FILED FOR RECORD, BOONE COUNTY MISSOURI
BOB NOLTE, RECORDER OF DEEDS

QUAIL CREEK WEST PLAT 8

FINAL PLAT
A MAJOR SUBDIVISION REPLAT
SW1/4 OF SECTION17,
TOWNSHIP 48 NORTH, RANGE 13 WEST,
BOONE COUNTY, MISSOURI
AUGUST 30, 2023

NOTES

1. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
2. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
3. 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).
4. SOURCE DEED FOR SURVEY TRACT RECORDED IN BOOK 2856, PAGE 91.
5. LOT ACCESS – DIRECT VEHICLE ACCESS TO LOUISVILLE DRIVE IS PROHIBITED IN SECTION 29-5.1(f)(2)(ii) OF THE CITY CODE. AN EXCEPTION TO ALLOW ACCESS TO LOUISVILLE DRIVE HAS BEEN GRANTED BY THE DIRECTOR BECAUSE NO ALTERNATIVE ACCESS IS PRACTICABLE. DRIVEWAY ACCESS WILL BE ALLOWED FOR LOTS 802-804. SHADED AREAS REPRESENT BUILDABLE AREA.
6. THE DRIVEWAY LOCATIONS SHOWN ARE REQUIRED BY CITY STAFF. THE EXACT LOCATION OF THE DRIVEWAYS WILL BE APPROVED AT THE PERMIT PROCESS.
7. DUE TO EXISTING KARST TOPOGRAPHY THE DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE RECOMMENDATIONS OF A GEOTECHNICAL REPORT DATED 03 APRIL 2023 PREPARED SPECIFICALLY FOR THIS SITE. THIS REPORT IS RECORDED IN BOOK _____, PAGE _____ AT THE OFFICE OF THE BOONE COUNTY RECORDER.

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.(a)(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

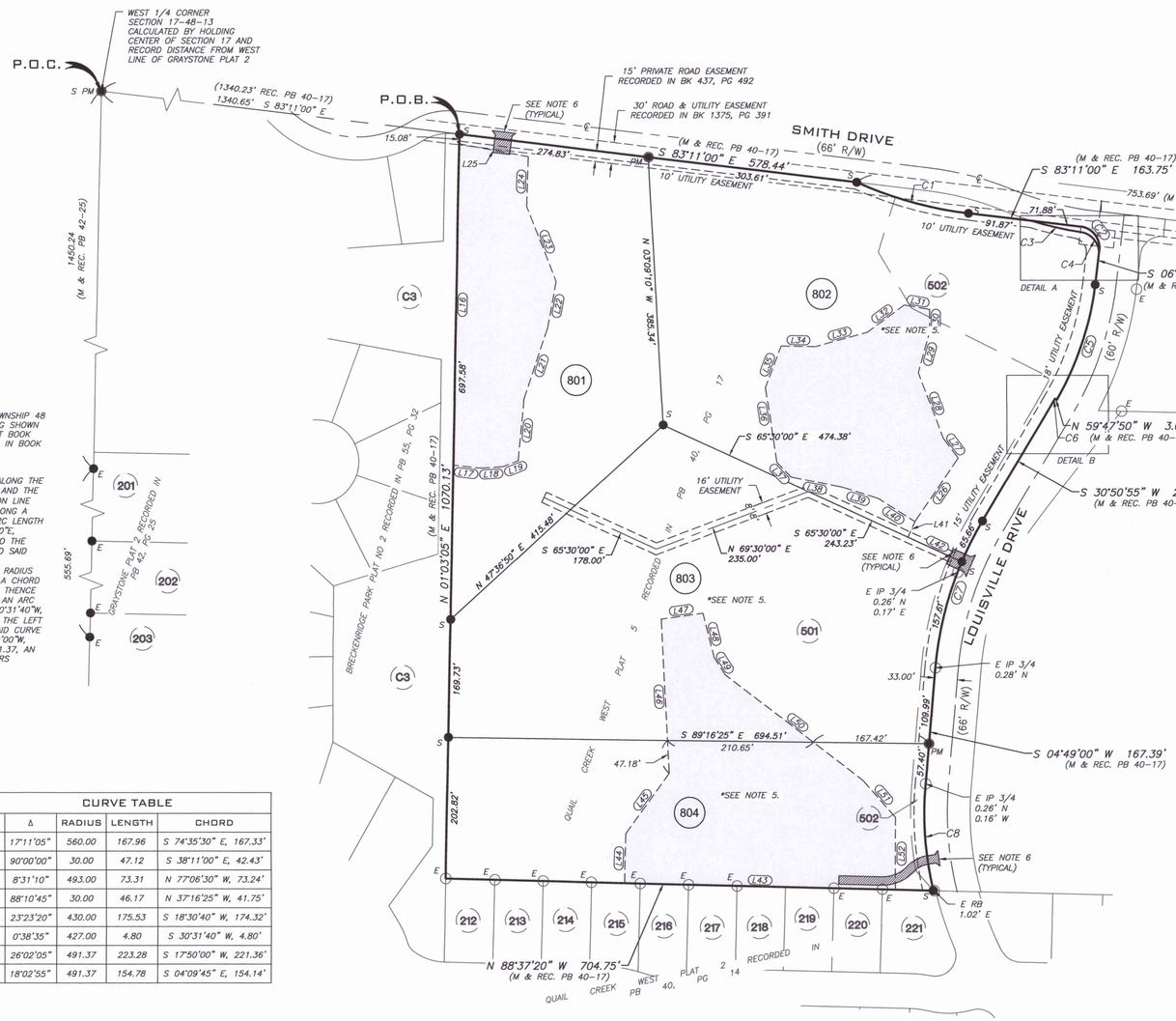
FLOOD PLAIN STATEMENT

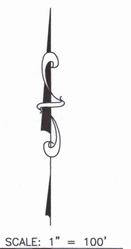
THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0260D, DATED MARCH 17, 2011.

LEGAL DESCRIPTION

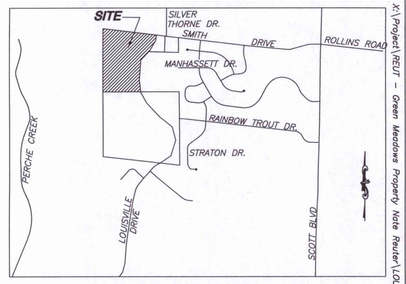
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS LOTS 501 AND 502 OF QUAIL CREEK WEST PLAT 5 AS RECORDED IN PLAT BOOK 40, PAGE 17. ALSO SHOWN AS PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 2277, PAGE 519, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE 1/4 SECTION LINE S 83°11'00"E, 1340.65 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF SAID LOT 501; THENCE STAYING ON SAID 1/4 SECTION LINE S 83°11'00"E, 578.44 FEET; THENCE LEAVING SAID 1/4 SECTION LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 167.96 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 74°35'30"E, 167.33 FEET; THENCE S 83°11'00"E, 163.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 38°11'00"E, 42.43 FEET; THENCE S 06°49'00"W, 50.48 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 175.53 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 18°30'40"W, 174.32 FEET; THENCE N 59°47'50"W, 3.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO RIGHT HAVING A RADIUS OF 427.00 FEET, AN ARC LENGTH OF 4.80 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 30°31'40"W, 4.80 FEET; THENCE S 30°50'55"W, 200.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 491.37 FEET, AN ARC LENGTH OF 223.28 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 17°50'00"W, 221.36 FEET; THENCE S 04°49'00"W, 167.39 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 491.37, AN ARC LENGTH OF 154.78 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 04°09'45"E, 154.14 FEET; THENCE N 88°37'20"W, 704.75 FEET; THENCE N 01°03'05"E, 1070.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.42 ACRES.





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



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

JUJU COOL BEANS, 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 JUJU COOL BEANS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

JUJU COOL BEANS, LLC

GUY BOUCHARD, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 6th DAY OF February, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, GUY BOUCHARD, WHO BEING BY MY DULY SWORN, ACKNOWLEDGED THAT THEY ARE A MEMBER OF JUJU COOL BEANS, LLC, A LIMITED LIABILITY 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 COMPANY TO EXECUTE THE SAME.

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

KRISTINE N. HOLST
NOTARY PUBLIC, MY COMMISSION EXPIRES DEC 21, 2025

KRISTINE N. HOLST
MY COMMISSION EXPIRES 12-21-2025
NOTARY SEAL
#17352469
HOWARD COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

CERTIFICATION

I HEREBY CERTIFY THAT IN JULY, 2023 I COMPLETED A SURVEY FOR JUJU COOL BEANS, 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

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE: FEBRUARY 6, 2024

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER LS-2001001909
REGISTERED LAND SURVEYOR

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

A MAJOR SUBDIVISION FINAL PLAT
QUAIL CREEK WEST PLAT 8
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 16th DAY OF February, 2024.

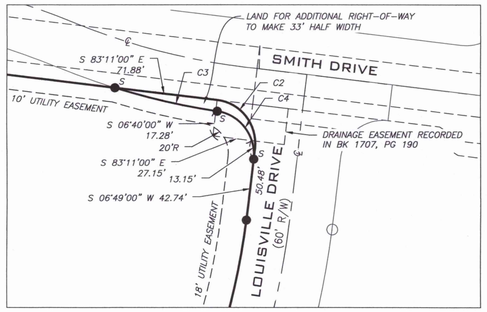
KRISTINE N. HOLST
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.

KRISTINE N. HOLST
MY COMMISSION EXPIRES 12-21-2025
NOTARY SEAL
#17352469
HOWARD COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

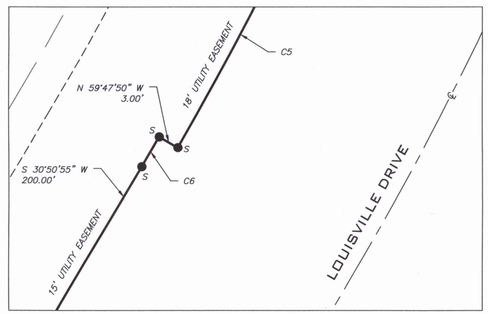
LEGEND

- ● 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD PER (PLAT BOOK-PAGE)
- ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- PM ◉ PERMANENT MONUMENT
- 0.00 AC ACRES
- ℄ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ESMT EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	17°11'05"	560.00	167.96	S 74°35'30" E, 167.33'
C2	90°00'00"	30.00	47.12	S 38°11'00" E, 42.43'
C3	8°31'10"	493.00	73.31	N 77°06'30" W, 73.24'
C4	88°10'45"	30.00	46.17	N 37°16'25" W, 41.75'
C5	23°23'20"	430.00	175.53	S 18°30'40" W, 174.32'
C6	0°38'35"	427.00	4.80	S 30°31'40" W, 4.80'
C7	26°02'05"	491.37	223.28	S 17°50'00" W, 221.36'
C8	18°02'55"	491.37	154.78	S 04°09'45" E, 154.14'



DETAIL A
1"=50'



DETAIL B
1"=10'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	S01°03'05"W	462.01'
L17	S83°26'55"E	39.07'
L18	N86°04'45"E	33.01'
L19	N68°33'45"E	23.17'
L20	N05°31'55"E	89.05'
L21	N18°37'00"E	107.76'
L22	N10°11'40"E	68.48'
L23	N21°25'55"W	115.20'
L24	N01°26'25"E	71.97'
L25	N79°34'55"W	101.33'
L26	N34°13'15"E	110.67'
L27	N37°10'35"W	35.64'
L28	N20°41'45"W	100.51'
L29	N15°22'00"E	60.66'
L30	N00°00'00"E	32.67'
L31	N80°25'10"W	37.34'
L32	S53°29'20"W	66.40'
L33	S74°38'00"W	77.34'
L34	N88°52'50"W	49.78'
L35	S20°44'50"W	64.01'

LINE TABLE		
L36	S08°28'05"E	108.13'
L37	S44°16'40"E	29.78'
L38	S78°48'30"E	74.35'
L39	S72°49'25"E	56.13'
L40	S57°49'30"E	62.25'
L41	S24°30'00"W	24.29'
L42	S65°30'00"E	85.38'
L43	N88°37'20"W	391.56'
L44	N01°39'15"E	70.87'
L45	N35°42'25"E	107.18'
L46	N03°01'05"W	221.89'
L47	N82°14'40"E	60.81'
L48	S14°38'10"E	65.68'
L49	S32°49'50"E	29.01'
L50	S52°34'10"E	250.25'
L51	S41°48'10"E	71.76'
L52	S00°20'05"W	103.54'

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2024.

_____
BARBARA BUFFALOE, MAYOR

ATTEST:

_____
SHEELA AMIN, CITY CLERK

X:\Project\REUT - Green Meadows Property Note Reuter\LOUISVILLE\DRAWINGS\REUT21.01 Final Plat West Side.dwg Final Plat