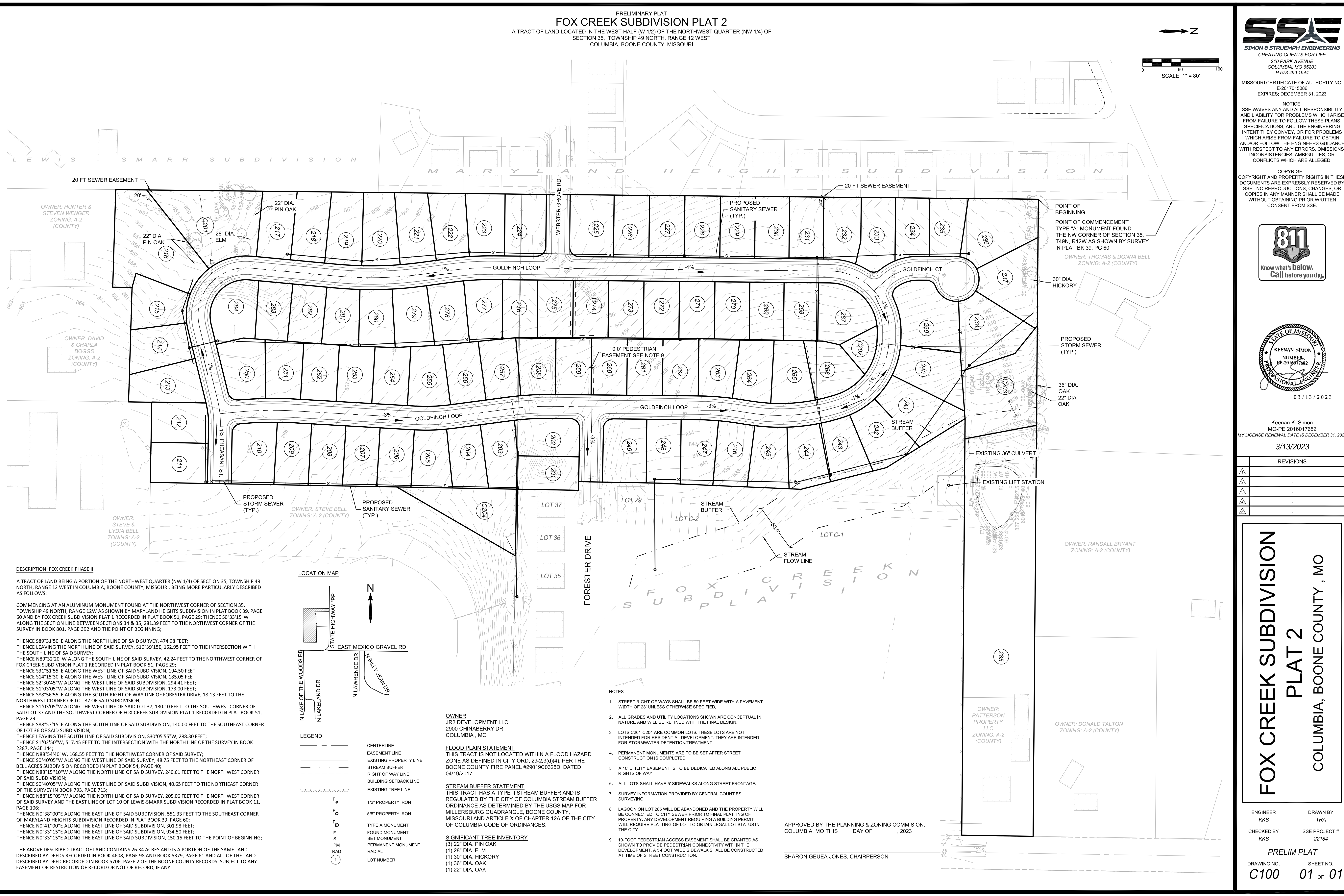




PRELIMINARY PLAT
FOX CREEK SUBDIVISION PLAT 2
A TRACT OF LAND LOCATED IN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 35, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

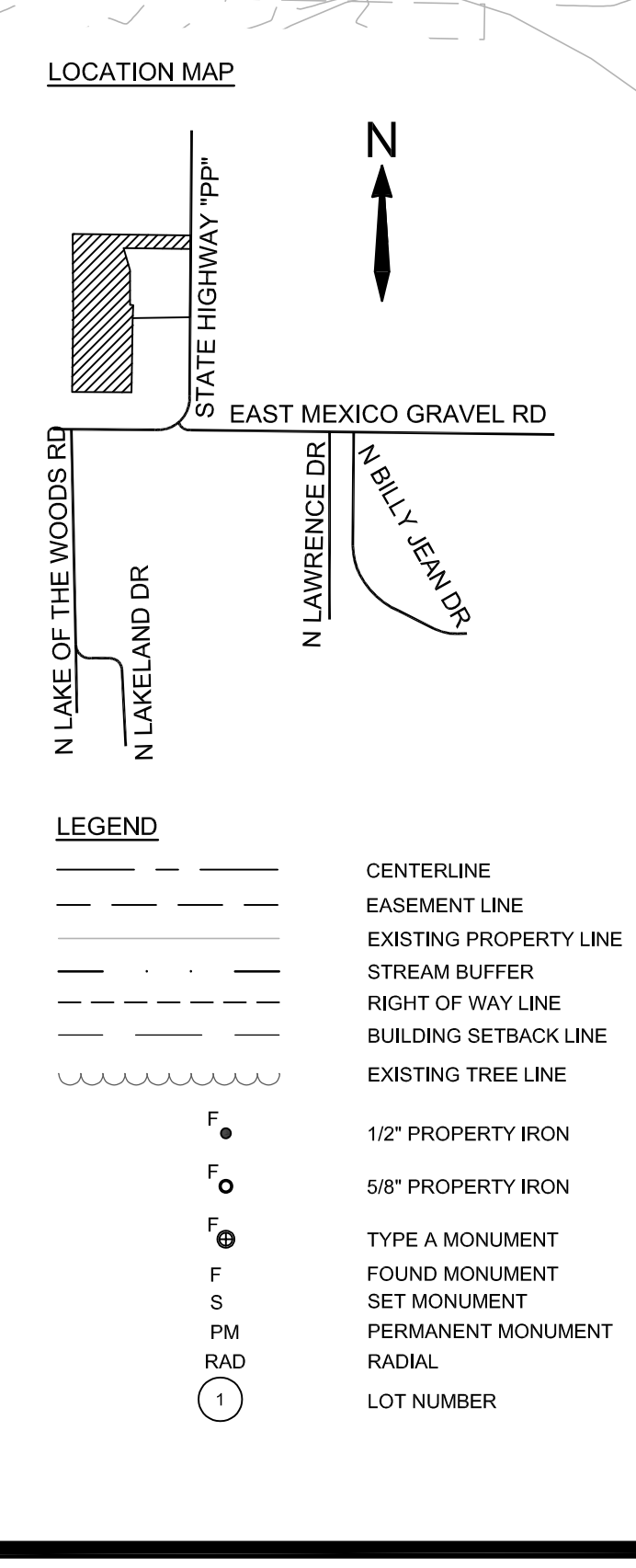
DESCRIPTION: FOX CREEK PHASE II

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 12 WEST IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 12W AS SHOWN BY MARYLAND HEIGHTS SUBDIVISION IN PLAT BOOK 39, PAGE 60 AND BY FOX CREEK SUBDIVISION PLAT 1 RECORDED IN PLAT BOOK 51, PAGE 29; THENCE S0°33'15"W ALONG THE SECTION LINE BETWEEN SECTIONS 34 & 35, 281.39 FEET TO THE NORTHWEST CORNER OF THE SURVEY IN BOOK 801, PAGE 392 AND THE POINT OF BEGINNING;

THENCE S89°31'50"E ALONG THE NORTH LINE OF SAID SURVEY, 474.98 FEET;
THENCE LEAVING THE NORTH LINE OF SAID SURVEY, S10°39'15E, 152.95 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SURVEY;
THENCE N89°32'20"W ALONG THE SOUTH LINE OF SAID SURVEY, 42.24 FEET TO THE NORTHWEST CORNER OF FOX CREEK SUBDIVISION PLAT 1 RECORDED IN PLAT BOOK 51, PAGE 29;
THENCE S31°51'55"E ALONG THE WEST LINE OF SAID SUBDIVISION, 194.50 FEET;
THENCE S14°15'30"E ALONG THE WEST LINE OF SAID SUBDIVISION, 185.05 FEET;
THENCE S2°30'45"W ALONG THE WEST LINE OF SAID SUBDIVISION, 294.41 FEET;
THENCE S1°03'05"W ALONG THE WEST LINE OF SAID SUBDIVISION, 173.00 FEET;
THENCE S88°56'55"E ALONG THE SOUTH RIGHT OF WAY LINE OF FORESTER DRIVE, 18.13 FEET TO THE NORTHWEST CORNER OF LOT 37 OF SAID SUBDIVISION;
THENCE S1°03'05"W ALONG THE WEST LINE OF SAID LOT 37, 130.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37 AND THE SOUTHWEST CORNER OF FOX CREEK SUBDIVISION PLAT 1 RECORDED IN PLAT BOOK 51, PAGE 29;
THENCE S88°57'15"E ALONG THE SOUTH LINE OF SAID SUBDIVISION, 140.00 FEET TO THE SOUTHEAST CORNER OF LOT 36 OF SAID SUBDIVISION;
THENCE LEAVING THE SOUTH LINE OF SAID SUBDIVISION, S30°05'55"W, 288.30 FEET;
THENCE S1°02'50"W, 517.45 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SURVEY IN BOOK 2287, PAGE 144;
THENCE N88°54'40"W, 168.55 FEET TO THE NORTHWEST CORNER OF SAID SURVEY;
THENCE S0°40'05"W ALONG THE WEST LINE OF SAID SURVEY, 48.75 FEET TO THE NORTHEAST CORNER OF BELL ACRES SUBDIVISION RECORDED IN PLAT BOOK 54, PAGE 40;
THENCE N88°15'10"W ALONG THE NORTH LINE OF SAID SURVEY, 240.61 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE S0°40'05"W ALONG THE WEST LINE OF SAID SUBDIVISION, 40.65 FEET TO THE NORTHEAST CORNER OF THE SURVEY IN BOOK 793, PAGE 713;
THENCE N88°15'05"W ALONG THE NORTH LINE OF SAID SURVEY, 205.06 FEET TO THE NORTHWEST CORNER OF SAID SURVEY AND THE EAST LINE OF LOT 10 OF LEWIS-SMARR SUBDIVISION RECORDED IN PLAT BOOK 11, PAGE 106;
THENCE N0°38'00"E ALONG THE EAST LINE OF SAID SUBDIVISION, 551.33 FEET TO THE SOUTHEAST CORNER OF MARYLAND HEIGHTS SUBDIVISION RECORDED IN PLAT BOOK 39, PAGE 60;
THENCE N0°41'00"E ALONG THE EAST LINE OF SAID SUBDIVISION, 301.98 FEET;
THENCE N0°33'15"E ALONG THE EAST LINE OF SAID SUBDIVISION, 934.50 FEET;
THENCE N0°33'15"E ALONG THE EAST LINE OF SAID SUBDIVISION, 150.15 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 26.34 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEEDS RECORDED IN BOOK 4608, PAGE 98 AND BOOK 5379, PAGE 61 AND ALL OF THE LAND DESCRIBED BY DEED RECORDED IN BOOK 5706, PAGE 2 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.



OWNER
JR2 DEVELOPMENT LLC
2900 CHINABERRY DR
COLUMBIA, MO

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED IN CITY ORD. 29-2.3(d)(4), PER THE BOONE COUNTY FIRE PANEL #29019C0325D, DATED 04/19/2017.

STREAM BUFFER STATEMENT
THIS TRACT HAS A TYPE II STREAM BUFFER AND IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

SIGNIFICANT TREE INVENTORY
(3) 22" DIA. PIN OAK
(1) 28" DIA. ELM
(1) 30" DIA. HICKORY
(1) 36" DIA. OAK
(1) 22" DIA. OAK

- NOTES**
- STREET RIGHT OF WAYS SHALL BE 50 FEET WIDE WITH A PAVEMENT WIDTH OF 28' UNLESS OTHERWISE SPECIFIED.
 - ALL GRADES AND UTILITY LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
 - LOTS C201-C204 ARE COMMON LOTS. THESE LOTS ARE NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. THEY ARE INTENDED FOR STORMWATER DETENTION/TREATMENT.
 - PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED.
 - A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.
 - ALL LOTS SHALL HAVE 5' SIDEWALKS ALONG STREET FRONTAGE.
 - SURVEY INFORMATION PROVIDED BY CENTRAL COUNTIES SURVEYING.
 - LAGOON ON LOT 285 WILL BE ABANDONED AND THE PROPERTY WILL BE CONNECTED TO CITY SEWER PRIOR TO FINAL PLATTING OF PROPERTY. ANY DEVELOPMENT REQUIRING A BUILDING PERMIT WILL REQUIRE PLATTING OF LOT TO OBTAIN LEGAL LOT STATUS IN THE CITY.
 - 10-FOOT PEDESTRIAN ACCESS EASEMENT SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT. A 5-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION.

APPROVED BY THE PLANNING & ZONING COMMISSION,
COLUMBIA, MO THIS ____ DAY OF ____, 2023

SHARON GEUEA JONES, CHAIRPERSON

SSE
SIMON & STRUEMPF ENGINEERING
CREATING CLIENTS FOR LIFE
210 PARK AVENUE
COLUMBIA, MO 65203
P 573.499.1944

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
EXPIRES: DECEMBER 31, 2023

NOTICE:
SSE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

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Know what's below.
Call before you dig.

03/13/2023

Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

3/13/2023

REVISIONS	

FOX CREEK SUBDIVISION
PLAT 2
COLUMBIA, BOONE COUNTY, MO

ENGINEER	DRAWN BY
KKS	TRA
CHECKED BY	SSE PROJECT #
KKS	22184

PRELIM PLAT

DRAWING NO. **C100** SHEET NO. **01** OF **01**