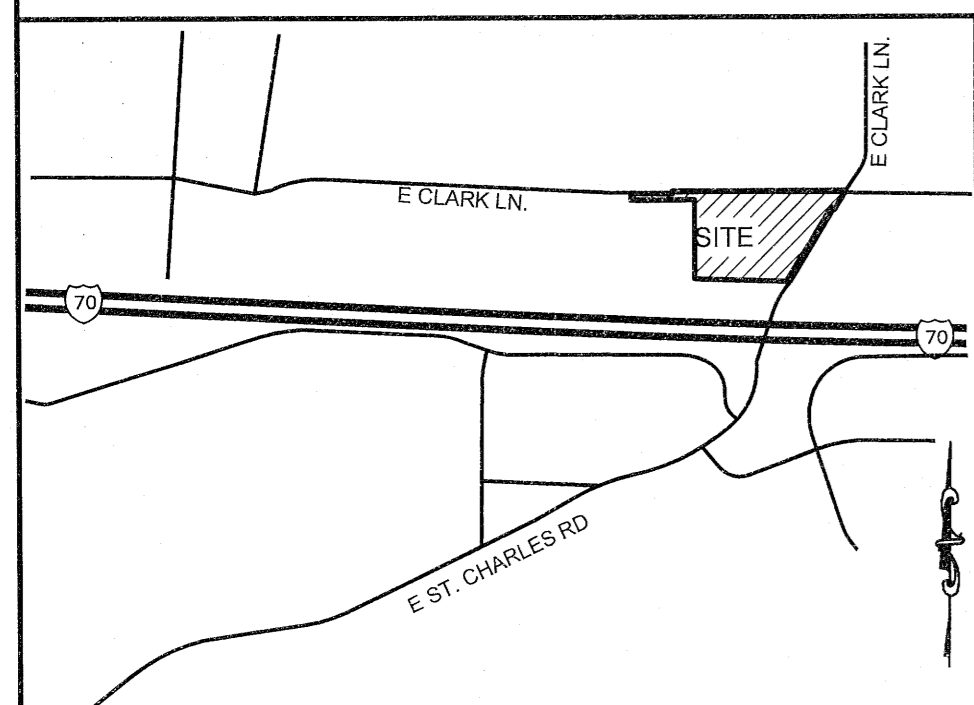
EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E1	N00°04'55"W	284.07'
E2	N00°04'55"W	230.47'
E3	N45°00'00"E	59.25'
E4	S00°01'05"W	5.67'
E5	S89°58'55"E	10.00'
E6	N00°01'05"E	7.75'
E7	N90°00'00"E	292.02'
E8	S00°01'05"W	7.75'
E9	S89°58'55"E	10.00'
E10	S00°01'05"W	7.75'
E11	N90°00'00"E	22.44'
E12	S00°06'30"E	129.30'
E13	S89°54'10"W	22.01'
E14	S00°06'10"E	175.46'
E15	N90°00'00"W	42.73'
E16	N00°01'20"E	9.64'
E17	N89°58'40"W	10.00'
E18	S00°01'20"W	9.64'
E19	N90°00'00"E	271.48'
E20	S45°00'00"E	15.79'
E21	S44°58'45"W	10.63'
E22	S45°01'15"E	10.00'
E23	N44°58'45"E	10.63'
E24	N45°00'00"W	17.15'
E25	S00°06'30"E	129.19'
E26	N89°53'50"E	218.14'
E27	N00°06'10"W	16.00'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E28	S89°53'50"W	34.15'
E29	S00°06'10"E	132.47'
E30	S89°53'50"W	38.73'
E31	S88°12'10"E	202.70'
E32	S54°11'00"W	8.32'
E33	N00°06'30"W	263.45'
E34	N28°56'30"W	20.51'
E35	N00°06'30"W	37.16'
E36	N89°55'00"E	69.61'
E37	N89°55'00"E	49.00'
E38	N89°53'50"E	198.87'
E39	S00°18'35"E	52.28'
E40	N89°59'35"E	485.66'
E41	S62°57'35"E	34.03'
E42	S20°49'45"E	7.93'
E43	N80°53'00"E	341.91'
E44	N89°54'55"E	76.67'
E45	N00°06'30"W	20.00'
E46	N31°58'45"E	15.84'
E47	N88°17'00"W	462.89'
E48	N88°17'05"W	236.14'
E49	N88°17'05"W	52.59'
E50	N65°31'35"E	15.44'
E51	N25°24'05"E	17.28'
E52	N76°56'00"E	165.24'
E53	N14°10'00"W	119.43'
E54	N78°50'00"E	30.00'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E55	S14°10'00"E	115.03'
E56	N60°26'30"E	163.41'
E57	S31°46'55"W	62.25'
E58	S60°26'30"W	125.11'
E59	S22°10'30"E	3.61'
E60	N22°10'30"W	3.70'
E61	S76°56'00"W	152.91'
E62	N00°04'55"W	106.20'
E63	N00°05'50"W	50.00'
E64	N00°04'55"W	177.68'
E65	N89°53'30"E	20.61'
E66	N00°06'30"E	177.67'
E67	N89°55'00"E	20.52'
E68	N89°55'00"E	38.00'
E69	S00°06'30"E	54.61'
E70	S00°06'30"E	113.72'
E71	N89°53'50"E	41.16'
E72	S00°05'30"E	5.00'
E73	N89°53'50"E	10.00'
E74	N00°06'10"W	5.00'
E75	N89°53'50"E	10.00'
E76	N89°53'50"E	99.08'
E77	S00°06'10"E	138.39'
E78	N89°53'30"E	130.51'
E79	N31°46'55"E	73.02'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°06'30"E	48.25'
L2	S28°56'30"E	31.88'
L3	S00°06'30"E	74.31'
L4	S70°01'25"E	63.95'
L5	S70°01'25"E	53.50'
L6	S89°53'50"W	72.73'
L7	N37°17'05"E	20.77'
L8	S62°43'05"E	35.84'
L9	S62°43'05"E	81.44'
L10	S62°43'05"E	117.29'
L11	S58°13'20"E	3.00'
L12	S37°17'05"W	7.43'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	58.63'	116.50'	S14°31'30"E	58.01'
C2	57.12'	113.50'	S14°31'30"E	56.52'
C3	39.27'	25.00'	S45°06'20"E	35.35'
C4	15.73'	225.00'	S88°06'00"E	15.72'
C5	63.12'	225.00'	S78°03'40"E	62.91'
C6	61.33'	175.00'	S80°03'50"E	61.01'
C7	39.27'	25.00'	N44°53'50"E	35.36'
C8	39.27'	25.00'	N45°06'10"W	35.36'
C9	69.26'	227.00'	N81°21'40"W	69.00'
C10	33.37'	80.00'	N77°44'40"W	33.13'
C11	175.74'	290.00'	N02°38'25"E	173.07'
C12	54.41'	296.50'	N10°05'10"E	54.33'
C13	132.57'	4050.00'	N89°08'45"W	132.57'



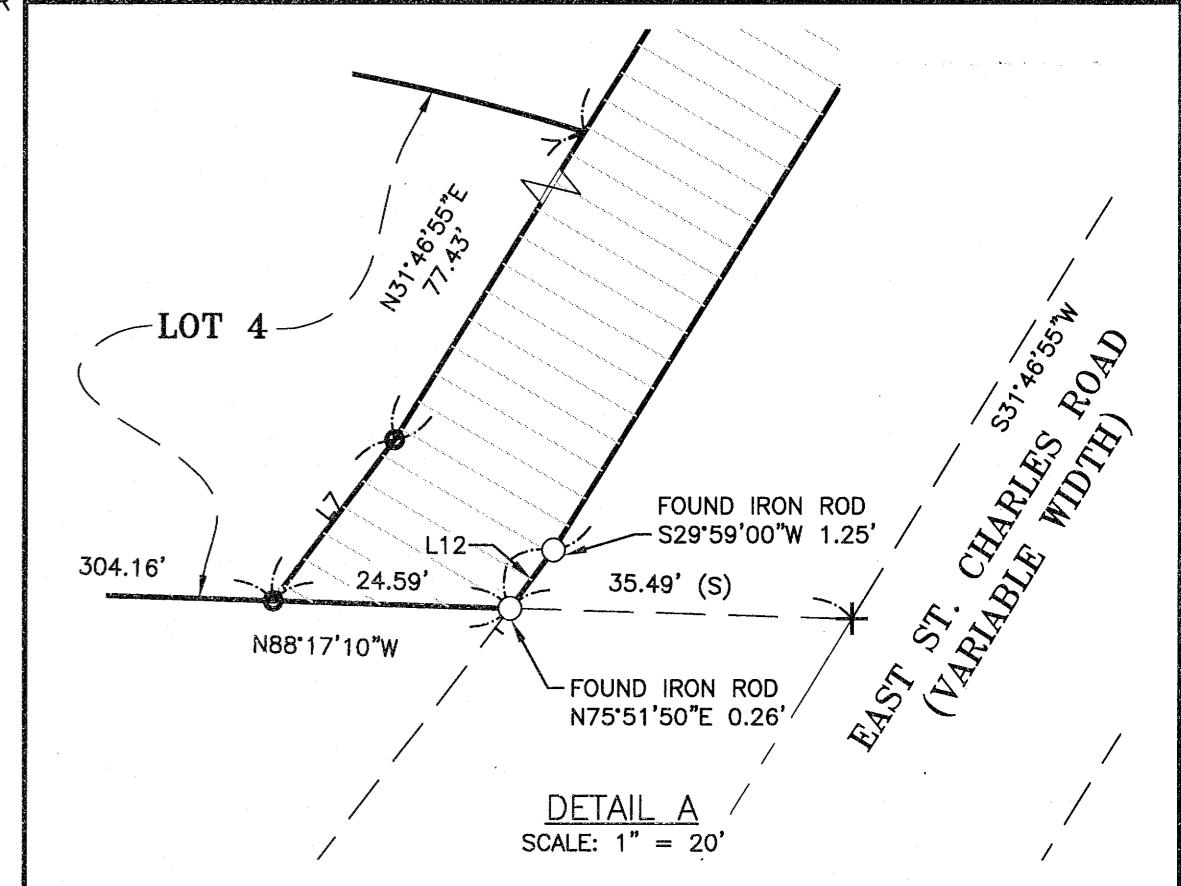
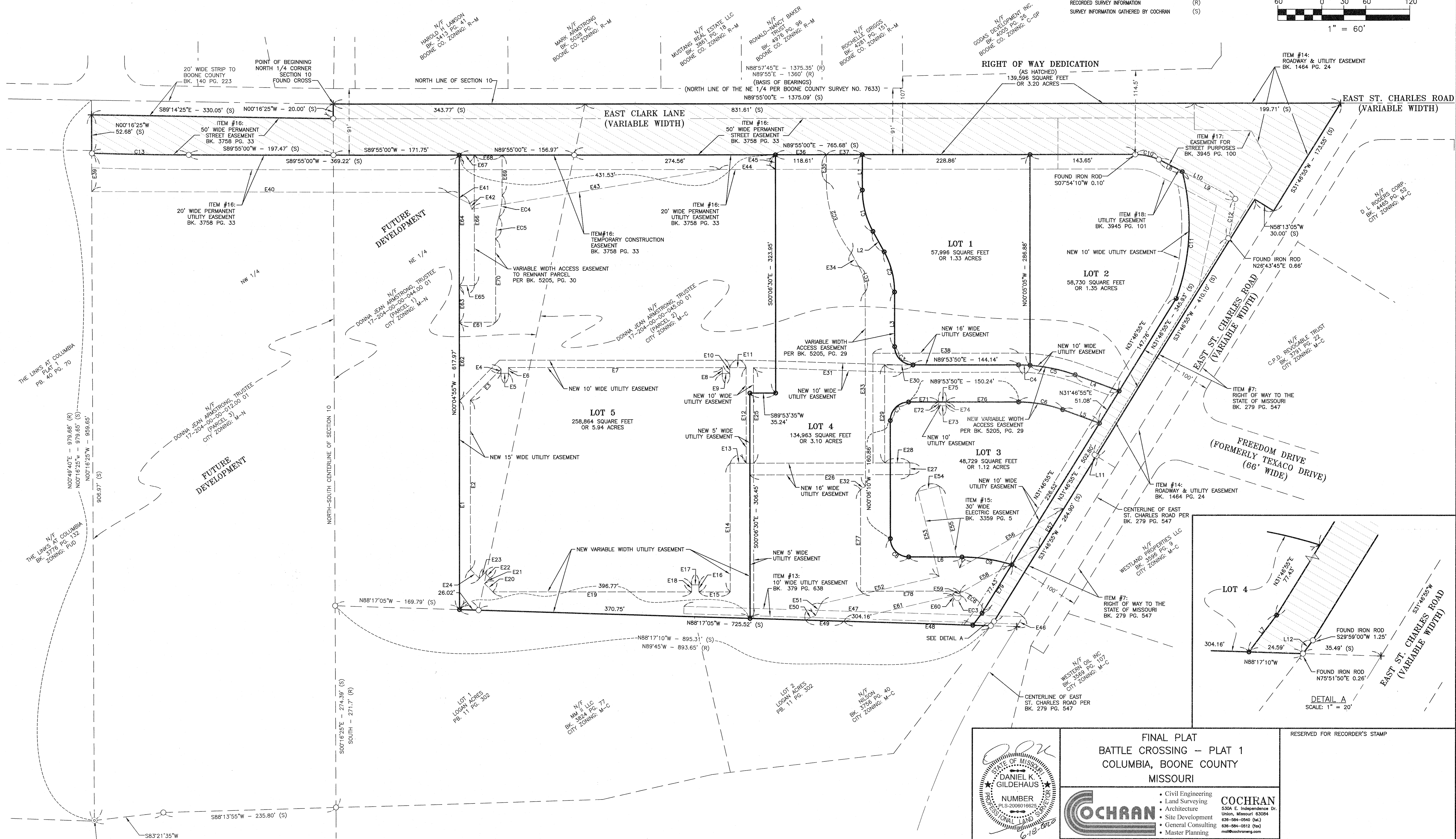
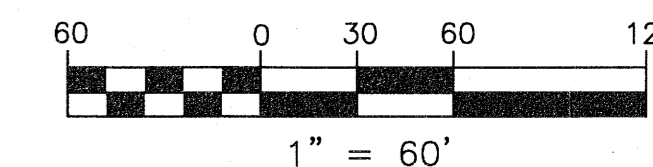
	<b>FINAL PLAT BATTLE CROSSING - PLAT 1 COLUMBIA, BOONE COUNTY MISSOURI</b>		RESERVED FOR RECORDER'S STAMP
	COCHRAN 530A E. Independence Dr. Union, Missouri 65084 636-564-0540 (cell) 636-564-0512 (fax) mail@cochransurveying.com		
DWN. BY: D.K.G. AREA: S10,T48N,R12W	DATE: 5-15-2020 SCALE: n/a	PROJ. NO.: 18-7279 SHEET NO.: 1 OF 2	MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380

# FINAL PLAT BATTLE CROSSING - PLAT 1

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M., WITHIN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

## LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT LOT LINE
- BUILDING SETBACK
- PROPOSED EASEMENT
- SET CHISELED CROSS IN CONCRETE x
- SET 5/8" X 24" IRON ROD o
- WITH CAP COCHRAN LS 380
- FOUND CHISELED CROSS IN CONCRETE +
- FOUND IRON ROD o
- FOUND IRON PIPE @
- RECORDED SURVEY INFORMATION (R)
- SURVEY INFORMATION GATHERED BY COCHRAN (S)



	<p><b>FINAL PLAT</b>                  BATTLE CROSSING - PLAT 1                  COLUMBIA, BOONE COUNTY                  MISSOURI</p>	RESERVED FOR RECORDER'S STAMP
DANIEL K. GILDEHAUS SURVEYOR PLS #2006016625	<p>• Civil Engineering                  • Land Surveying                  • Architecture                  • Site Development                  • General Consulting                  • Master Planning</p> <p><b>COCHRAN</b>                  530A E. Independence Dr.                  Union, Missouri 63084                  636-584-0540 (fax)                  636-584-0512 (cell)                  mail@cochransurveying.com</p>	
DWN. BY: D.K.G. AREA: S10,T48N,R12W MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380	DATE: 5-26-2020 SCALE: 1" = 60' PROJ. NO.: 18-7279 SHEET NO.: 2 OF 2	

INTERSTATE 70  
 (VARIABLE WIDTH)