

PRELIMINARY PLAT RICHLAND ESTATES

OWNER/DEVELOPER:
RICHLAND OLIVET FARM, L.L.C.
4240 PHILIPS FARM RD SUITE 109
COLUMBIA, MO 65201

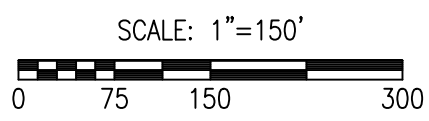
A MAJOR SUBDIVISION LOCATED IN SECTION 14,
TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 1, 2024



LOCATION MAP
NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



LEGEND:

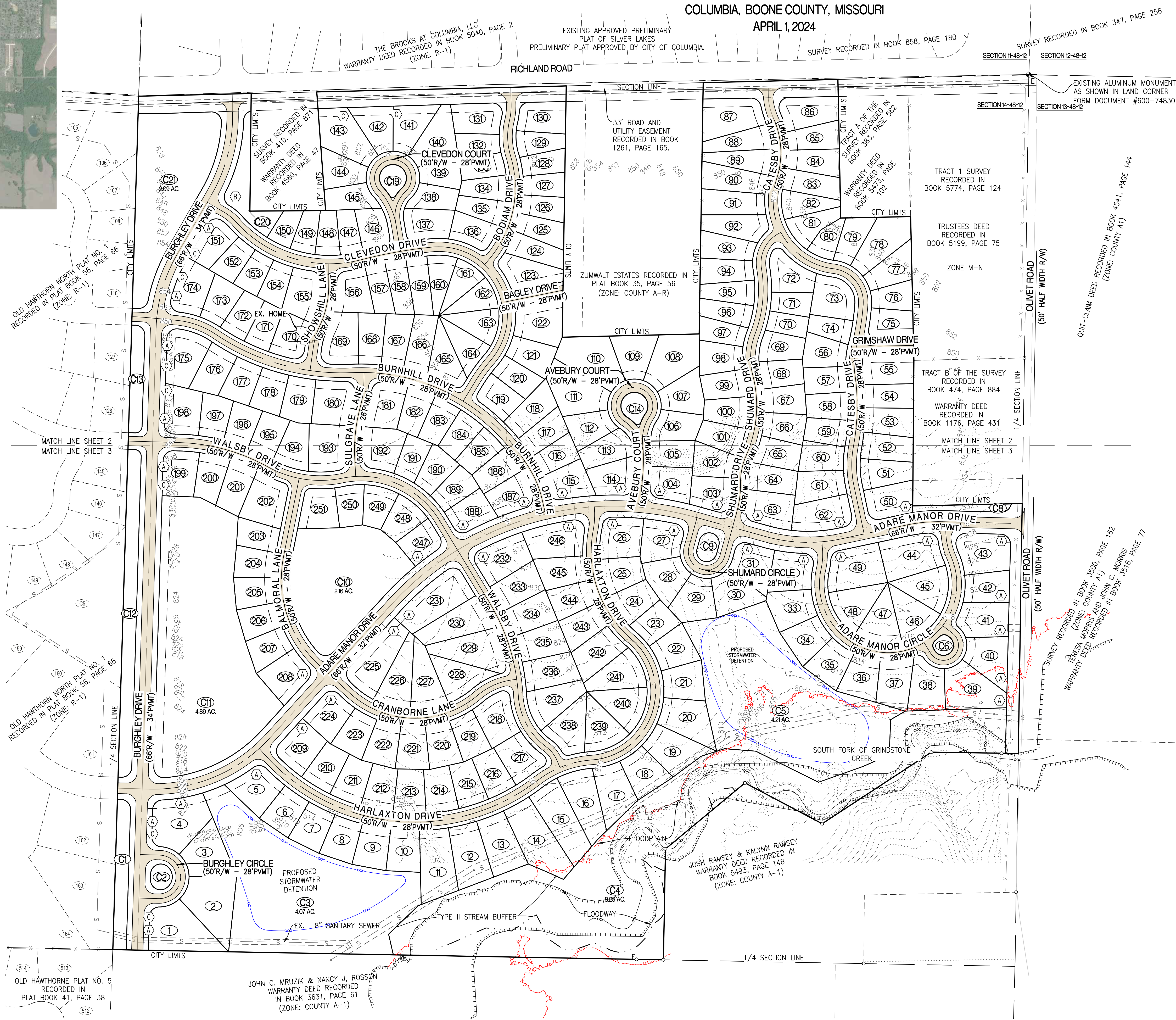
- 805 --- EXISTING MINOR CONTOUR
- 820 --- EXISTING MAJOR CONTOUR
- CURB
- - - EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- - - EASEMENT
- ⓧ LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION
- EXISTING TREELINE
- - - SECTION LINE
- FLOODPLAIN
- - - TYPE II STREAM BUFFER



4/29/2024
TIMOTHY D. CROCKETT - PE-2004000775

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2024.

SHARON GEUEA JONES, CHAIRPERSON



CERTIFICATION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 AND 3 OF THE SURVEY RECORDED IN BOOK 5157, PAGE 33 AND BEING ALL OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 5774, PAGE 124 AND BEING ALL THE LAND SHOWN BY THE SURVEY RECORDED IN BOOK 5694, PAGE 32 DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5670 PAGE 52 AND THE WARRANTY DEED RECORDED IN BOOK 5776, PAGE 119 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 5481, PAGE 50, SAID POINT BEING ON THE EAST LINE OF SAID SECTION 14; THENCE LEAVING SAID EAST LINE AND WITH THE LINES OF SAID SURVEY, N 89°06'40"W, 259.47 FEET; THENCE S 56°46'10"W, 389.98 FEET; THENCE N 62°08'45"W, 260.69 FEET; THENCE S 50°17'15"W, 308.33 FEET; THENCE S 1°03'55"W, 331.20 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, N 88°56'05"W, 1643.97 FEET TO THE CENTER OF SAID SECTION 14 AS SHOWN IN BOONE COUNTY SURVEY NUMBER 7968; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF THE NORTHEAST QUARTER THEREOF, N 1°43'50"E, 2548.42 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE WITH THE NORTH LINE OF SAID SECTION THEREOF, N 88°37'30"E, 336.09 FEET TO THE NORTHWEST CORNER OF TRACT B OF A SURVEY RECORDED IN BOOK 410, PAGE 871; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF SAID TRACT B, S 0°37'55"W, 351.00 FEET; THENCE N 89°37'50"E, 226.00 FEET; THENCE N 4°15'35"W, 355.20 FEET TO THE NORTH LINE OF SAID SECTION 14; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH SAID NORTH LINE THEREOF, N 88°37'30"E, 745.05 FEET TO THE NORTHWEST CORNER OF ZUMWALT ESTATES, RECORDED IN PLAT BOOK 35 PAGE 56; THENCE LEAVING THE NORTH LINE OF SAID SECTION WITH THE LINES OF SAID ZUMWALT ESTATES, S 0°55'00"W, 750.10 FEET; THENCE CONTINUING WITH THE LINES OF SAID ZUMWALT ESTATES, N 88°37'55"E, 409.00 FEET; THENCE N 0°55'00"E, 750.15 FEET TO THE NORTH LINE OF SAID SECTION; THENCE LEAVING THE LINES OF SAID ZUMWALT ESTATE AND WITH THE NORTH LINE OF SAID SECTION, N 88°37'30"E, 402.15 FEET TO THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 383 PAGE 582; THENCE LEAVING SAID NORTH LINE OF SAID SECTION AND WITH THE LINES OF SAID SURVEY AND THE TRACT DESCRIBED IN BOOK 3181 PAGE 13, S 1°11'00"E, 413.85 FEET; THENCE N 88°49'00"E, 208.71 FEET TO THE EAST LINE OF SAID TRACT 2 OF THE SURVEY RECORDED IN BOOK 5774, PAGE 124; THENCE LEAVING THE LINES OF SAID TRACT DESCRIBED IN BOOK 3181 PAGE 13 AND WITH THE EAST LINE OF TRACT 2 OF SAID SURVEY, S 1°17'25"E, 429.39 FEET TO THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 474, PAGE 884; THENCE WITH THE LINES OF SAID SURVEY, AND THE TRACT OF LAND DESCRIBED IN BOOK 1176, PAGE 431, S 0°27'55"W, 434.21 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1176, PAGE 431; THENCE LEAVING THE EAST LINE OF SAID TRACT 2 AND WITH THE SOUTH LINE OF SAID TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1176, PAGE 431, N 88°48'10"E, 326.95 FEET; TO THE EAST LINE OF SAID SECTION 14; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID SECTION S 0°53'20"W, 745.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 126.70 ACRES.

NOTES:

1. A PORTION OF THIS TRACT IS LOCATED WITHIN ZONE AE AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0305E, DATED APRIL 19, 2017.
2. REGULATED STREAM BUFFER EXISTS ON THIS TRACT AND IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-231-242, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE MILLERSBURG USGS QUADRANGLE MAP.
3. THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
5. WATER DISTRIBUTION TO BE PROVIDED BY PWS# #9.
6. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
7. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
9. THE EXISTING ZONING OF THIS TRACT IS R-1.
10. THIS PLAT CONTAINS 126.70 ACRES.
11. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN, MULTIPLE PHASES, HOWEVER DEVELOPING IT IN ONE SINGLE PHASE WOULD BE ALLOWED.
12. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
13. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ON BURGHLEY DRIVE, RICHLAND ROAD, ADARE MANOR DRIVE OR OLIVET ROAD.
14. AT THE TIME OF FINAL PLATTING, AN ACCESS EASEMENT SHALL BE GRANTED ACROSS LOT C20 TO PROVIDE ACCESS FROM TRACT B OF THE SURVEY RECORDED IN BOOK 410, PAGE 871 TO CLEVEDON DRIVE. EXACT LOCATION OF EASEMENT TO BE DETERMINED BY THE DEVELOPER AND APPROVED BY THE CITY.
15. PER 29-4.4(d)(4) - LOTS THAT CONTAIN DETACHED OR ATTACHED RESIDENCES AND WHICH HAVE SIDE OR REAR PROPERTY BOUNDARIES ABUTTING COLLECTOR OR ARTERIAL STREET RIGHT-OF-WAY SHALL HAVE SCREENING EITHER ALONG SUCH BOUNDARIES OR AROUND ANY PATIOS ON THE LOT WHICH ARE VISIBLE FROM THE RIGHT-OF-WAY.
16. THE PURPOSE OF LOT C10 SHALL BE FOR SUBDIVISION AMENITIES. THIS MAY INCLUDE A CLUBHOUSE, POOL, PLAYGROUND, PARKING LOT, ETC.

PRELIMINARY PLAT RICHLAND ESTATES

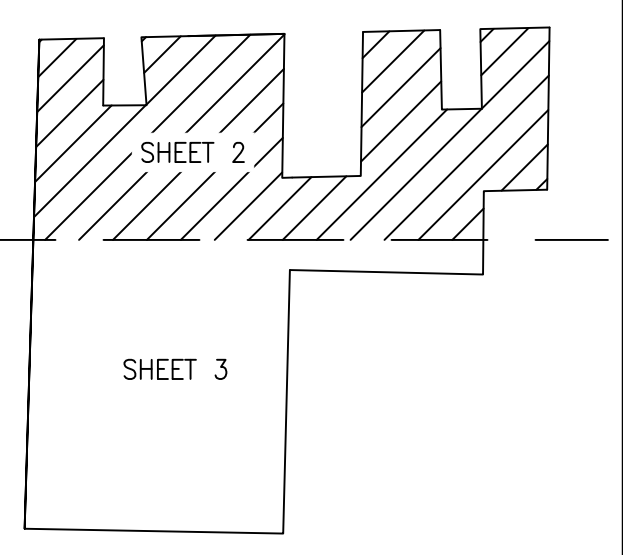
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APRIL 1, 2024

THE BROOKS AT COLUMBIA, LLC
WARRANTY DEED RECORDED IN BOOK 5040, PAGE 2
(ZONE: R-1)

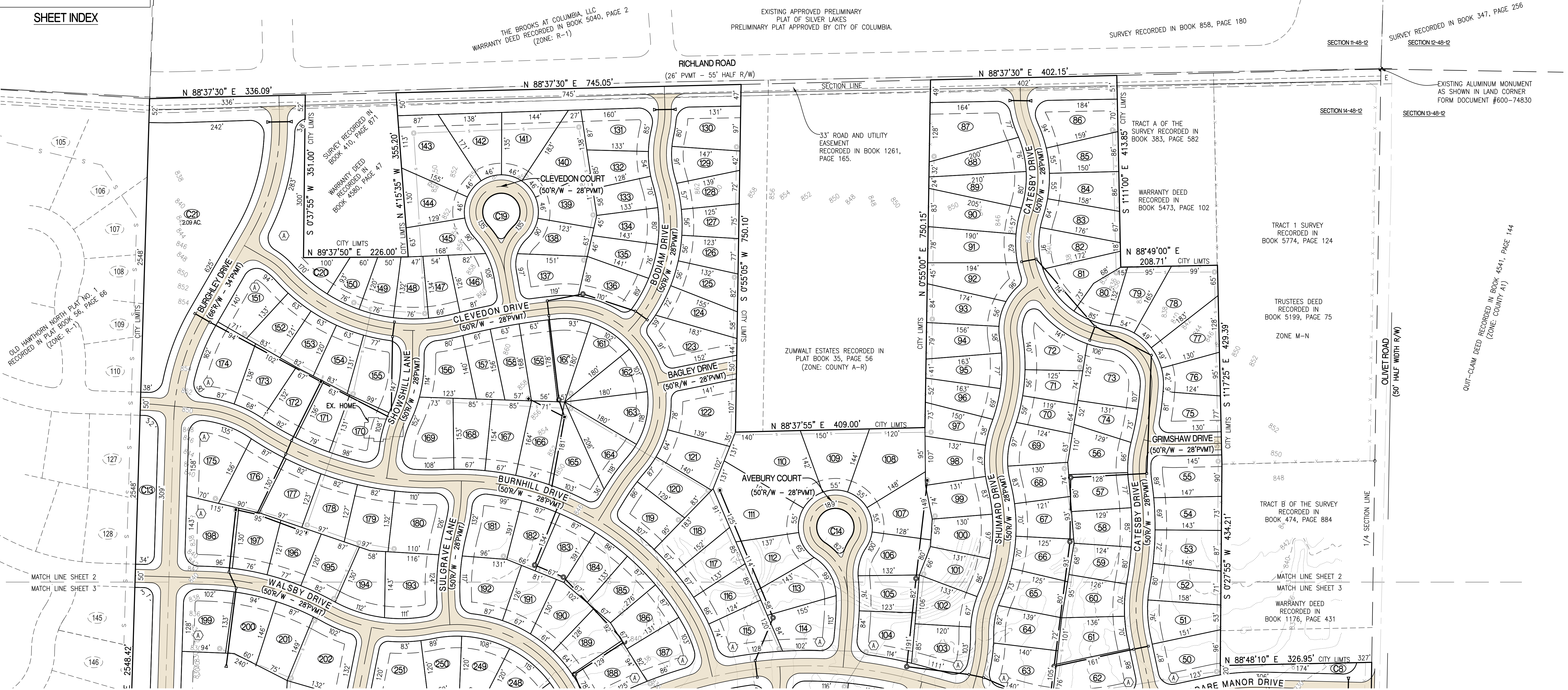
EXISTING APPROVED PRELIMINARY
PLAT OF SILVER LAKES
PRELIMINARY PLAT APPROVED BY CITY OF COLUMBIA.

SURVEY RECORDED IN BOOK 858, PAGE 180

EXISTING ALUMINUM MONUMENT
AS SHOWN IN LAND CORNER
FORM DOCUMENT #600-74830

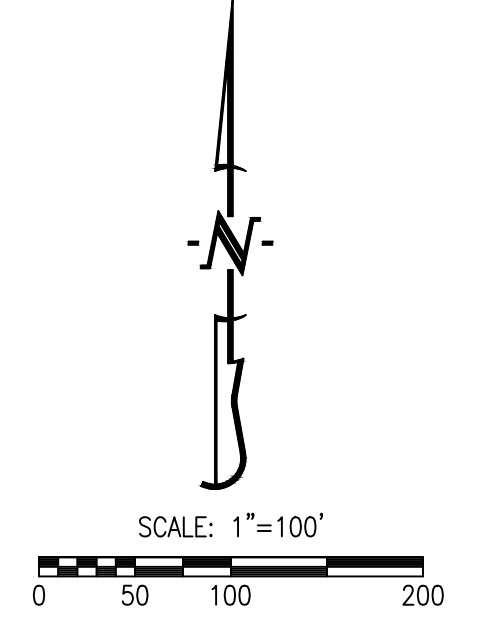


SHEET INDEX



LEGEND:

	EXISTING MINOR CONTOUR		EXISTING STORM SEWER
	EXISTING MAJOR CONTOUR		PROPOSED STORM SEWER
	CURB		BUILDING LINE
	EXISTING SANITARY SEWER		EASEMENT
	PROPOSED SANITARY SEWER		LOT NUMBER
	MANHOLE/CLEANOUT		PROPOSED PAVEMENT
	PROPOSED WATERLINE		PROPOSED DETENTION
	PROPOSED LIGHT POLE		EXISTING TREELINE
	PROPOSED FIRE HYDRANT		



OWNER:
RICHLAND OLIVET FARM L.L.C.
4220 PHILIPS FARM RD.
COLUMBIA, MO 65201

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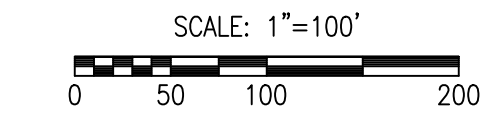
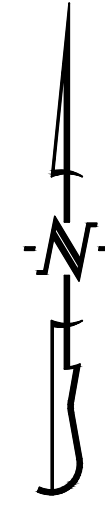
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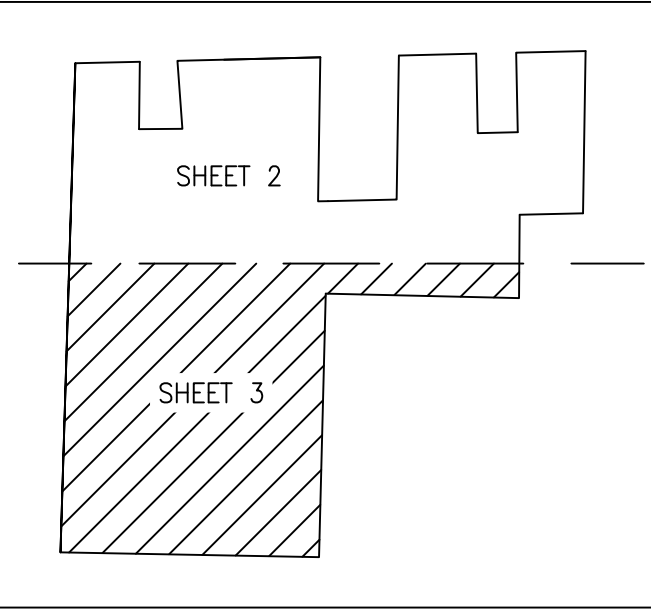
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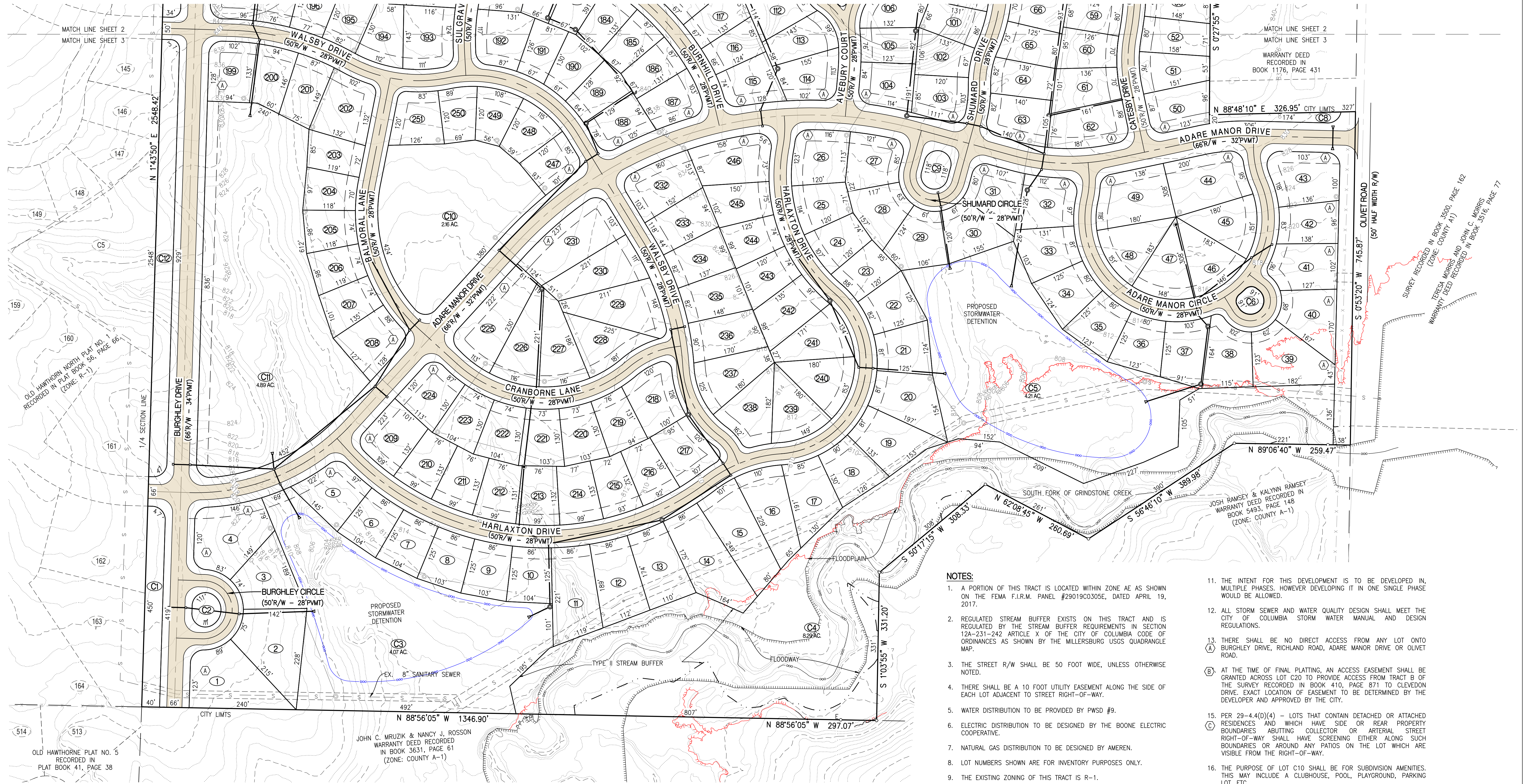
- E EXISTING
- S SET
- SET 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH × DRILL HOLE
- W/ CHISELED X
- ▲ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING



BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.



SHEET INDEX



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