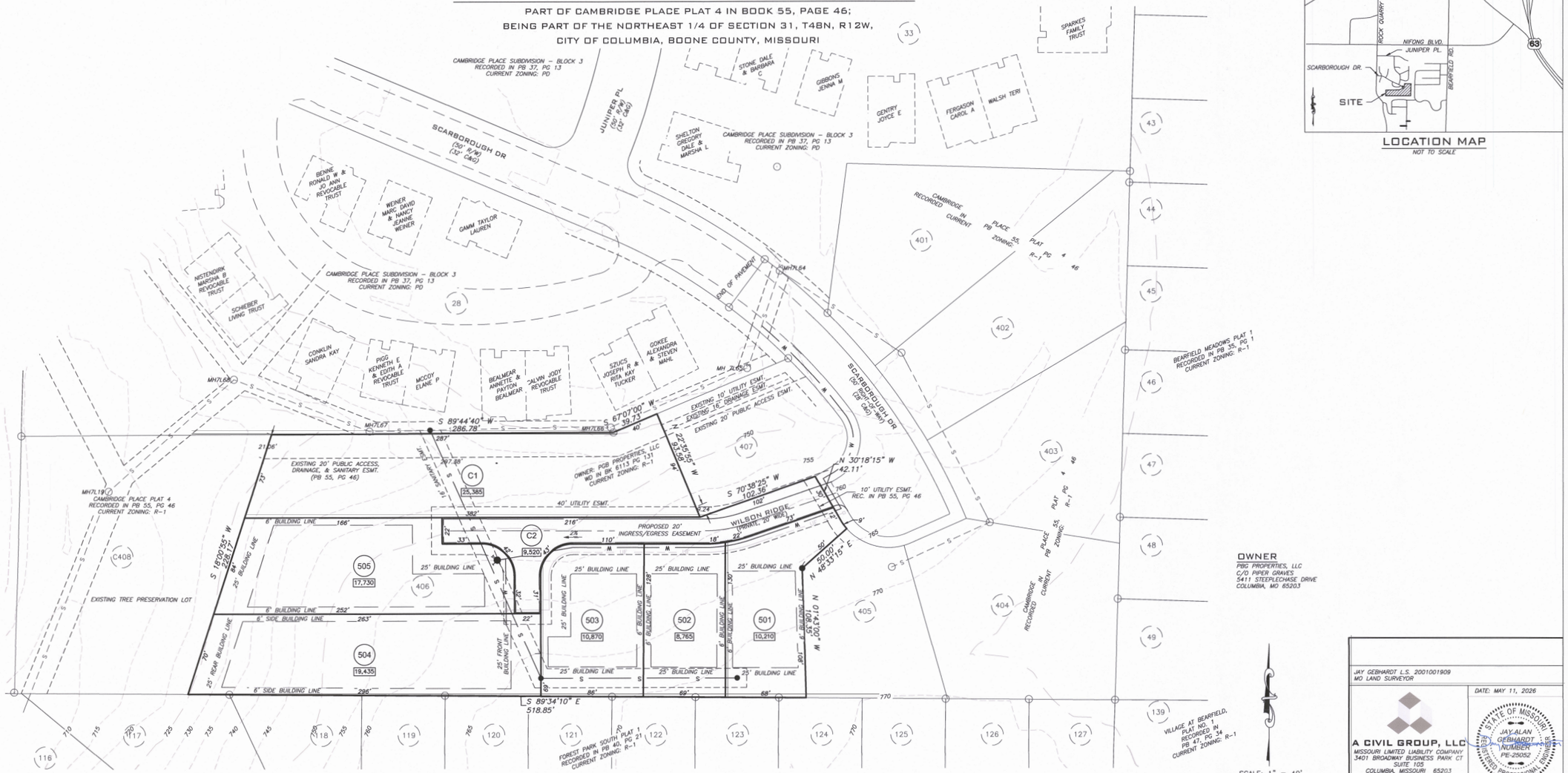
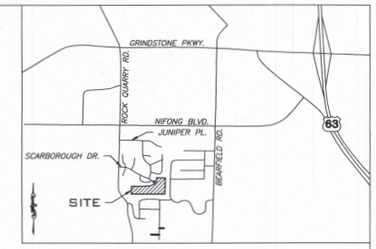
PRELIMINARY PLAT

CAMBRIDGE PLACE PHASE 2

PART OF CAMBRIDGE PLACE PLAT 4 IN BOOK 55, PAGE 46;
BEING PART OF THE NORTHEAST 1/4 OF SECTION 31, T48N, R12W,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI





LOCATION MAP
NOT TO SCALE

OWNER

PBG PROPERTIES, LLC
C/O PIPER GRAVES
5411 STEEPLECHASE DRIVE
COLUMBIA, MO 65203

SCALE: 1" = 40'
0 20 40 80

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 MODOT VRS NETWORK

LEGEND

- MH — EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- E — EXISTING ELECTRIC TRANSFORMER
- T — EXISTING TELEPHONE BOX
- 2% — PROPOSED STREET GRADE
- S — EXISTING SANITARY
- S — PROPOSED SANITARY
- W — PROPOSED WATER LINE
- EXISTING TREELINE
- 700 — EXISTING CONTOUR
- PROPOSED FIRE HYDRANT

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X–STREAM BUFFER REQUIREMENTS, PER SECTION 124–232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXEMPT...(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0295E DATED APRIL 19, 2017.

NOTES

1. THE CURRENT RECORD TITLE COMMITMENT FOR THIS PLAT IS CMO–01057–26, PROVIDED BY STEWART TITLE GURANTY.
2. 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).
3. THIS TRACT IS SUBJECT TO THE CITY OF COLUMBIA STORMWATER ORDINANCE.
4. SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
5. TOTAL AREA = 2.34 ACRES
6. THE EASEMENTS DEDICATED ON THIS PLAT ARE SUBJECT TO FUTURE VACATION AT TIME OF DEVELOPMENT. UTILITIES WILL BE RELOCATED AS NEEDED
7. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY–ONE (31), TOWNSHIP FORTY–EIGHT (48) NORTH, RANGE TWELVE (12) WEST, OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 406 OF CAMBRIDGE PLACE PLAT 4 AS SHOWN IN PLAT BOOK 55, PAGE 46 RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 2.34 ACRES.

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2026.

SHARON GEUEA JONES, CHAIRPERSON

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE: MAY 11, 2026

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817–5750
MO CERT OF AUTHORITY: 2001006115

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER PE-2005Z
PROFESSIONAL ENGINEER

PRELIMINARY PLAT
CAMBRIDGE PLACE PHASE 2
PART OF CAMBRIDGE PLACE PLAT 4 BOOK 0055, PAGE 0046
BEING PART OF THE NORTHEAST 1/4 OF SECTION 31, T48N, R12W,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

X:\Project\PGP - Piper and Forrest Groves\Cambridge Place\PF0926-03 - Preliminary Plat Lot 406 Cambridge Place Plat 4\Drawings\PF0926-03 Preliminary Plat.dwg FINAL PLAT