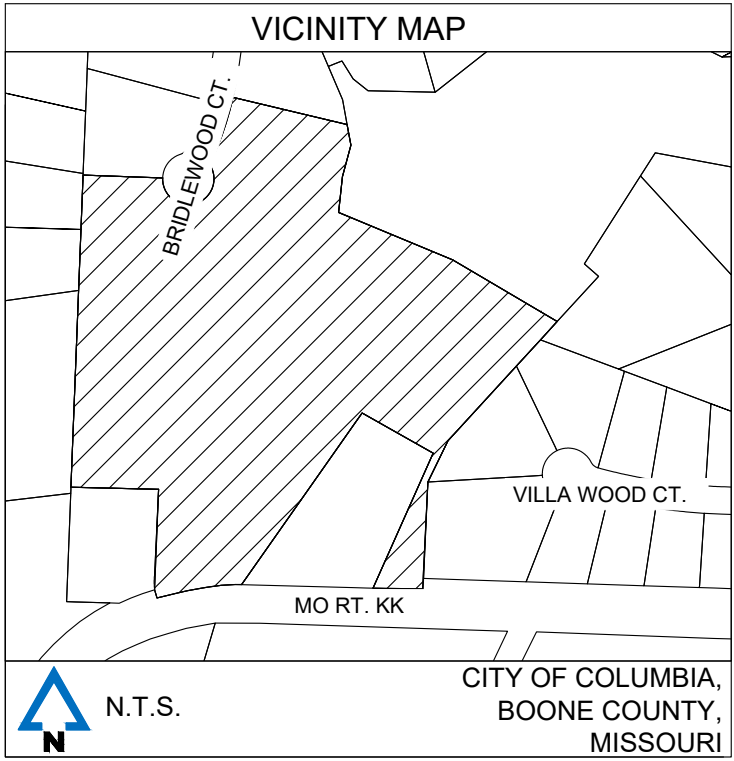


FINAL PLAT THORNBROOK PLAT 7A

A MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH,
RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ALL OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4200 AT PAGE 96, ALL OF THE TRACT DESCRIBED BY QUIT CLAIM DEED RECORDED IN BOOK 4204 AT PAGE 49, ALL OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5143 AT PAGE 98, AND ALL OF THE TRACT DESCRIBED BY QUIT CLAIM DEED RECORDED IN BOOK 3109 AT PAGE 187 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 224 OF THORNBROOK, PLAT NO. 7 AS RECORDED IN PLAT BOOK 36 AT PAGE 24 OF THE RECORDS OF BOONE COUNTY; THENCE ALONG THE LINES OF SAID PLAT 7, S88°42'40"E, 145.12 FEET; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 47.00 FEET FOR AN ARC LENGTH OF 168.71 FEET, THE LONG CHORD BEARS N78°29'20"E, 91.66 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET FOR AN ARC LENGTH OF 16.60 FEET, THE LONG CHORD BEARS N0°33'50"W, 16.13 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 649.53 FEET FOR AN ARC LENGTH OF 120.00 FEET, THE LONG CHORD BEARS N17°55'00"E, 119.83 FEET; THENCE S77°26'20"E, 213.78 FEET; THENCE S11°00'50"E, 38.23 FEET; THENCE S14°09'00"W, 59.47 FEET; THENCE S05°33'30"W, 50.52 FEET; THENCE LEAVING THE LINES OF SAID PLAT 7 AND WITH THE LINES OF THE TRACT DESCRIBED BY DEED IN BOOK 5143 AT PAGE 98, S66°53'40"E, 216.88 FEET; THENCE S88°54'10"E, 237.02 FEET; THENCE S43°26'40"W, 47.62 FEET; THENCE S41°46'20"W, 249.33 FEET; THENCE S25°02'00"W, 83.98 FEET; THENCE S01°45'30"W, 196.50 FEET TO THE NORTH RIGHT OF WAY LINE OF MISSOURI ROUTE KK; THENCE LEAVING THE LINES OF SAID DEED IN BOOK 5143 AT PAGE 98 AND WITH SAID RIGHT OF WAY LINE N87°23'50"W, 95.44 FEET TO THE SOUTHEAST CORNER OF THE TRACT SHOWN BY SURVEY IN BOOK 374 AT PAGE 954; THENCE LEAVING SAID RIGHT OF WAY LINE AND WITH THE LINES OF SAID SURVEY IN BOOK 374 AT PAGE 954, N25°04'10"E, 265.80 FEET; THENCE N59°25'50"W, 148.80 FEET; THENCE S36°07'10"W, 379.01 FEET TO THE NORTH RIGHT OF WAY LINE OF MISSOURI ROUTE KK; THENCE LEAVING THE LINES OF SAID SURVEY IN BOOK 374 AT PAGE 954 AND WITH SAID RIGHT OF WAY LINE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 866.44 FEET FOR AN ARC LENGTH OF 71.57 FEET, THE LONG CHORD BEARS S88°07'10"W, 71.55 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 411.97 FEET FOR AN ARC LENGTH OF 98.26 FEET, THE LONG CHORD BEARS S78°55'10"W, 98.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY DEED IN BOOK 5143 AT PAGE 98; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF MISSOURI ROUTE KK AND WITH THE LINES OF SAID DEED IN BOOK 5143 AT PAGE 98, N01°25'40"E, 178.17 FEET; THENCE N89°14'50"W, 147.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 224; THENCE WITH THE WEST LINE OF SAID LOT 224 N01°26'20"E, 574.07 TO THE POINT OF BEGINNING AND CONTAINING 10.40 ACRES.

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
- THIS TRACT LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM PANEL 29019C0270E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- A TITLE COMMITMENT FOR A PORTION OF THIS TRACT WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO. 2044630.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT CONTAINS A TYPE II STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, MISSOURI - BOONE COUNTY.

APPROVED BY CITY OF COLUMBIA PLANNING & ZONING

COMMISSION ON THIS ____ DAY OF ____, 2021.

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE ____ ON THIS ____ DAY OF ____

____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



1901 PENNSYLVANIA AVE.
COLUMBIA, MO 65202
(573) 814-1568

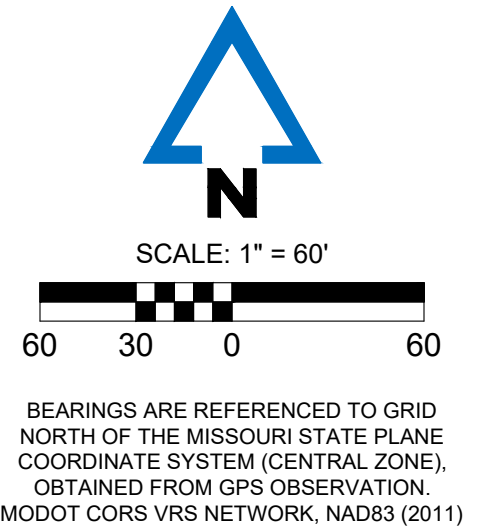
CERTIFICATE OF AUTHORITY
No. LS-2012009395

SURVEY PREPARED FOR:
MARSHALL MURRAY

PROJECT NAME:
THORNBROOK PLAT 7A

PROJECT LOCATION:
COLUMBIA, MISSOURI

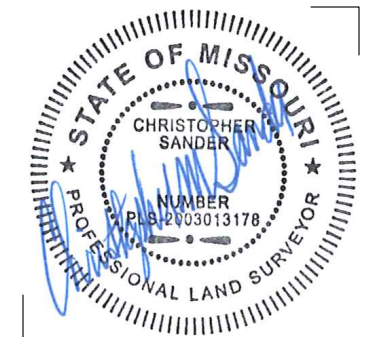
McCLURE PROJECT No.
202020



GENERAL LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
SECTION LINE	---
EASEMENT LINE	---
CHAINLINK FENCE	---
ROAD CENTERLINE	---
FOUND RW MARKER	●
FOUND PIPE/REBAR	●
FOUND DRILL HOLE	●
SET/IZ REBAR	○
FOUND PLSS CORNER	■
ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
MEASURED	M
RECORD	REC
POINT OF BEGINNING	POB
PERM. MONUMENT	PM
CENTERLINE	CL

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.



CHRISTOPHER M. SANDER
2003013178
March 19, 2021

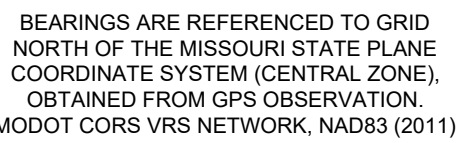
STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS ____ DAY OF ____, 2021.

TIMOTHY J. DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 18, 2021

CERTIFICATE OF AUTHORITY
No. LS-2012009395

McCLURE PROJECT No.
202020



BOUNDARY LINE	_____
PROPERTY LINE	_____
SECTION LINE	_____
EASEMENT LINE	_____
CHAINLINK FENCE	_____ 0 _____
ROAD CENTERLINE	_____

FOUND R/W MARKER
FOUND PIPE/REBAR
FOUND DRILL HOLE
SET 1/2" REBAR
FOUND PLSS CORNER

ABBREVIATIONS:

RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
MEASURED	M
RECORD	REC
POINT OF BEGINNING	POB
PERM. MONUMENT	PM
CENTERLINE	CL

THIS DOCUMENT HAS BEEN
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CHRISTOPHER M. SANDER
2003013178
March 19, 2021

STATE OF MISSOURI } SS
COUNTY OF BOONE }

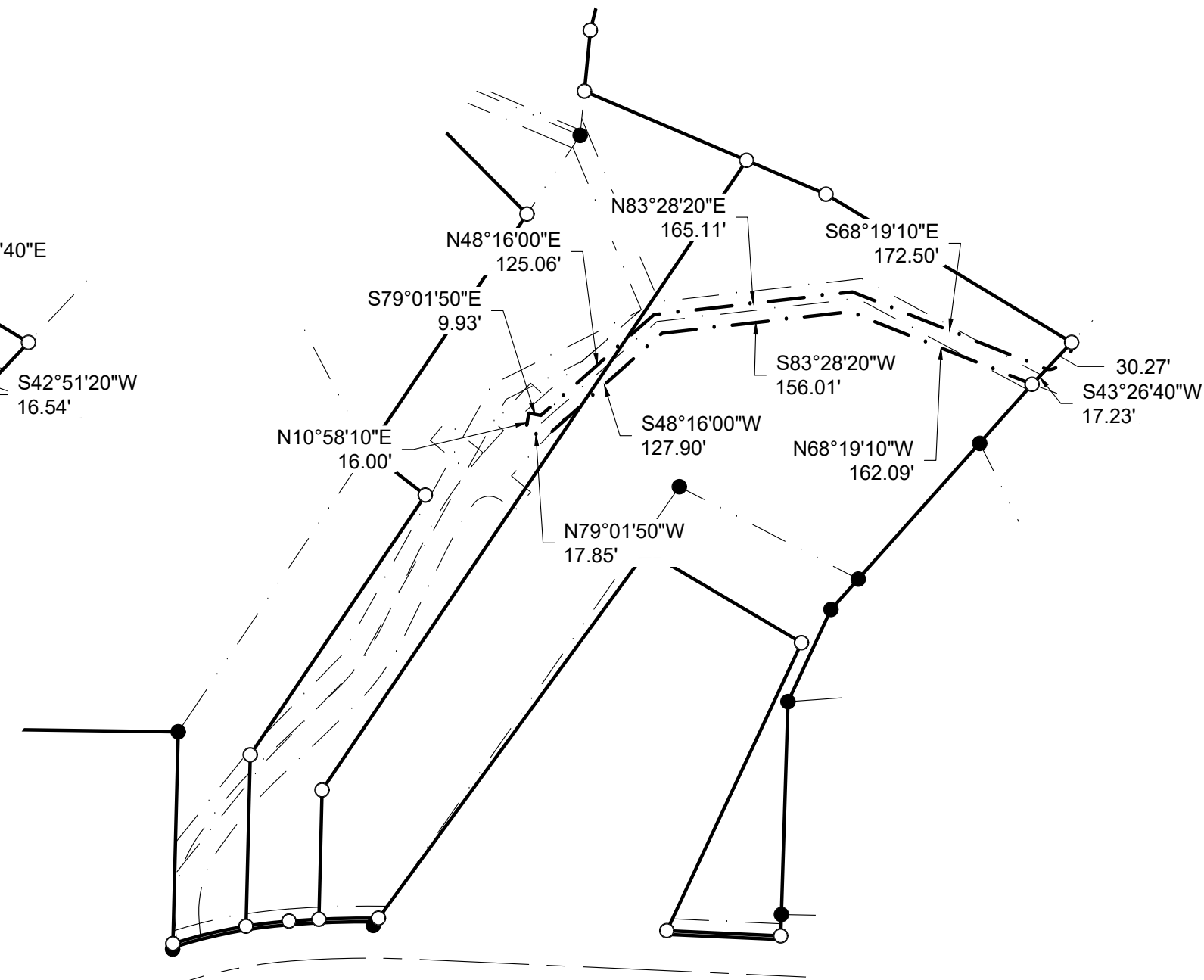
SUBSCRIBED AND AFFIRMED BEFORE ME
THIS DAY OF , 2021.

TIMOTHY J. DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 18, 2021

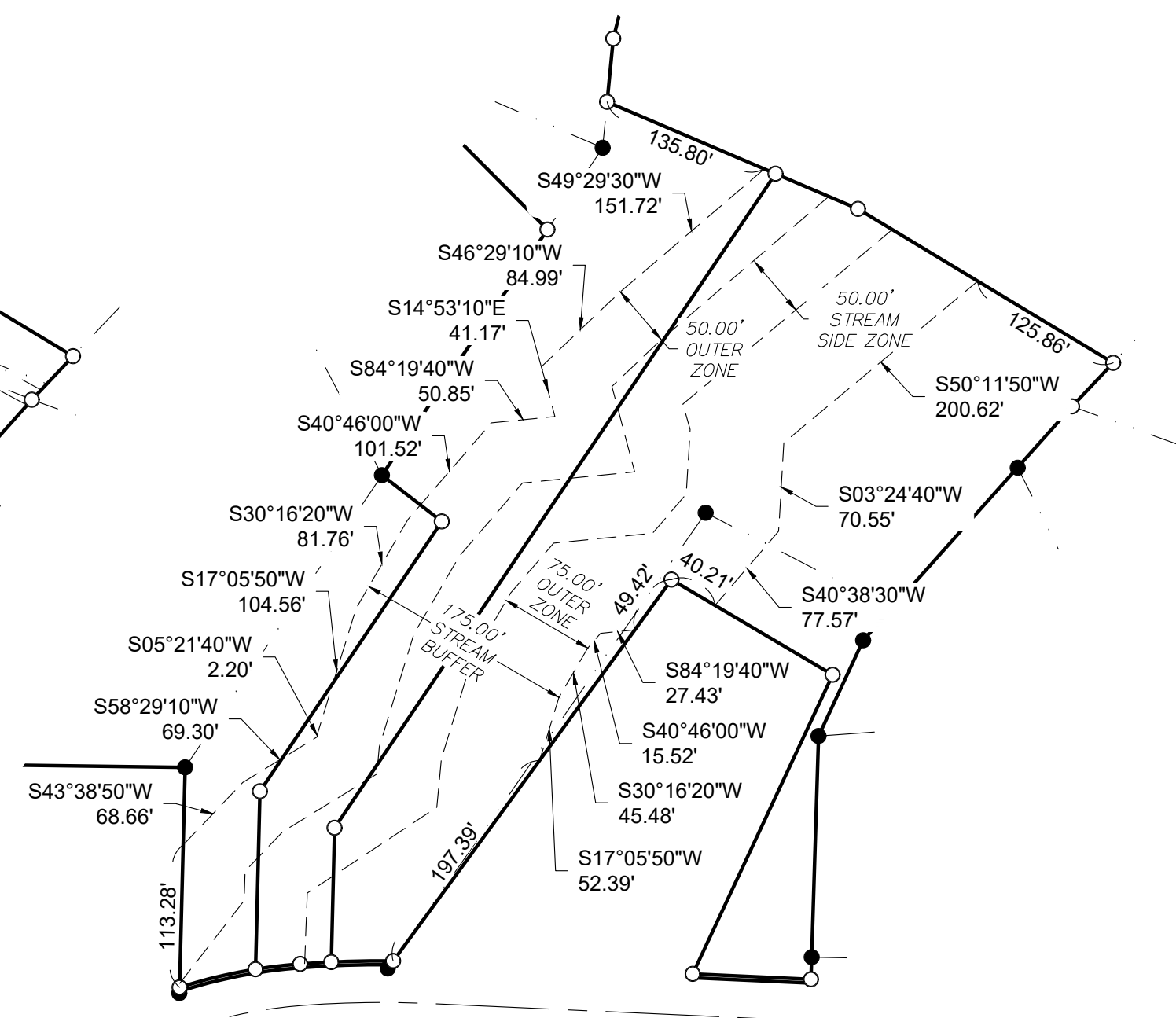
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A MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH,
RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

DETAIL 'C' - SEWER EASEMENT - BK 1876 PG 409



DETAIL 'F' - STREAM BUFFER



MARSHALL G. MURRAY AND SYLVIA J. MURRAY, HUSBAND AND WIFE, BEING THE SOLE OWNER OF A PORTION OF THE HEREON DESCRIBED TRACT, HAS 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.

RIGHT-OF-WAY FOR HIGHWAY KK AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

MARSHALL G. MURRAY

SYLVIA J. MURRAY

ON THIS _____ DAY OF _____ IN THE YEAR 2021, BEFORE ME PERSONALLY
APPEARED MARSHALL G. MURRAY AND SYLVIA J. MURRAY, HUSBAND AND WIFE, TO ME
KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED
BY THEM AS A 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 FIRST WRITTEN ABOVE.

-NOTARY PUBLIC

WILLIAM L. ORSCHELN, TRUSTEE OF THE WILLIAM L. ORSCHELN FAMILY LIVING TRUST DATED SEPTEMBER 29, 2005, BEING THE SOLE OWNER OF A PORTION OF THE HEREON DESCRIBED TRACT, 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.

WILLIAM L. ORSCHELN - TRUSTEE

ON THIS _____ DAY OF _____ IN THE YEAR 2021, BEFORE ME PERSONALLY
APPEARED WILLIAM L. ORSCHELN, TRUSTEE OF THE WILLIAM L. ORSCHELN FAMILY LIVING
TRUST DATED SEPTEMBER 29, 2005 TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID
SAY THAT SAID INSTRUMENT WAS SIGNED BY HIM AS A 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 FIRST WRITTEN ABOVE.

-NOTARY PUBLIC

LEE & ANGELICA HARDY 2012 REVOCABLE TRUST U/T/A DATED DECEMBER 19, 2012, BEING THE SOLE OWNER OF A PORTION OF THE HEREON DESCRIBED TRACT, HAS 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, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE
SIGNED:

LEE D. HARDY - TRUSTEE

ON THIS _____ DAY OF _____ IN THE YEAR 2021, BEFORE ME PERSONALLY APPEARED LEE D.HARDY AND ANGELICA M. HARDY, TRUSTEES OF THE LEE & ANGELICA HARDY 2012 REVOCABLE TRUST U/T/A DATED DECEMBER 19, 2012 TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A 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 FIRST WRITTEN ABOVE.

-NOTARY PUBLIC