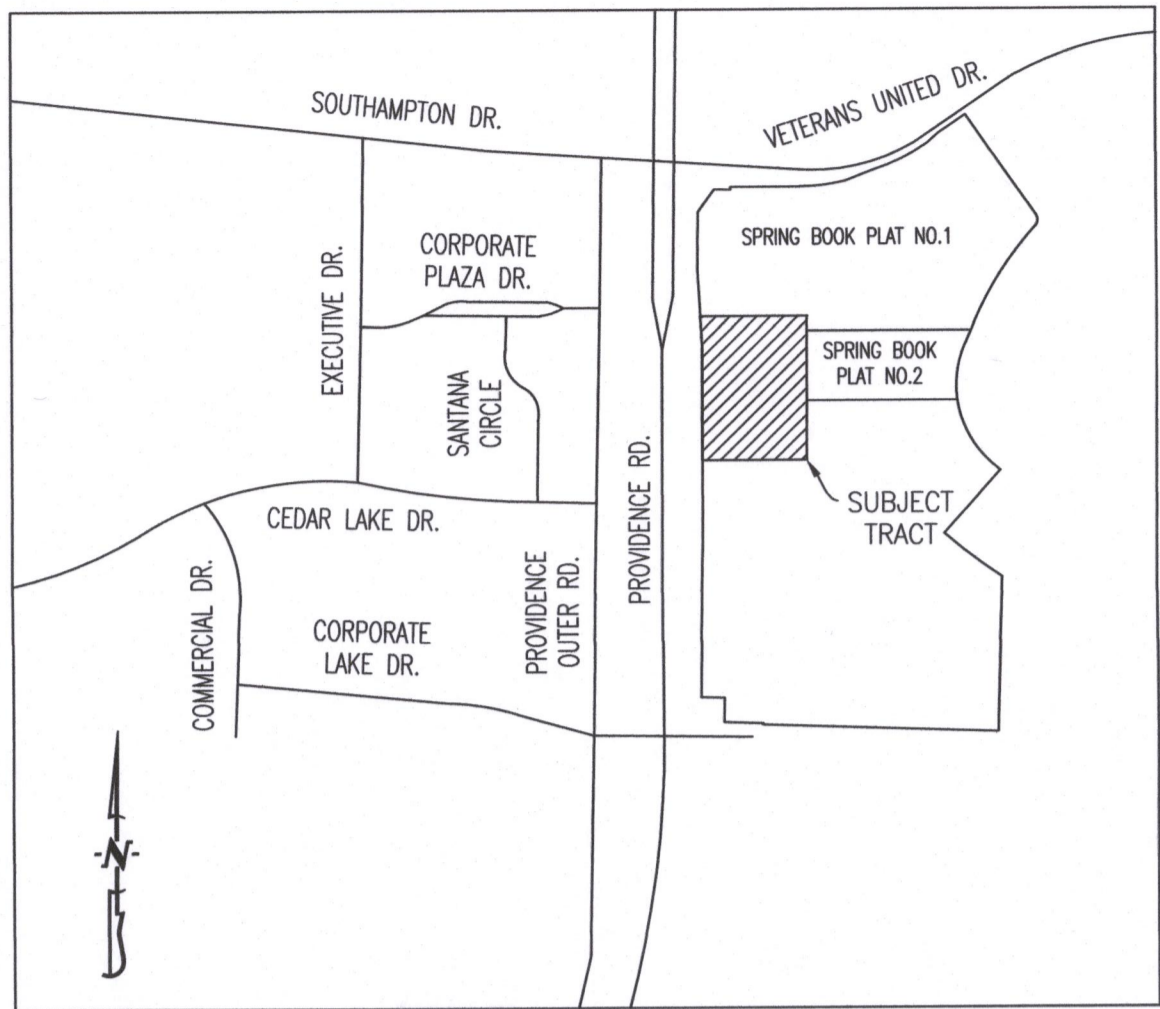


# FINAL PLAT SPRING BROOK, PLAT NO. 2A

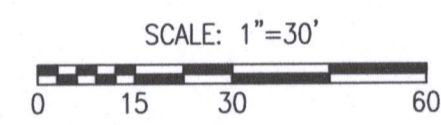
A REPLAT SUBDIVISION LOCATED IN SE QUARTER OF SECTION 36,  
TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER 29, 2025



LOCATION MAP  
NOT TO SCALE

**LEGEND:**

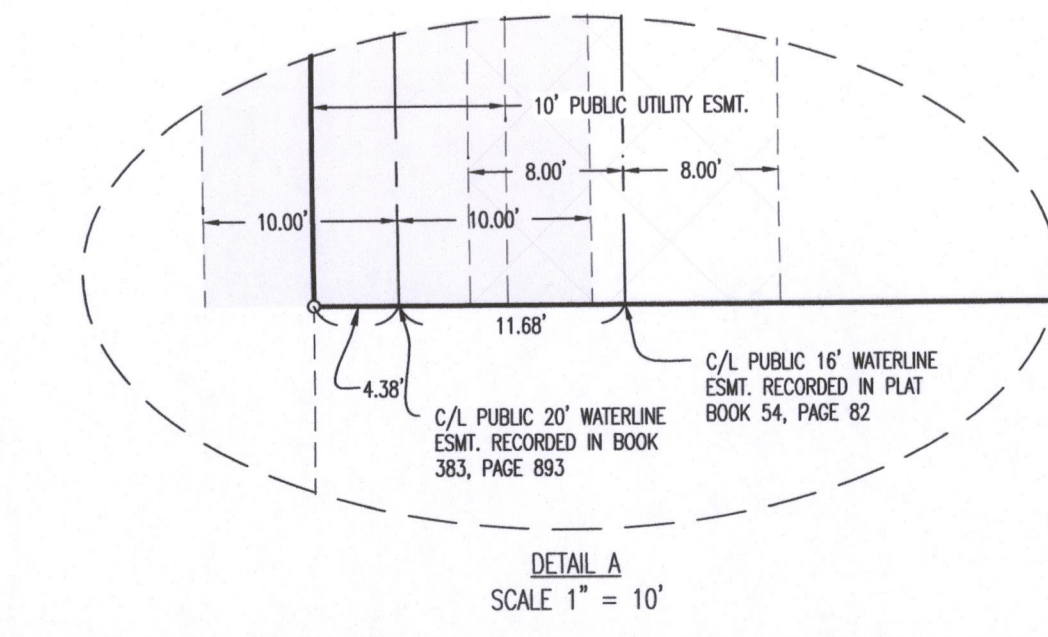
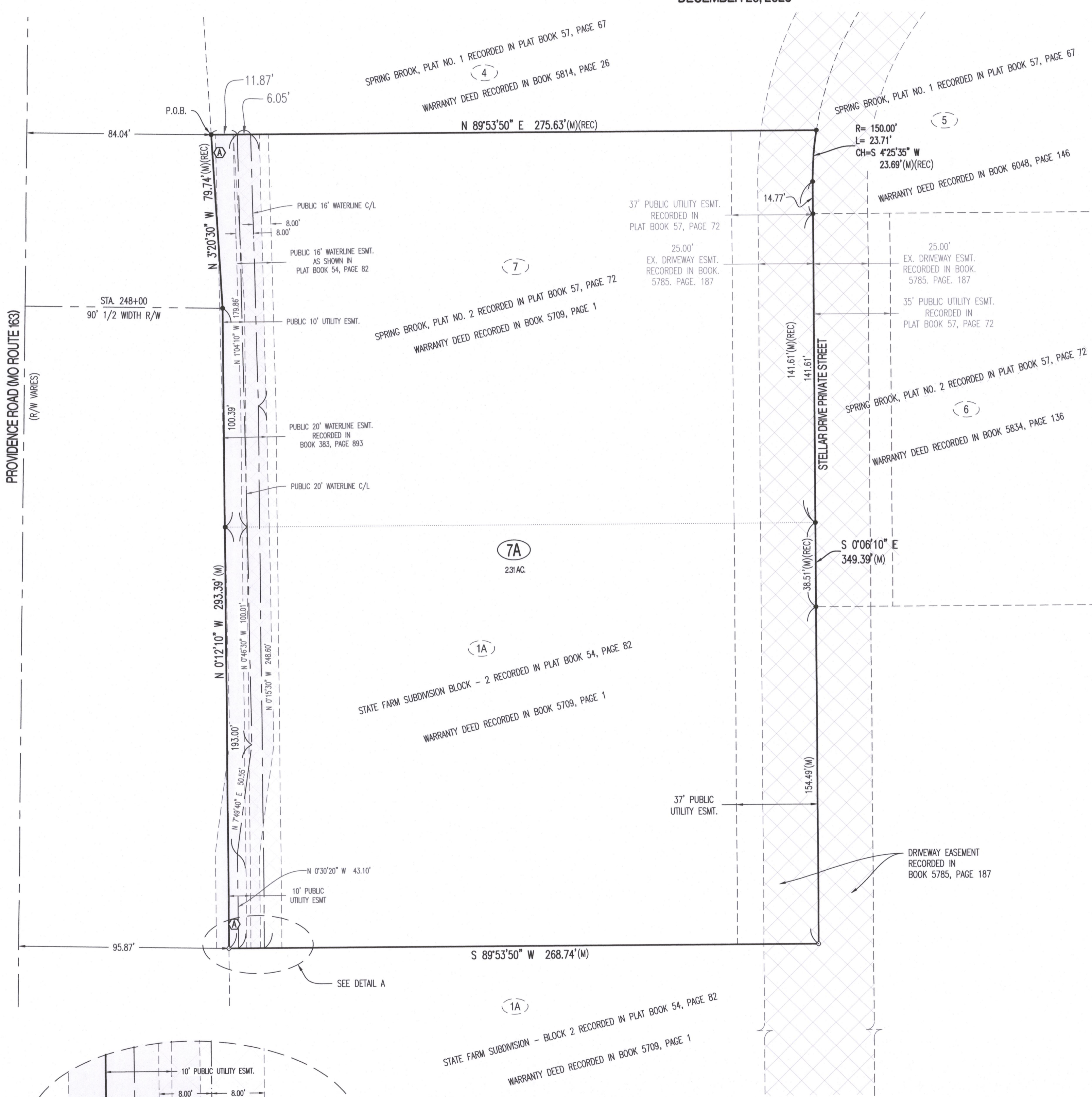
- EXISTING 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH



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

**NOTES:**

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0290E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THIS TRACT DOES NOT CONTAIN ANY SUCH REGULATED STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE BOONE COUNTY, MISSOURI.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. NO DIRECT DRIVEWAY ACCESS WILL BE ALLOWED FROM PROVIDENCE ROAD.
7. A 25-FOOT FRONT YARD SETBACK SHALL EXIST ALONG PROVIDENCE ROAD FOR LOT 7A. NO REAR SETBACK (OPPOSITE OF THE LOT FRONT) SHALL APPLY TO LOT 7A; HOWEVER, NO DEVELOPMENT WITHIN LOT 7 SHALL BE CLOSER THAN 6-FEET TO THE PRIVATE STREET EASEMENT WITHIN WHICH STELLAR DRIVE IS CONSTRUCTED.
8. ALL MAINTENANCE OF THE PRIVATE STORM SEWER & STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ADJUTING PROPERTY OWNERS. NO PRIVATE STREETS OR STORM SEWER SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS.



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN DECEMBER OF 2025, I COMPLETED A SURVEY AND SUBDIVISION FOR MID-AM DEVELOPMENT LLC. OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 7, SPRING BROOK, PLAT NO. 2 RECORDED IN PLAT BOOK 57, PAGE 72 AND PART OF LOT 1A, STATE FARM SUBDIVISION-BLOCK 2, RECORDED IN PLAT BOOK 54, PAGE 82 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5709, PAGE 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID CORNER BEING ON THE EAST RIGHT OF WAY LINE OF PROVIDENCE ROAD (A.K.A. MISSOURI ROUTE 163) AND WITH THE NORTH LINE OF SAID LOT 7, N 89°53'50"E, 275.63 FEET TO THE EAST LINE OF A 25.00 FOOT DRIVEWAY EASEMENT RECORDED IN BOOK 5785, PAGE 187; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SAID DRIVEWAY EASEMENT, 23.71 FEET ALONG A 150.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 4°25'35"W, 23.69 FEET; THENCE CONTINUING WITH SAID EAST LINE AND EXTENDING BEYOND THE SOUTHEAST CORNER OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SAID DRIVEWAY EASEMENT, S 0°06'10"E, 349.39 FEET; THENCE LEAVING SAID EAST LINE, S 89°53'50"W, 268.74 FEET TO THE EAST RIGHT OF WAY LINE OF SAID PROVIDENCE ROAD, SAID POINT ALSO BEING THE WEST LINE OF SAID LOT 1A; THENCE WITH SAID EAST RIGHT OF WAY LINE, N 0°12'10"W, 293.39 FEET; THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE, N 3°20'30"W, 79.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.31 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF February IN THE YEAR 2026  
*Danielle Griffith* NOTARY PUBLIC  
DANIELLE GRIFFITH MY COMMISSION EXPIRES OCTOBER 28, 2028  
COMMISSION NUMBER 12409201

*David W. Borden*  
DAVID W. BORDEN, PLS-2002000244  
DATE: 2/2/26



**KNOW ALL MEN BY THESE PRESENTS:**

THAT MID-AM DEVELOPMENT, L.L.C., MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS SPRING BROOK, PLAT NO. 2A

IN WITNESS WHEREOF, MID-AM DEVELOPMENT, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 2 DAY OF February, 2026

MID-AM DEVELOPMENT, L.L.C.

JONATHAN B. ODLE, MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 2 DAY OF February, IN THE YEAR 2026 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JONATHAN B. ODLE, MANAGER OF MID-AM DEVELOPMENT, L.L.C., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

*Danielle Griffith* NOTARY PUBLIC  
DANIELLE GRIFFITH MY COMMISSION EXPIRES OCTOBER 28, 2028  
COMMISSION NUMBER 12409201

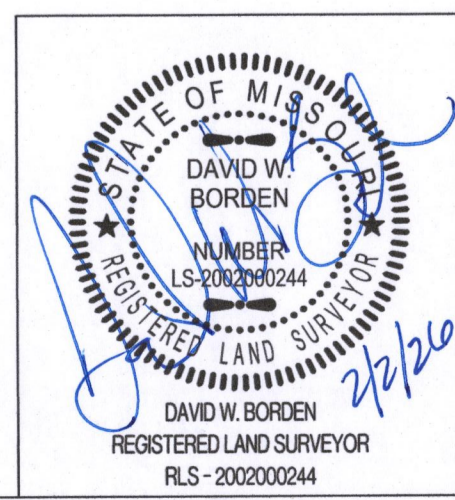


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE \_\_\_\_\_  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



SPRING BROOK, PLAT NO. 2A	
A REPLAT LOCATED IN SE QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 12/29/2025	SCALE: 1"=30'
PROJECT: 210574	DRAWN BY: JWS

**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nifong Blvd., Building 1  
Columbia, Missouri 65203  
(573) 447-0292  
www.crockettengineering.com