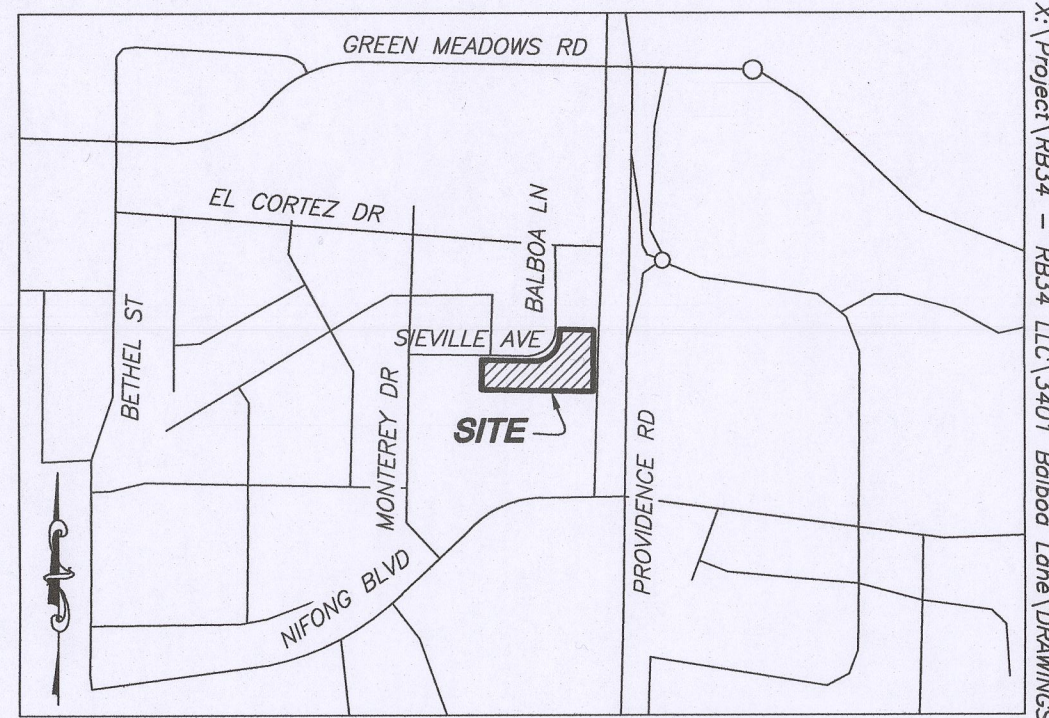
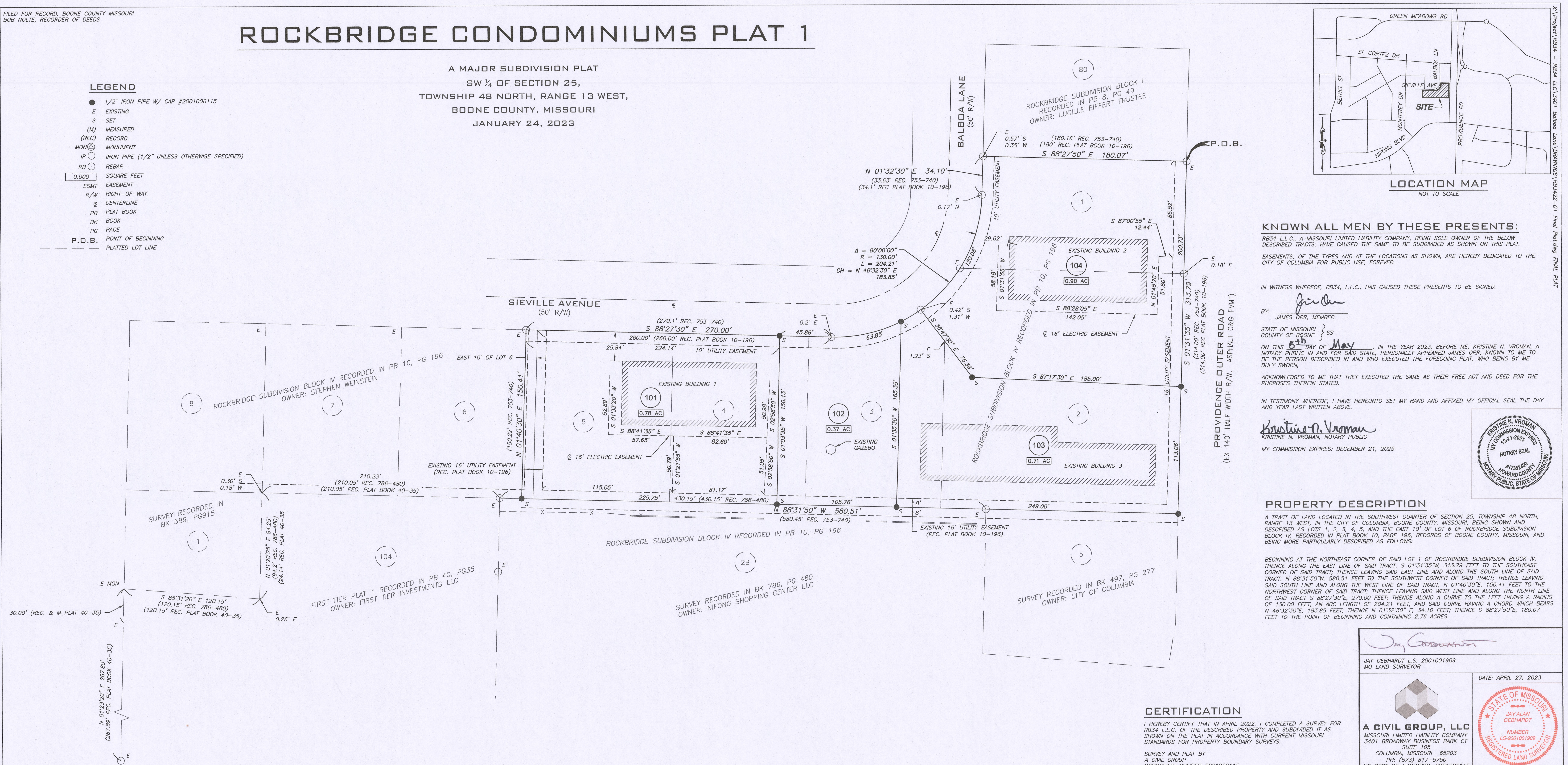


# ROCKBRIDGE CONDOMINIUMS PLAT 1

A MAJOR SUBDIVISION PLAT  
SW ¼ OF SECTION 25,  
TOWNSHIP 48 NORTH, RANGE 13 WEST,  
BOONE COUNTY, MISSOURI  
JANUARY 24, 2023

## LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- MON(⊙) MONUMENT
- IP ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB ○ REBAR
- 0.000 SQUARE FEET
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- ℄ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- PLATTED LOT LINE



LOCATION MAP  
NOT TO SCALE

## KNOWN ALL MEN BY THESE PRESENTS:

RB34 L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

IN WITNESS WHEREOF, RB34, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED.

BY: JAMES ORR, MEMBER

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

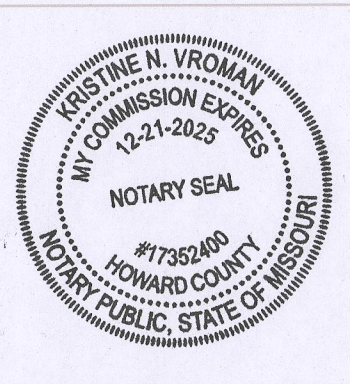
ON THIS 5th DAY OF May, IN THE YEAR 2023, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES ORR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN,

ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Kristine N. Vroman  
KRISTINE N. VROMAN, NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 21, 2025



## PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AND DESCRIBED AS LOTS 1, 2, 3, 4, 5, AND THE EAST 10' OF LOT 6 OF ROCKBRIDGE SUBDIVISION BLOCK IV, RECORDED IN PLAT BOOK 10, PAGE 196, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 OF ROCKBRIDGE SUBDIVISION BLOCK IV, THENCE ALONG THE EAST LINE OF SAID TRACT, S 01°31'35"W, 313.79 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT, N 88°31'50"W, 580.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT, N 01°40'30"E, 150.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT S 88°27'30"E, 270.00 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 204.21 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 46°32'30"E, 183.85 FEET; THENCE N 01°32'30"E, 34.10 FEET; THENCE S 88°27'50"E, 180.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.76 ACRES.

## CERTIFICATION

I HEREBY CERTIFY THAT IN APRIL 2022, I COMPLETED A SURVEY FOR RB34 L.L.C. OF THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
CIVIL GROUP  
CORPORATE NUMBER 2001006115

## FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL HAZARD AREA AS DEFINED IN CITY OF COLUMBIA ORDINANCE 29-1.11(C), PER THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0287E, DATED APRIL 19, 2017.

## STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

## NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- SOURCE WARRANTY DEED FOR SURVEY TRACT RECORDED IN BOOK 2902, PAGE 161.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- ANY RELOCATION OF EXISTING FACILITIES SHALL BE AT PETITIONER'S EXPENSE.
- TOTAL TRACT AREA = 2.76 ACRES.

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE # \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

SCALE: 1" = 40'  
0 20 40 80

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83 (2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MAGDOT VRS NETWORK.