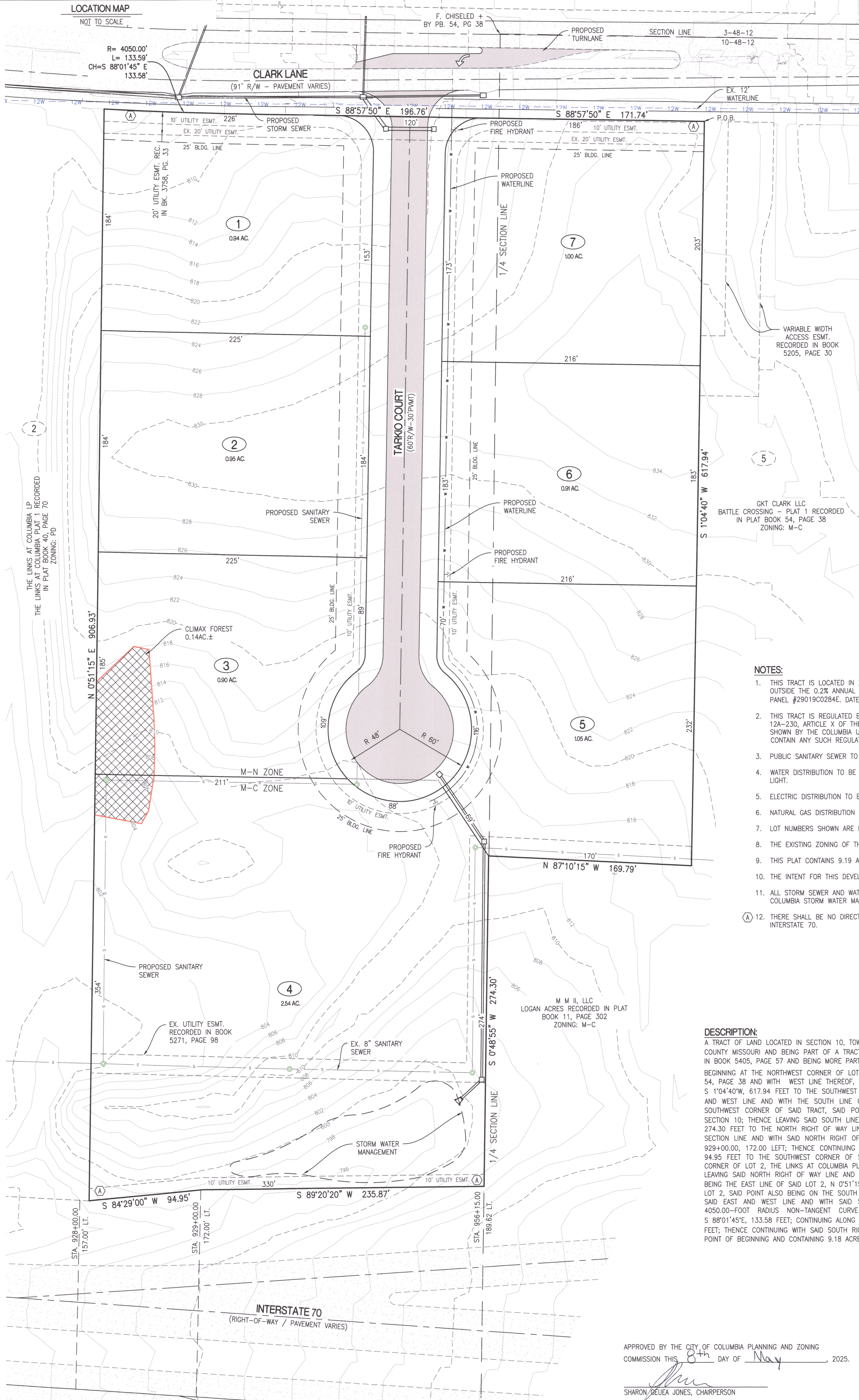
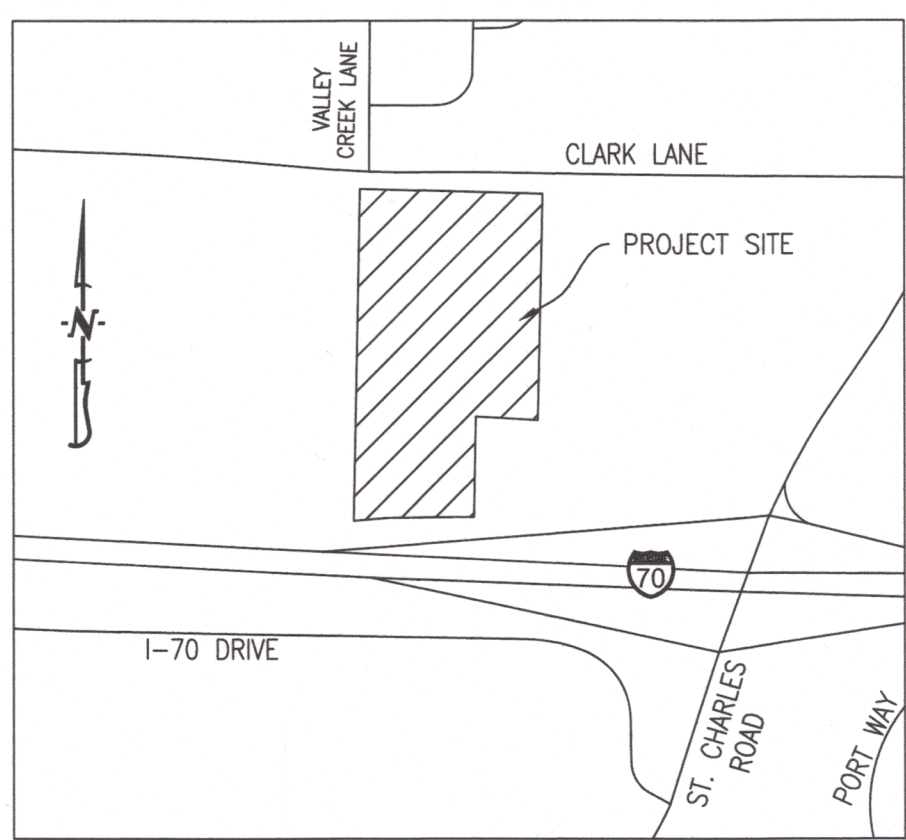
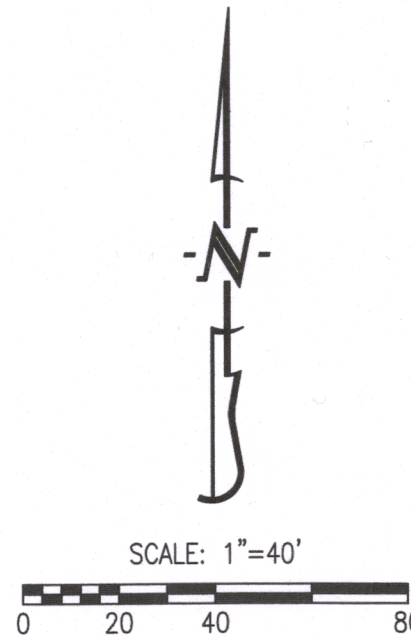


PRELIMINARY PLAT
ARMSTRONG SUBDIVISION, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 17, 2025

OWNER/DEVELOPER:
ARMSTRONG DONNA JEAN 2016
UNITRUST II
5407 CLARK LANE
COLUMBIA, MO 65202



- LEGEND:
- 805 EXISTING MINOR CONTOUR
 - 820 EXISTING MAJOR CONTOUR
 - CURB
 - S EXISTING SANITARY SEWER
 - S PROPOSED SANITARY SEWER
 - MANHOLE
 - PROPOSED WATERLINE
 - EXISTING WATERLINE
 - PROPOSED LIGHT POLE
 - PROPOSED FIRE HYDRANT
 - EXISTING TREELINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - EASEMENT
 - LOT NUMBER
 - PROPOSED PAVEMENT
 - EXISTING PAVEMENT
 - PROPOSED DETENTION

- NOTES:
- THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM PANEL #29019C0284E, DATED: APRIL 19, 2017.
 - THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THIS TRACT DOES NOT CONTAIN ANY SUCH REGULATED STREAM BUFFER.
 - PUBLIC SANITARY SEWER TO BE PROVIDED BY THE CITY OF COLUMBIA.
 - WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
 - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
 - NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
 - LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
 - THE EXISTING ZONING OF THIS TRACT IS M-N & M-C.
 - THIS PLAT CONTAINS 9.19 ACRES.
 - THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
 - ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
 - THESE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO CLARK LANE OR INTERSTATE 70.

DESCRIPTION:
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5405, PAGE 57 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BATTLE CROSSING - PLAT 1, RECORDED IN BOOK 54, PAGE 38 AND WITH WEST LINE THEREOF, SAID LINE ALSO BEING THE EAST LINE OF SAID TRACT, S 1°04'40" W, 617.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE LEAVING SAID EAST AND WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT, N 87°10'15" W, 169.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT BEING ON THE QUARTER SECTION LINE OF SAID SECTION 10; THENCE LEAVING SAID SOUTH LINE AND WITH SAID QUARTER SECTION LINE, S 0°48'55" W, 274.30 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70; THENCE LEAVING SAID QUARTER SECTION LINE AND WITH SAID NORTH RIGHT OF WAY LINE, S 89°20'20" W, 235.87 FEET TO STATION 929+00.00, 172.00 LEFT; THENCE CONTINUING WITH SAID NORTH RIGHT OF WAY LINE, S 84°29'00" W, 94.95 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, THE LINKS AT COLUMBIA PLAT 1 RECORDED IN PLAT BOOK 40, PAGE 70; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID TRACT, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, N 0°51'15" E, 906.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF CLARK LANE; THENCE LEAVING SAID EAST AND WEST LINE AND WITH SAID SOUTH RIGHT OF WAY LINE, 133.59 FEET ALONG A 4050.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 88°01'45" E, 133.58 FEET; CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 88°57'50" E, 196.76 FEET; THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE, S 88°57'50" E, 171.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.18 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS 8th DAY OF May, 2025.
SHARON DEVEA JONES, CHAIRPERSON

