

# QUAIL CREEK WEST PLAT 7

FINAL PLAT  
 A MINOR SUBDIVISION  
 SW1/4 OF SECTION 17,  
 TOWNSHIP 48 NORTH, RANGE 13 WEST,  
 BOONE COUNTY, MISSOURI  
 FEBRUARY 28, 2022

## NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- LOT ACCESS - DIRECT VEHICLE ACCESS TO SMITH DRIVE IS PROHIBITED IN SECTION 29-5.1.(1)(2)(ii) OF THE CITY CODE. AN EXCEPTION TO ALLOW ACCESS TO LOUISVILLE DRIVE IS GRANTED BECAUSE NO ALTERNATIVE ACCESS IS PRACTICAL.
- THE DRIVEWAY APPROACH FOR LOT 703 SHALL BE LOCATED IN THE SOUTHERNMOST 40 FEET OF LOT FRONTAGE ALONG THE EAST SIDE OF LOUISVILLE DRIVE.

## STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.  
 CITY OF COLUMBIA ORDINANCE 12A-232.(G)(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

## FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY OF COLUMBIA ORDINANCE 29-1.11(C), PER THE FEMA FIRM PANEL #29019C0260D, DATED MARCH 17, 2011.

## LEGAL DESCRIPTION

A TRACT OF LAND, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS PART OF TRACT B OF THE SURVEY RECORDED IN BOOK 2556, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 17; THENCE ALONG THE QUARTER SECTION LINE N 83°11'00"W, 229.24 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF SAID TRACT B; THENCE LEAVING SAID QUARTER SECTION LINE S 01°08'00"E, 270.79 FEET; THENCE N 88°41'05"W, 177.50 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 183.65 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 17°33'15"E, 182.58 FEET; THENCE N 06°49'00"E, 50.48 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 51°49'05"E, 42.43 FEET; THENCE N 06°49'00"E, 25.00 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE EAST ALONG THE QUARTER SECTION LINE S 83°11'00"E, 75.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.81 ACRES.

## LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORDED
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- IP ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- PM ● PERMANENT MONUMENT
- 0.000 SQUARE FEET
- ℄ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ESMT EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

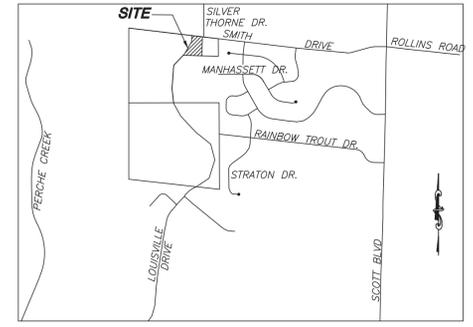
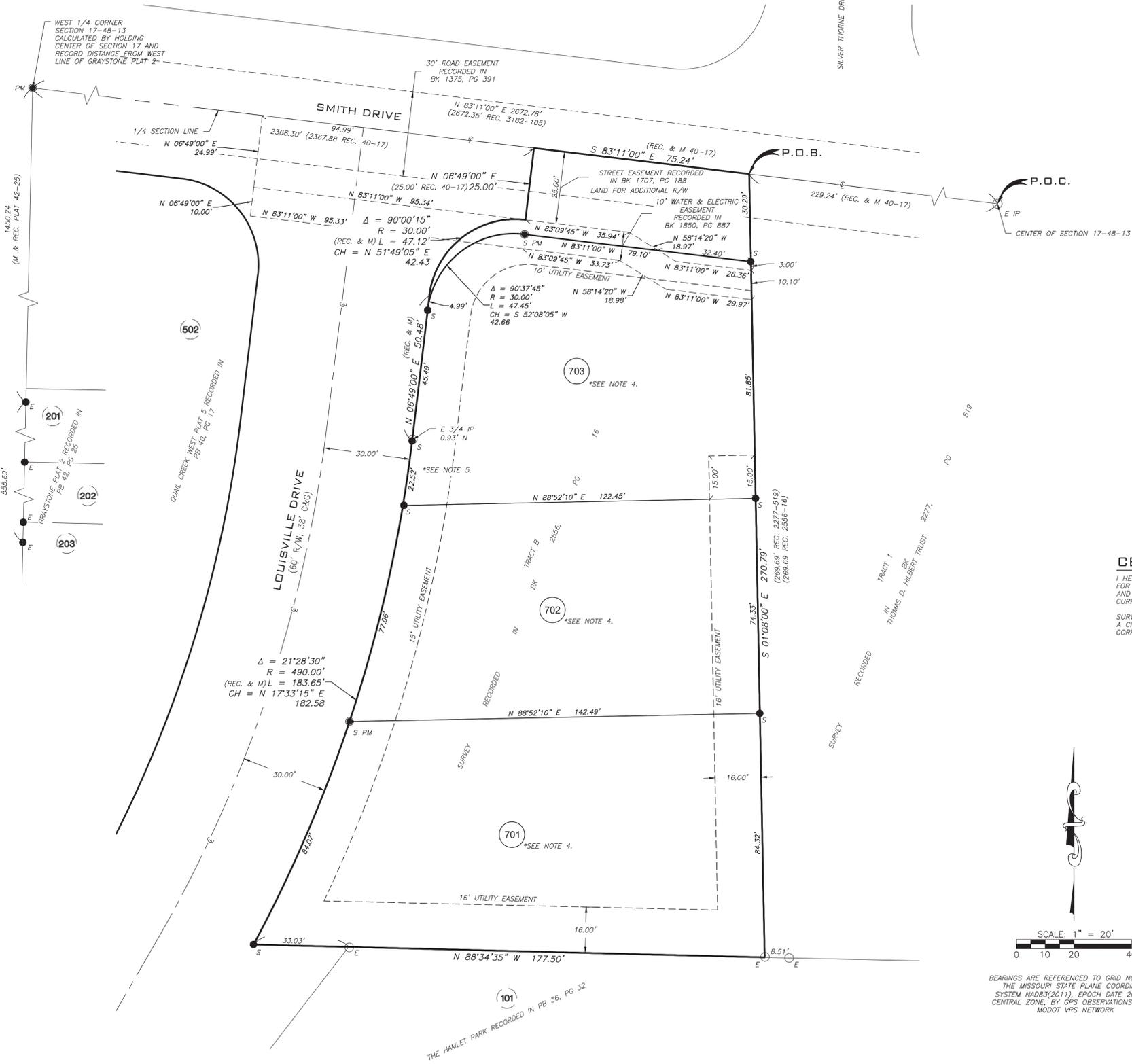
SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



LOCATION MAP  
 NOT TO SCALE

## KNOW ALL MEN BY THESE PRESENTS

GREEN MEADOWS PROPERTY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW 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.

ADDITIONAL RIGHT-OF-WAY FOR SMITH DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID GREEN MEADOWS PROPERTY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

GREEN MEADOWS PROPERTY, LLC

KATHLEEN S. REUTER, MANAGER

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, KATHY REUTER, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE A MEMBER OF GREEN MEADOWS PROPERTY, LLC, A LIMITED LIABILITY COMPANY, AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID COMPANY AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID CORPORATION TO EXECUTE THE SAME.

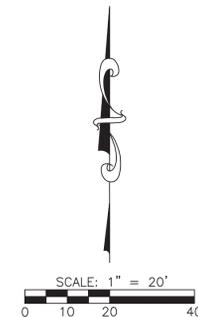
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

KRISTINE VROMAN  
 NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025

## CERTIFICATION

I HEREBY CERTIFY THAT IN SEPTEMBER, 2021 I COMPLETED A SURVEY FOR GREEN MEADOWS PROPERTY, LLC, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
 A CIVIL GROUP  
 CORPORATE NUMBER 2001006115



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MDDOT VRS NETWORK

JAY GEBHARDT L.S. 2001001909 MO LAND SURVEYOR	
DATE: _____	
 <b>A CIVIL GROUP, LLC</b> MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (573) 817-5750 MO CERT OF AUTHORITY: 2001006115	
A MINOR SUBDIVISION FINAL PLAT <b>QUAIL CREEK WEST PLAT 7</b> COLUMBIA, MISSOURI	

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KRISTINE N. VROMAN  
 NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.