SHEELA	AMIN,	CITY	CLERK	

BRIAN TREECE, MAYOR	-
ATTEST:	

COMMISSION ON THIS

2021.

5.1(a)(Z) APP	ROVED BY CI	TY COUNCIL P
DINANCE #		
THIS	DAY OF	
	MAYOR	

ORDINANCE #\_\_\_\_ \_\_ON THIS \_ DAY OF \_\_\_\_\_\_ 2021.

APPROVED BY CITY OF COLUMBIA PLANNING & ZONING

29-5.1

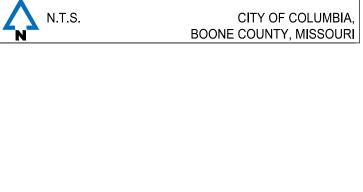
DESIGN ADJUSTMENT FOR REQUIRED SIDEWALKS ALONG UNIMPROVED STREETS AS REQUIRED BY UDC SECTION (d)(2) APPROVED BY CITY COUNCIL PURSUANT TO ORE \_\_\_2021.

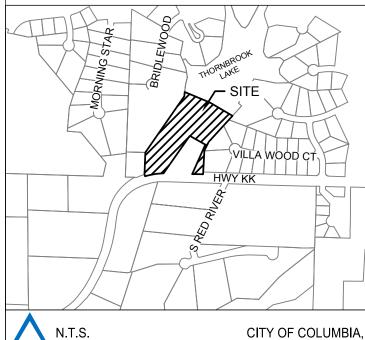
SARA LOE, CHAIRPERSON THIS PLAT APPROVED BY THE CITY COUNCIL PURSUANT TO

DAY OF

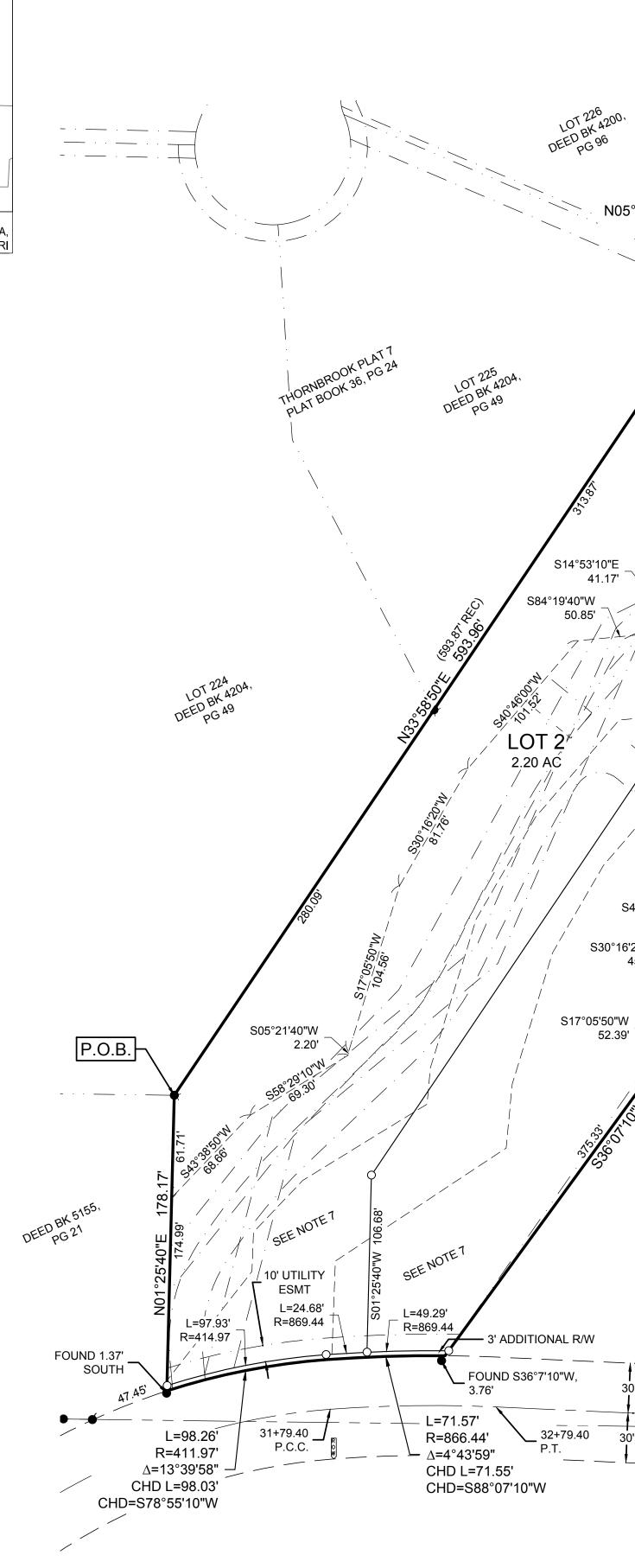








VICINITY MAP



ON

FILED FOR RECORD, BOONE COUNTY, MISSOURI NORA DIETZEL, RECORDER OF DEEDS

# MINOR PLAT HARDY PLAT 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI (PAGE 1 OF 2)

N05°32'10"E 36.65' STREAM BUFFER SEE PAGE 2 FOR S43°26'40"W EASEMENT DETAILS 47.62' LOT 1 SEE PAGE 2 FOR 3.26 AC EASEMENT DETAILS S84°19'40"W 27.43' S40°46'00"W 15.52' S30°16'20"W 45.48' – CITY LIMITS – S25°02'00"W 83.98' (83.99' REC) 52.39' SEENOTE 10' UTILITY ESMT 3' ADDITIONAL R/W -94.16' N87°23'50"W 95.45' HIGHWAY KK (60' R/W)

#### **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 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 SOUTHEASTERN MOST 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, N33°58'50"E, 593.96 FEET; THENCE N05°32'10"E, 36.65 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 S58°54'10"E, 237.02 FEET TO A POINT LYING ON THE WEST LINE OF LOT 279 OF THORNBROOK PLAT 9 AS RECORDED IN PLAT BOOK 36 AT PAGE 72; THENCE ALONG SAID WEST LINE, S43°26'40"W, 47.62 FEET TO THE NORTHERN MOST CORNER OF LOT 269 OF THORNBROOK PLAT 8 AS RECORDED IN PLAT BOOK 36 AT PAGE 26; THENCE ALONG THE WEST LINES OF SAID PLAT 8, S41°46'20"W, 249.33 FEET; THENCE S25°02'00"W, 83.98 FEET; THENCE S01°45'20"W, 196.50 FEET TO THE NORTH RIGHT OF WAY LINE OF MISSOURI ROUTE KK: THENCE LEAVING THE LINES OF SAID PLAT 8 AND WITH SAID NORTH RIGHT OF WAY LINE, N87°23'50"W, 95.45 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, 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 AND FOLLOWING ALONG 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 TO THE

#### **CERTIFICATION:**

POINT OF BEGINNING AND CONTAINING 5.48 ACRES.

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

#### NOTES

- 1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
- 2. THIS TRACT LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM PANEL 29019C0270E DATED APRIL 19, 2017.
- 3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- 4. 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.
- 6. 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.
- 7. SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL DEVELOPMENT SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO ROUTE KK UNLESS OTHERWISE APPROVED BY THE DIRECTOR.

### KNOW ALL MEN BY THESE PRESENTS

MARSHALL G. MURRAY, A SINGLE PERSON, BEING THE SOLE OWNER 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:

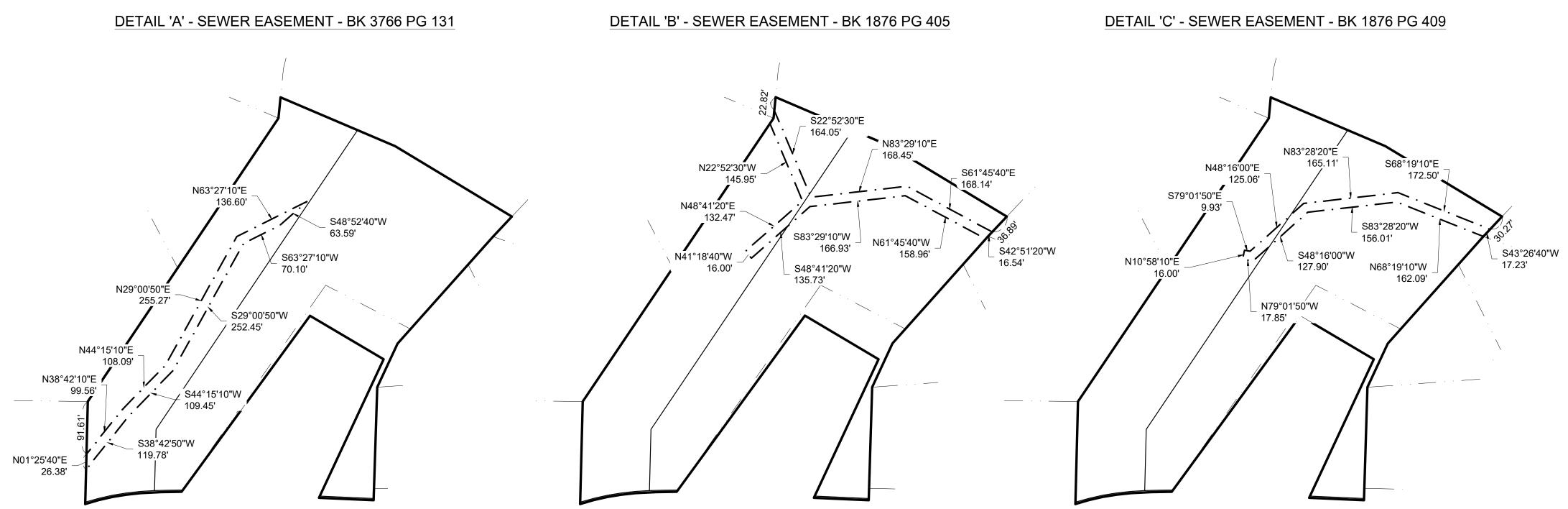
MARSHALL G. MURRAY

ON THIS DAY OF IN THE YEAR 2021, BEFORE ME PERSONALLY APPEARED MARSHALL G. MURRAY, A SINGLE PERSON 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.

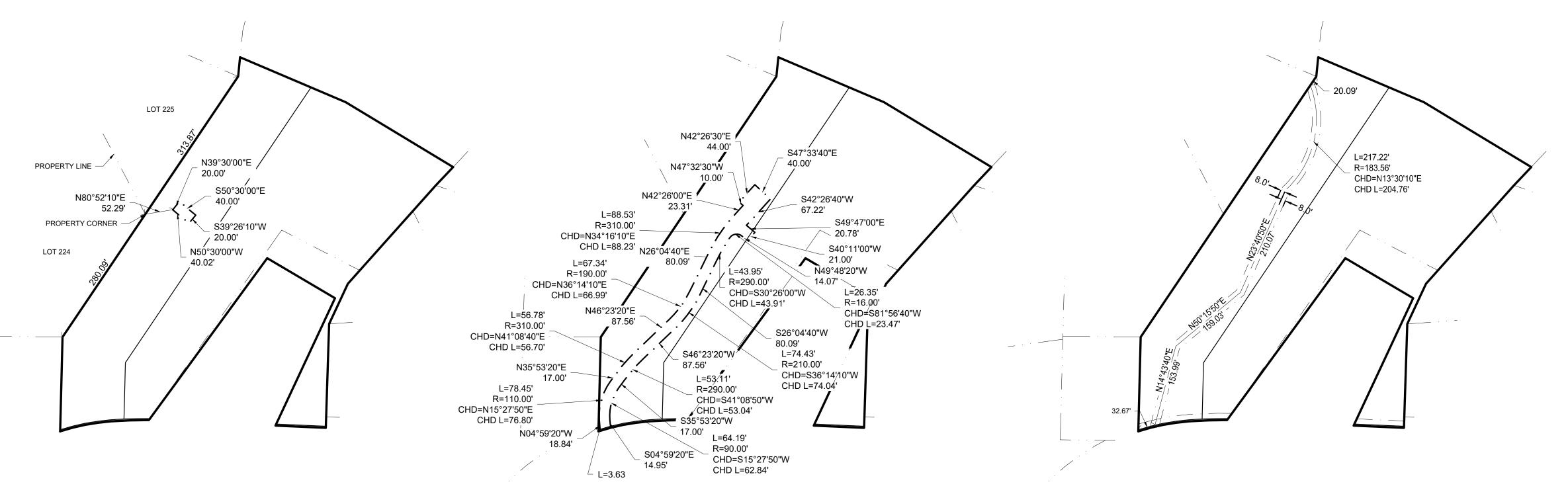
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

-NOTARY PUBLIC

FOUND DRILL HOLE X SET I/2" REBAR O FOUND PLSS CORNER RIGHT-OF-WAY RW BOOK AND PAGE BK, PG RECORD REC POINT OF BEGINNING POB FOUND FND CENTERLINE CL THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED. Christopher M. Sander MO LS-2003013178 October 28, 2021 STATE OF MISSOURI SSUBS COUNTY OF BOONE SS SUBSCRIBED AND AFFIRMED BEFORE ME THIS DAY OF, 2021.	MCCLURE
COLUMBIA, MO 65202 (573) 814-1568 CERTIFICATE OF AUTHORITY No. LS-2012009395 SURVEY PREPARED FOR: SURVEY FOR LEE HARDY PROJECT LOCATION: BOONDE COUNTY, MO MCLURE PROJECT No. 202020 MCLURE PROJECT NO. 202020 COUNT OF BOONE SOUNDARY LINE SECTION DELLEDENCE SET LIZ'REBAR O SUBSCRIMED SEC SECTION LINE SECTION DELLEDENCE SET LIZ'REBAR O SUBSCRIMED SEC SECTION LINE SECTION SECTION SEC SECTION SECTION SECTION SECTION SECTION SECTION SECTION SECTION SECTION SECTION SECTI	making lives better.
No. LS-2012009395  SURVEY PREPARED FOR: HARDY PLAT 1 PROJECT LOCATION: BOONE COUNTY, MO MCULURE PROJECT NO. 202020  CONSTRUCTION: DOTATION CONSTRUCTION CON	COLUMBIA, MO 65202
SURVEY FOR LEE HARDY PROJECT NAME: HARDY PLAT 1 PROJECT NOATION: BOONE COUNTY, MO McCURE PROJECT No. 202020	
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. MODOT CORS VRS NETWORK, NAD83 (2011) GENERAL LEGEND BOUNDARY LINE PROPERTY LINE SECTION LINE EASEMENT LINE EASEMENT LINE FIELD FENCE ROAD CENTERLINE FOUND RW MARKER OUND DRILL HOLE SET I2' REBAR O COUND PIELS CORNER RIGHT-OF-WAY RW BOOK AND PAGE BK, PG RECORD REC POINT OF BEGINNING POB FOUND FND CENTERLINE CL THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED. Christopher M. Sander MO LS-2003013178 October 28, 2021 STATE OF MISSOURI } SS SUBSCRIBED AND AFFIRMED BEFORE ME THIS 2021. 	SURVEY FOR LEE HARDY PROJECT NAME: HARDY PLAT 1 PROJECT LOCATION: BOONE COUNTY, MO MCCLURE PROJECT NO.
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OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. MODOT CORS VRS NETWORK, NADB3 (2011)	50 25 0 50
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RIGHT-OF-WAY R/W BOOK AND PAGE BK, PG RECORD REC POINT OF BEGINNING POB FOUND FND CENTERLINE CL THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED. Christopher M. Sander MO LS-2003013178 October 28, 2021 STATE OF MISSOURI } SS SUBSCRIBED AND AFFIRMED BEFORE ME THIS DAY OF, 2021.	PROPERTY LINE SECTION LINE EASEMENT LINE FIELD FENCEX ROAD CENTERLINE FOUND R/W MARKER FOUND R/W MARKER FOUND IRON PIPE/REBAR FOUND DRILL HOLE X SET I/2" REBAR O
ELECTRONICALLY SIGNED, SEALED AND DATED.	RIGHT-OF-WAY R/W BOOK AND PAGE BK, PG RECORD REC POINT OF BEGINNING POB FOUND FND
Christopher M. Sander MO LS-2003013178 October 28, 2021	ELECTRONICALLY
MO LS-2003013178 October 28, 2021 STATE OF MISSOURI } SS COUNTY OF BOONE } SS SUBSCRIBED AND AFFIRMED BEFORE ME THIS DAY OF, 2021.	SIGNED, SEALED AND DATED.
COUNTY OF BOONE ME SUBSCRIBED AND AFFIRMED BEFORE ME DAY OF, 2021.	MO LS-2003013178
,	COUNTY OF BOONE
	, NOTARY PUBLIC MY COMMISSION EXPIRES



DETAIL 'D' - ROAD EASEMENT - BK 2109 PG 359



# MINOR PLAT HARDY PLAT 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI (PAGE 2 OF 2)

### DETAIL 'E' - ROAD EASEMENT - BK 1876 PG 395

DETAIL 'F' - 16.0' ELECTRIC EASEMENT

Image: Constraint of the sector of the se
SURVEY FOR LEE HARDY PROJECT NAME: HARDY PLAT 1 PROJECT LOCATION: BOONE COUNTY, MO MCCLURE PROJECT NO. 202020
BEARINGS ARE REFERENCED TO GRID NORTH
OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. MODOT CORS VRS NETWORK, NAD83 (2011)
GENERAL LEGEND         BOUNDARY LINE         PROPERTY LINE         PROPERTY LINE         SECTION LINE         EASEMENT LINE         FIELD FENCE         ROAD CENTERLINE         FOUND R/W MARKER         FOUND RON PIPE/REBAR         FOUND DRILL HOLE         SET I/2" REBAR         FOUND PLSS CORNER         BBREVIATIONS:         RIGHT-OF-WAY         RIGHT-OF-WAY         BOOK AND PAGE         BK, PG         RECORD         POINT OF BEGINNING         FOUND         FOUND         FOUND         RECORD         REC         POINT OF BEGINNING         FOUND         FND         CENTERLINE         CL
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.
STATE OF MISSOURI } SS COUNTY OF BOONE } SS SUBSCRIBED AND AFFIRMED BEFORE ME THIS DAY OF, 2021. , NOTARY PUBLIC
, NOTARY PUBLIC MY COMMISSION EXPIRES