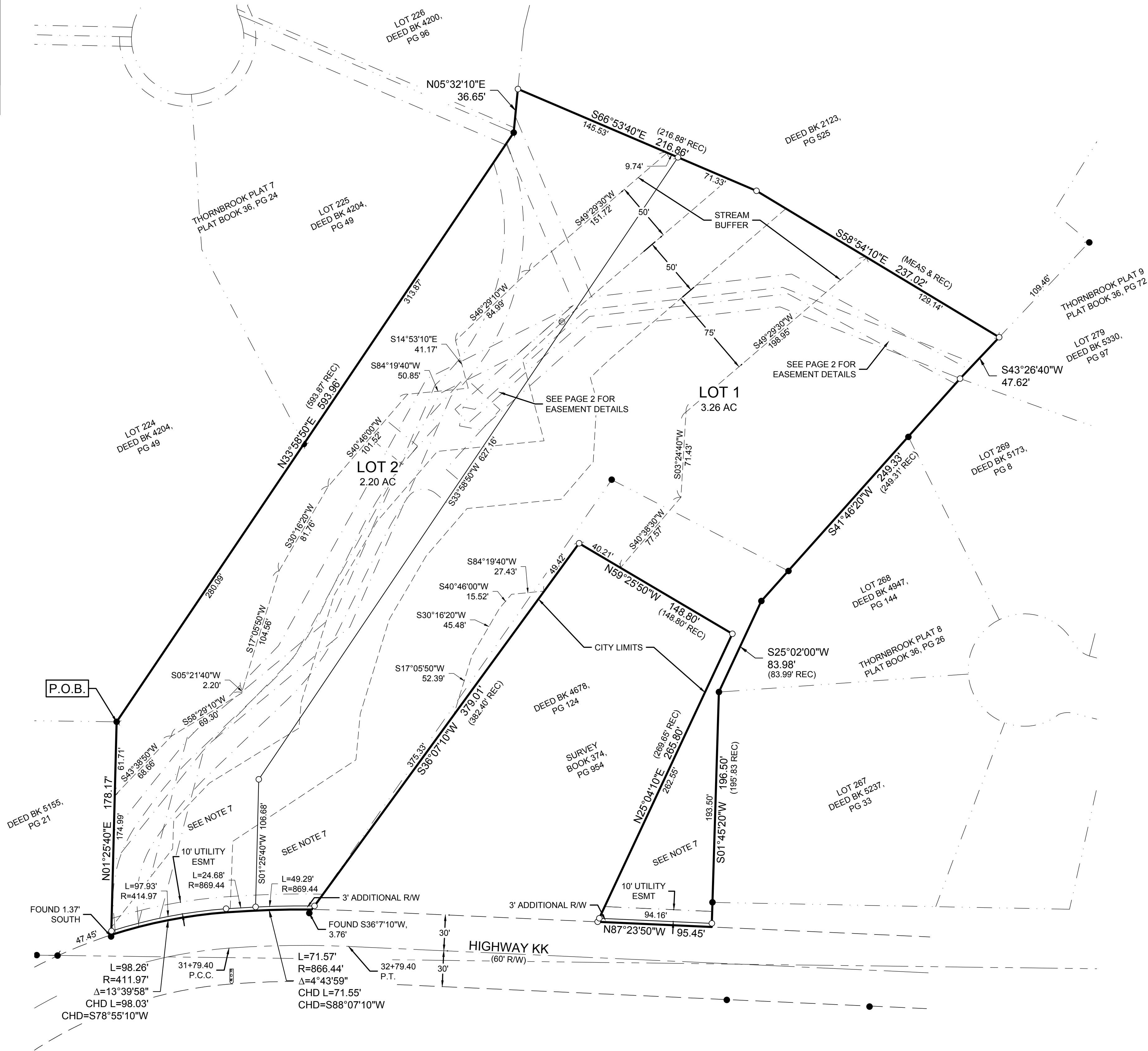
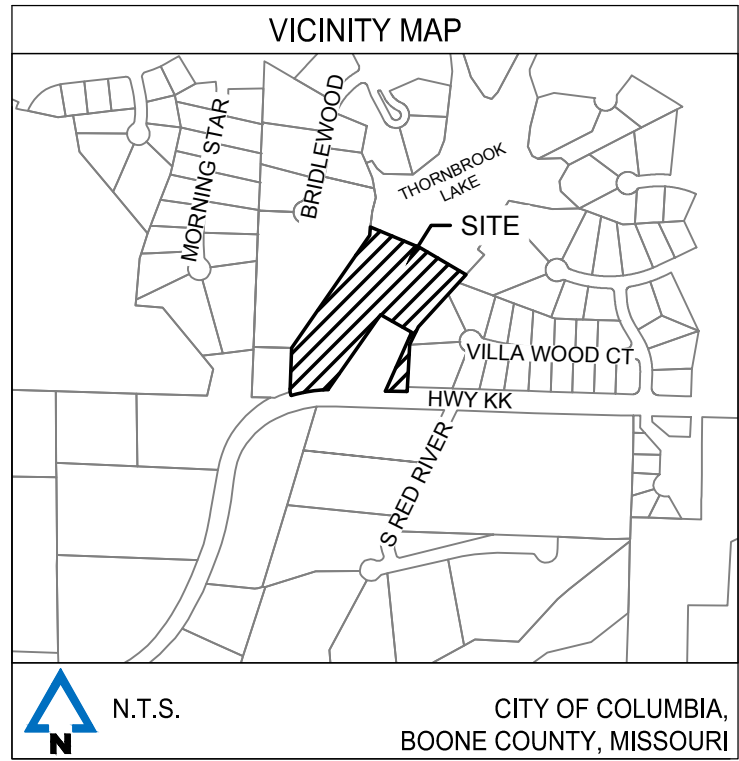


# MINOR PLAT HARDY PLAT 1

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)



## 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, S86°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, 285.80 FEET; THENCE N69°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 POINT OF BEGINNING AND CONTAINING 5.48 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 2901C0270E 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.
- 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

APPROVED BY CITY OF COLUMBIA PLANNING & ZONING  
COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2021.

\_\_\_\_\_  
SARA LOE, CHAIRPERSON

THIS PLAT APPROVED BY THE CITY COUNCIL PURSUANT TO  
ORDINANCE # \_\_\_\_\_ ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2021.

DESIGN ADJUSTMENT FOR REQUIRED SIDEWALKS ALONG  
UNIMPROVED STREETS AS REQUIRED BY UDC SECTION  
29-5.1(d)(2) APPROVED BY CITY COUNCIL PURSUANT TO  
ORDINANCE # \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
BRIAN TREECE, MAYOR

ATTEST:

\_\_\_\_\_  
SHEELA AMIN, CITY CLERK



making lives better.

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

CERTIFICATE OF AUTHORITY  
No. LS-2012009395

SURVEY PREPARED FOR:

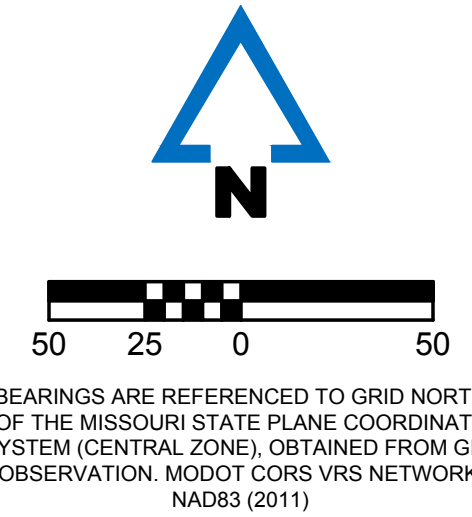
SURVEY FOR LEE HARDY

PROJECT NAME:

HARDY PLAT 1

PROJECT LOCATION:  
BOONE COUNTY, MO

McCLURE PROJECT No.  
202020



## GENERAL LEGEND

BOUNDARY LINE  
PROPERTY LINE  
SECTION LINE  
EASEMENT LINE  
FIELD FENCE  
ROAD CENTERLINE

FOUND RW MARKER  
FOUND IRON PIPER BAR  
FOUND DRILL HOLE  
SET 1/2" REBAR  
FOUND PLSS CORNER

ABBREVIATIONS:  
RIGHT-OF-WAY  
BOOK AND PAGE  
RECORD  
POINT OF BEGINNING  
FOUND  
CENTERLINE

THIS DOCUMENT HAS BEEN  
ELECTRONICALLY  
SIGNED, SEALED AND DATED.

\_\_\_\_\_  
Christopher M. Sander  
MO LS-2003013178  
October 28, 2021

STATE OF MISSOURI } SS  
COUNTY OF BOONE


SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_, NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



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)

  
**M<sup>c</sup>CLURE™**  
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SURVEY PREPARED FOR:  
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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	---
SECTION LINE	---
EASEMENT LINE	---
FIELD FENCE	X
ROAD CENTERLINE	---
FOUND RW MARKER	●
FOUND IRON PIPERBAR	●
FOUND DRILL HOLE	○
SET 1/2" REBAR	○
FOUND PLSS CORNER	■

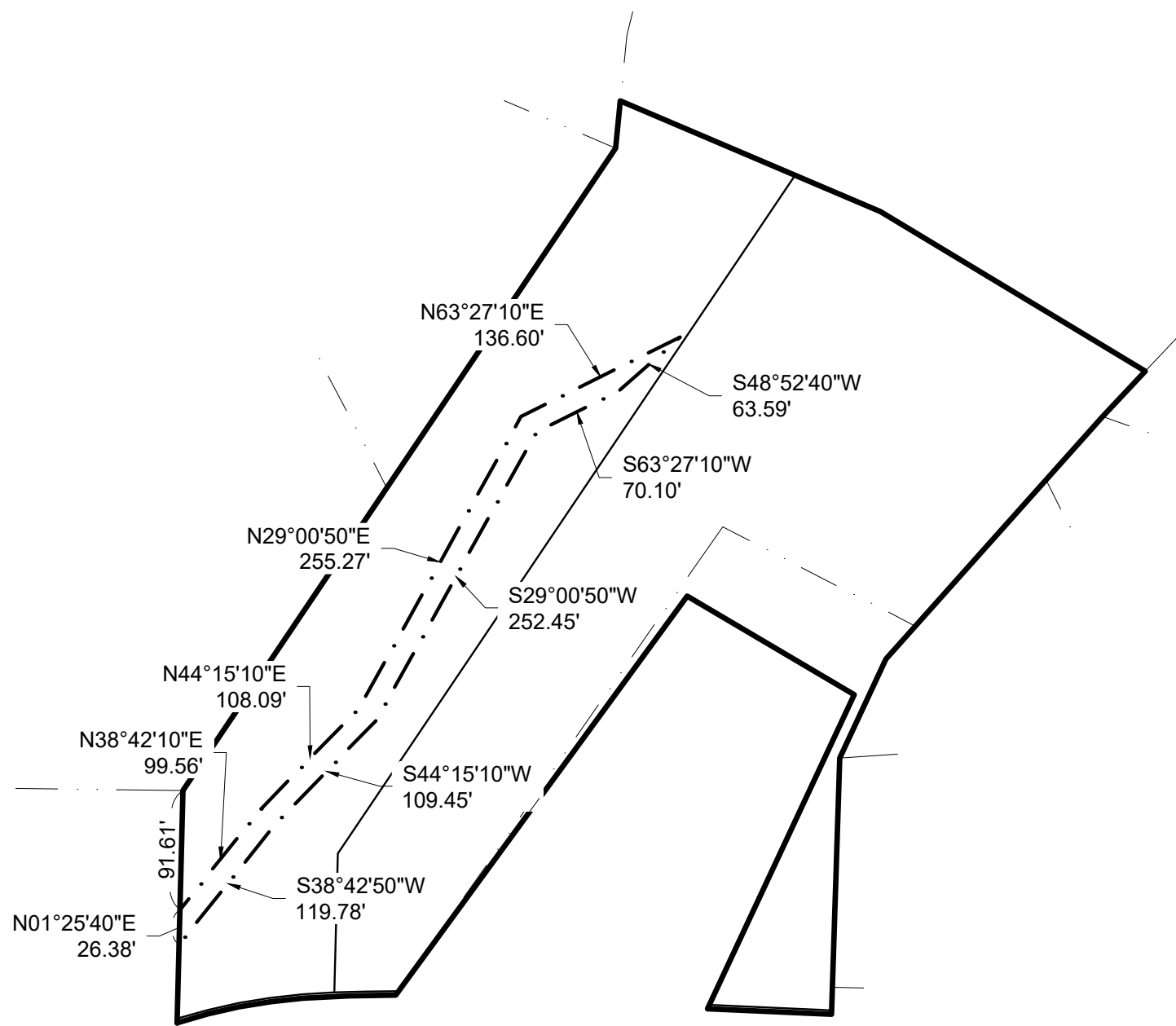
ABBREVIATIONS:  
RIGHT-OF-WAY R/W  
BOOK AND PAGE BK, PG  
RECORD REC  
POINT OF BEGINNING POB  
FOUND FND  
CENTERLINE CL

THIS DOCUMENT HAS BEEN  
ELECTRONICALLY  
SIGNED, SEALED AND DATED.

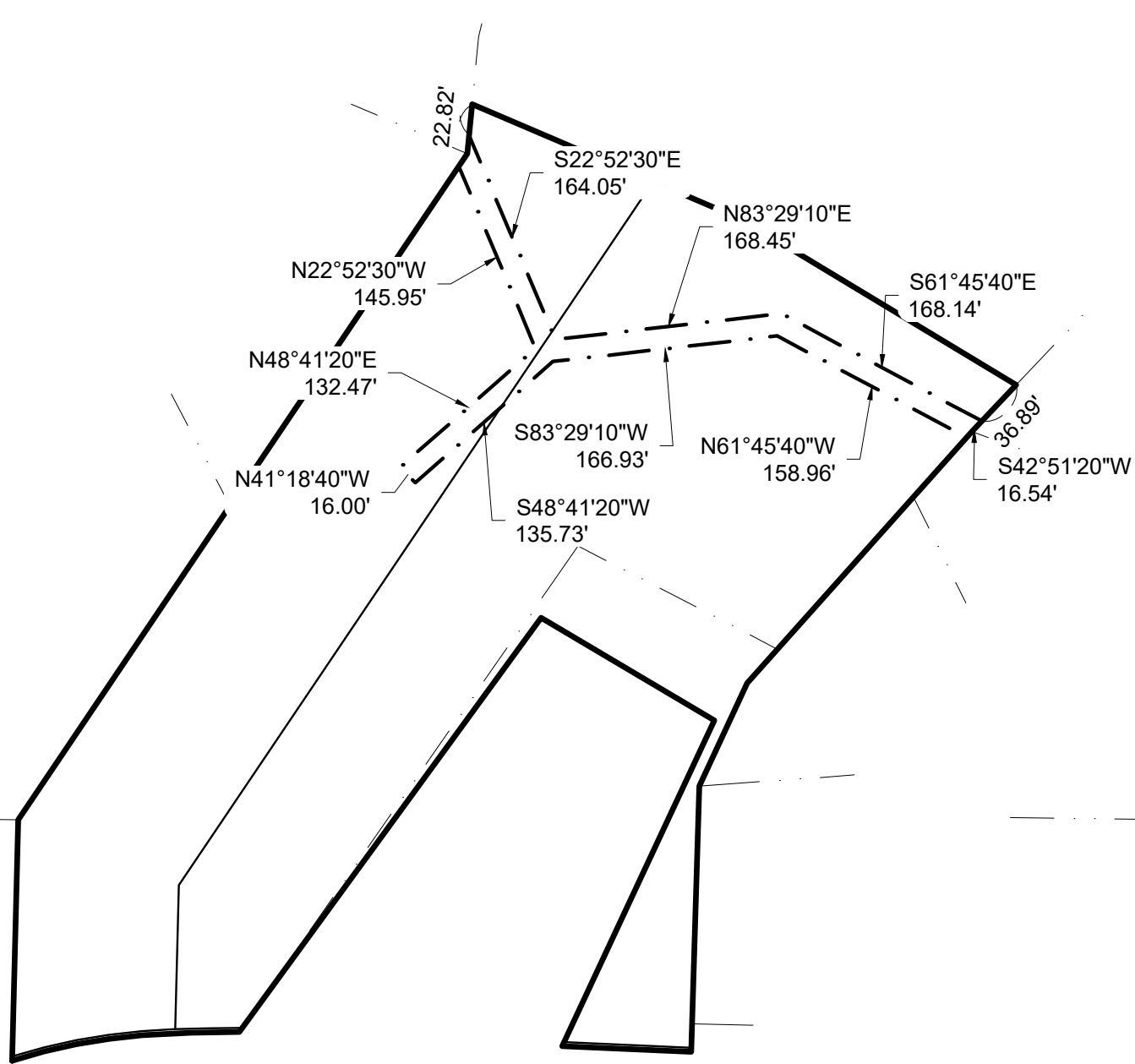
Christopher M. Sander  
MO LS-2003013178  
October 28, 2021

STATE OF MISSOURI } SS  
COUNTY OF BOONE  
SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.  
\_\_\_\_\_, NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

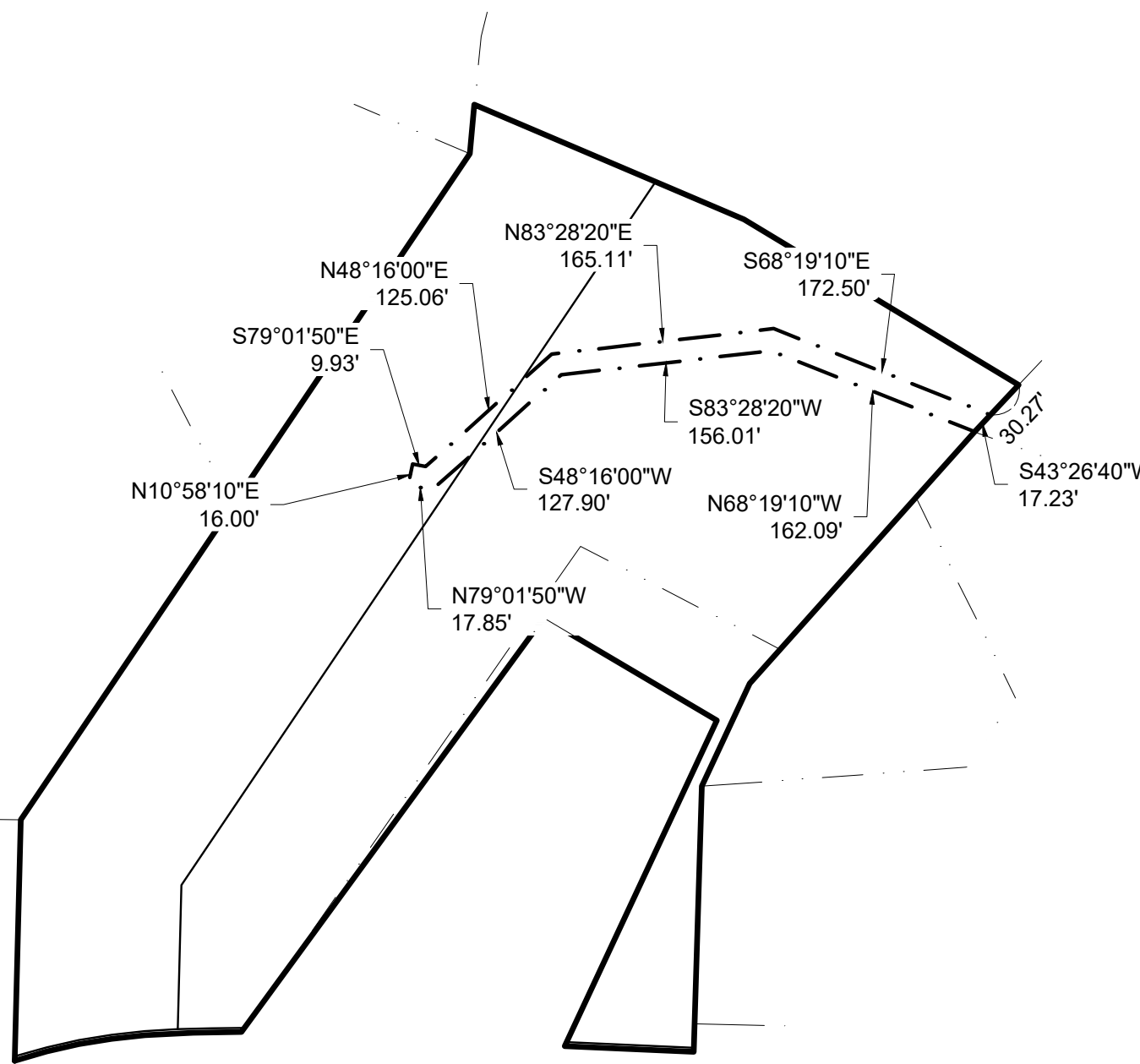
DETAIL 'A' - SEWER EASEMENT - BK 3766 PG 131



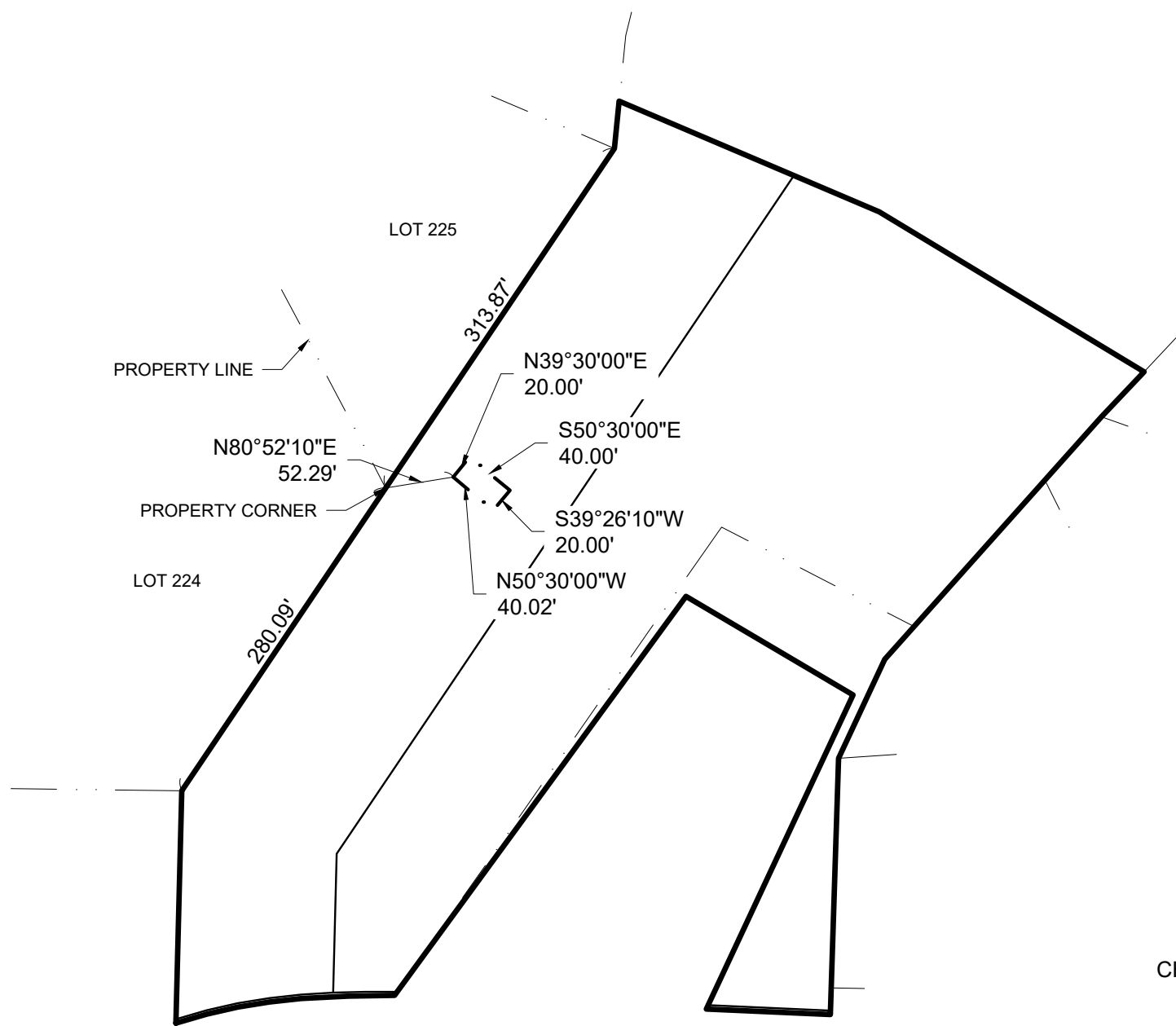
DETAIL 'B' - SEWER EASEMENT - BK 1876 PG 405



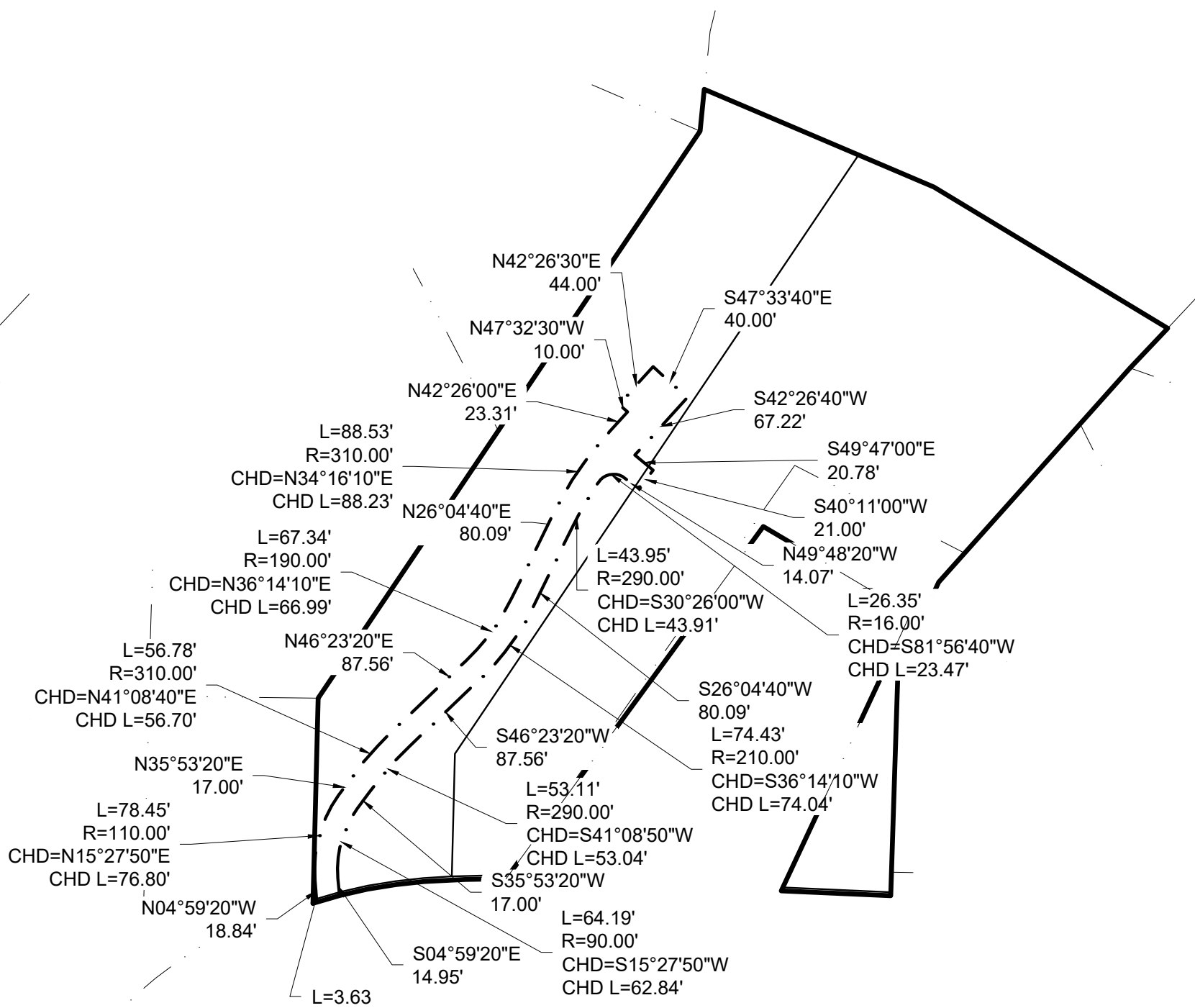
DETAIL 'C' - SEWER EASEMENT - BK 1876 PG 409



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



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



DETAIL 'F' - 16.0' ELECTRIC EASEMENT

