

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

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

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.

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.

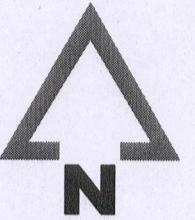
MISSOURI (LS) CERTIFICATE OF
AUTHORITY NO. 2012009395
EXPIRES: DECEMBER 31, 2024

**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.
MDOT CORS VRS NETWORK - NAD83 (2011)

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.

NOTES

1. 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.
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
3. 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.
4. 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).
5. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
6. 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.
7. 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.
8. 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.

VICINITY MAP

WAGON TRAIL RD

Hwy 63

SITE

E. PRATHERSVILLE RD

RANGELINE ST (763)

OAKLAND GRAVEL RD

N.T.S.

CITY OF COLUMBIA,
BOONE COUNTY, MISSOURI

OWNER: JOHN W. PAGE JR. &
LISA W. PAGE
SURVEY
DOC. NO. 271
BK 1375, PG 179
WARRANTY DEE
BK 5198, PG 2

**CITY OF COLUMBIA
ZONING
M-C
MIXED USE-CORRIDOR**

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	FO
GAS MARKER	G
GAS VALVE	GV
TELEPHONE PEDESTAL	▲
TELECOM HANDHOLE	TH
UTILITY POLE	⊗
WATER METER	WM
DECIDUOUS TREE	Cloud

ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
CENTERLINE	CL

APPROVED BY CITY OF COLUMBIA PLANNING & ZONING COMMISSION ON

THIS _____ DAY OF _____ 2024.

SHARON GELEA JONES CHAIRPERSON
