

N.T.S. CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

#### GENERAL LEGEND

|                       |        |
|-----------------------|--------|
| BOUNDARY LINE         | ---    |
| PROPERTY LINE         | ---    |
| SECTION LINE          | ---    |
| EASEMENT LINE         | ---    |
| FIELD FENCE           | X      |
| CHAINLINK FENCE       | O      |
| ROAD CENTERLINE       | ---    |
| GAS PIPELINE          | G      |
| WATER LINE            | W      |
| TELEPHONE LINE        | T      |
| OVERHEAD ELECTRIC     | OHE    |
| SANITARY SEWER        | SS     |
| FOUND IRON PIPE/REBAR | ●      |
| SET 1/2" REBAR        | ○      |
| FIBER OPTIC MARKER    | ○      |
| GAS MARKER            | ○      |
| GAS VALVE             | ○      |
| TELEPHONE PEDESTAL    | ○      |
| TELECOM HANDHOLE      | ○      |
| UTILITY POLE          | ○      |
| WATER METER           | ○      |
| DECIDUOUS TREE        | ○      |
| ABBREVIATIONS:        |        |
| RIGHT-OF-WAY          | R/W    |
| BOOK AND PAGE         | BK, PG |
| RECORD                | REC    |
| POINT OF BEGINNING    | POB    |
| FOUND                 | FND    |
| CENTERLINE            | CL     |

OWNER: JOHN W. PAGE JR. & LISA W. PAGE  
SURVEY  
DOC. NO. 271  
BK 1375, PG 179  
WARRANTY DEED  
BK 5188, PG 23

APPROVED BY CITY OF COLUMBIA PLANNING & ZONING COMMISSION ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

SHARON GEUEA JONES, CHAIRPERSON

BOONE COUNTY ZONING  
R-M  
MODERATE DENSITY  
RESIDENTIAL

TRACT 9  
BCS #7614  
WARRANTY DEED  
BK 4657, PG 129

OWNER: CAPITAL LAND  
INVESTMENT, LLC

## PRELIMINARY PLAT FIKE SUBDIVISION, PLAT 1A

NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH  
PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

#### PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 1 OF FIKE SUBDIVISION, PLAT 1 RECORDED IN PLAT BOOK 56 AT PAGE 23 OF THE BOONE COUNTY RECORDS.

#### OWNER / DEVELOPER

FIKE PROPERTIES, LLC  
3008 DAVID DR.  
COLUMBIA, MO 65202

#### ZONING:

THE SUBJECT TRACT IS ZONED IG INDUSTRIAL - GENERAL DISTRICT

#### NOTES

- THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0165D DATED MARCH 17, 2011.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- THIS TRACT CONTAINS A TYPE II STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR BROWNS QUADRANGLE, MISSOURI - BOONE COUNTY.
- THIS TRACT MAY BE SUBJECT TO THE EASEMENT FOR RIGHT-OF-WAY FOR A GAS PIPELINE AS RECORDED IN BOOK 193, PAGE 639 (BLANKET IN NATURE).
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- PURSUANT TO THE PROVISIONS OF SECTION 29-5.1(f) AND ANY SUCCESSOR ORDINANCES, AN IRREVOCABLE ACCESS EASEMENT SHALL BE DEDICATED UPON THE PLAT TO PROVIDE ACCESS TO THE LOTS AS SHOWN.
- LOT 3 SHALL BE DEDICATED AS A PERPETUAL DRAINAGE EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION. CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES SHALL BE THE RESPONSIBILITY OF THE VARIOUS LOT OWNERS OR OWNER'S ASSOCIATION.
- A TURNAROUND PROVIDING ACCESS TO EMERGENCY VEHICLES SHALL BE CONSTRUCTED TO THE MOST CURRENT CITY OF COLUMBIA ADOPTED EDITION OF THE INTERNATIONAL FIRE CODE AT THE TERMINUS OF THE PRIVATE DRIVE WITH DEVELOPMENT OF LOTS 1 AND 2.

**McCLURE**  
2001 W Broadway  
Columbia, MO 65203  
P 573-814-1568

Ankeny, IA | Carroll, IA | Clive, IA  
Cedar Rapids, IA | Fort Dodge, IA  
North Liberty, IA | Sioux City, IA  
Macon, MO | Columbia, MO  
North Kansas City, MO  
Lenexa, KS

NOTICE:  
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

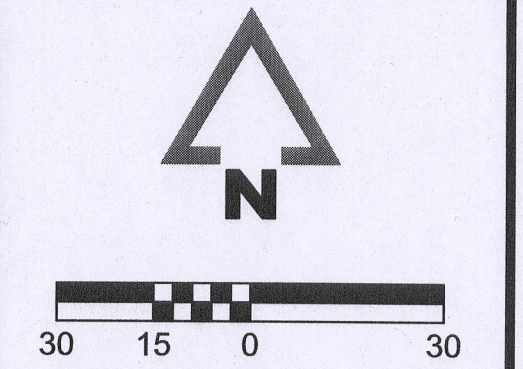
MISSOURI (LS) CERTIFICATE OF AUTHORITY NO. 2012009395  
EXPIRES: DECEMBER 31, 2024

SURVEY PREPARED FOR:  
FIKE PROPERTIES, LLC

PROJECT NAME:  
FIKE SUBDIVISION, PLAT 1A

PROJECT LOCATION:  
CITY OF COLUMBIA, MO

McClure PROJECT NO.  
2024001055-000



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. MDDOT CORS VRS NETWORK, NAD83 (2011)

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

