

MOON VALLEY SUBDIVISION - BLOCK III

FINAL PLAT
AUGUST 10, 2020

NOTES

- IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE I STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA QUADRANGLE MAP DATED OCTOBER 24, 1980 AND PHOTOREVISED SEPTEMBER 13, 2017, AND IS LOCATED AS SHOWN ON THE PLAT.
- PORTIONS OF THIS PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREAS, AS SHOWN BY FIRM MAP NUMBER 29019C0283E, DATED APRIL 19, 2017.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

LEGEND

POINT OF BEGINNING
IRON
SET
ALL MONUMENTS ARE FOUND
UNLESS SHOWN (S) SET

0 50 100
SCALE: 1" = 50'

BEARINGS ARE REFERENCED TO MISSOURI
STATE PLANE COORDINATE SYSTEM (NAD 1983)
CENTRAL ZONE.

VICINITY MAP
NOT TO SCALE

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 T48N R12W, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE BENEFICIARY DEED RECORDED IN BOOK 2967 PAGE 154, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 18-48-12, THENCE ALONG THE QUARTER SECTION LINE, S 86°35'00"E 305.00 FEET; THENCE LEAVING SAID LINE, S 1°13'40"W 317.85 FEET; THENCE S 43°11'50"W 175.07 FEET; THENCE N 88°53'00"W 130.00 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 355 PAGE 81; THENCE ALONG THE LINES OF SAID TRACT 1, N 8°00'00"W 131.60 FEET; THENCE N 88°53'00"W 238.31 FEET; THENCE N 35°50'50"W 53.27 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SURVEY RECORDED IN BOOK 356 PAGE 550; THENCE ALONG THE LINES OF SAID SURVEY, N 89°01'40"E 234.00 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE ALONG THE SECTION LINE, N 1°13'40"E 279.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.10 ACRES.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM



FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

MOON VALLEY SUBDIVISION BLOCK III
NW 1/4 OF THE SW 1/4 OF SECTION 17 T48N R12W
NE 1/4 OF THE SE 1/4 OF SECTION 18 T48N R12W
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2020 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY TERM EXPIRES DECEMBER 15, 2023.

JONATHAN CORY BERGTHOLD, NOTARY PUBLIC

KNOW ALL PERSONS BY THESE PRESENTS:

THAT RANDY ROGERS ROMINES AND MATTHEW COLLINS ROGERS, BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. THE UTILITY EASEMENT, GREEN SPACE TRAIL EASEMENT, AND THE 16 FOOT SEWER EASEMENT, AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

THE PRIVATE IRREVOCABLE SHARED ACCESS EASEMENT IS HEREBY DEDICATED TO ROGER K. AND DONNA M. HILLS, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF TRACTS 1 AND 2 AS SHOWN BY THE SURVEY RECORDED IN BOOK 355 PAGE 81.

RANDY ROGERS ROMINES

MATTHEW COLLINS ROGERS

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2020 BEFORE ME PERSONALLY APPEARED RANDY ROGERS ROMINES AND MATTHEW COLLINS ROGERS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY TERM EXPIRES _____.

NOTARY PUBLIC

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON _____

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____

ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

DETAIL

SCALE: 1" = 20'