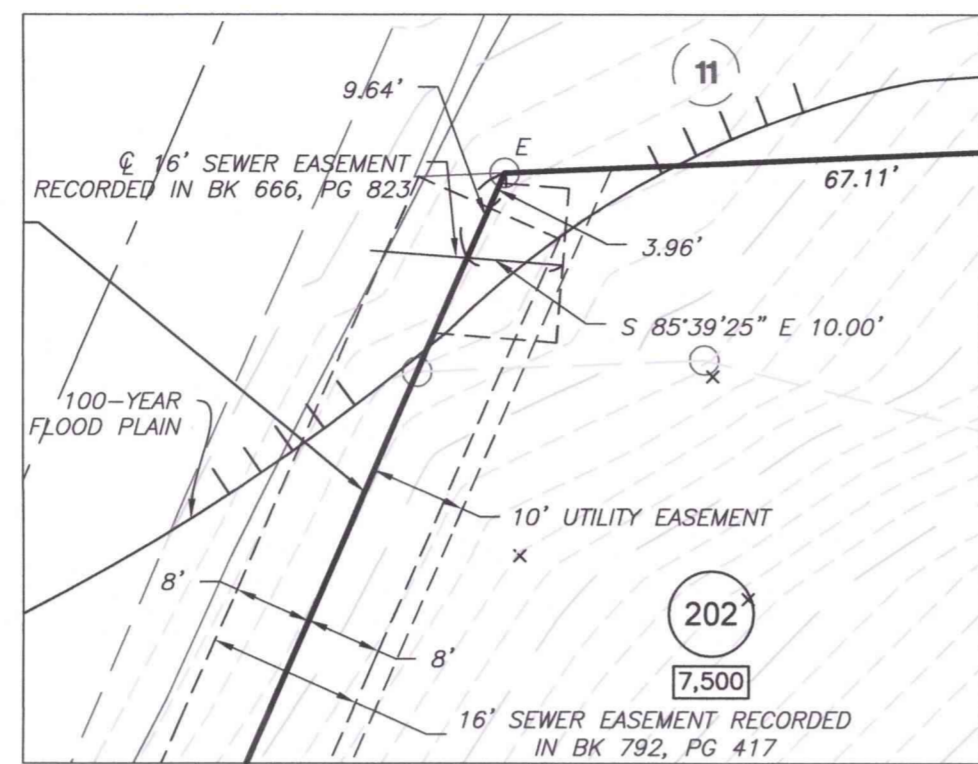


# ROCK HAVEN PLAT 2

A REPLAT OF LOTS 1, 3, & PART OF LOT 4 OF ROCK HAVEN PLAT 1  
SW 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST,  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
JULY 31, 2023

## NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 203.0-16.040 (2)(A).
- SOURCE DEED FOR SUBJECT TRACT; WARRANTY DEED RECORDED IN BOOK 5703, PAGE 76.
- ALL MONUMENTS SHALL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS FOLLOWING APPROVAL OF THIS PLAT, WHICHEVER OCCURS FIRST.
- SQUARE FOOTAGES FOR LOTS ARE CALCULATED.
- TRAIL EASEMENT LOCATED NORTH OF THE LINE SHOWN, INCLUDING ALL OF THE 1% ANNUAL CHANCE FLOODPLAIN IN LOT 201.
- ACCESS TO LOT 201 IS RESTRICTED TO I-70 DRIVE NW.



DETAIL A  
1" = 20'

## STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT...(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

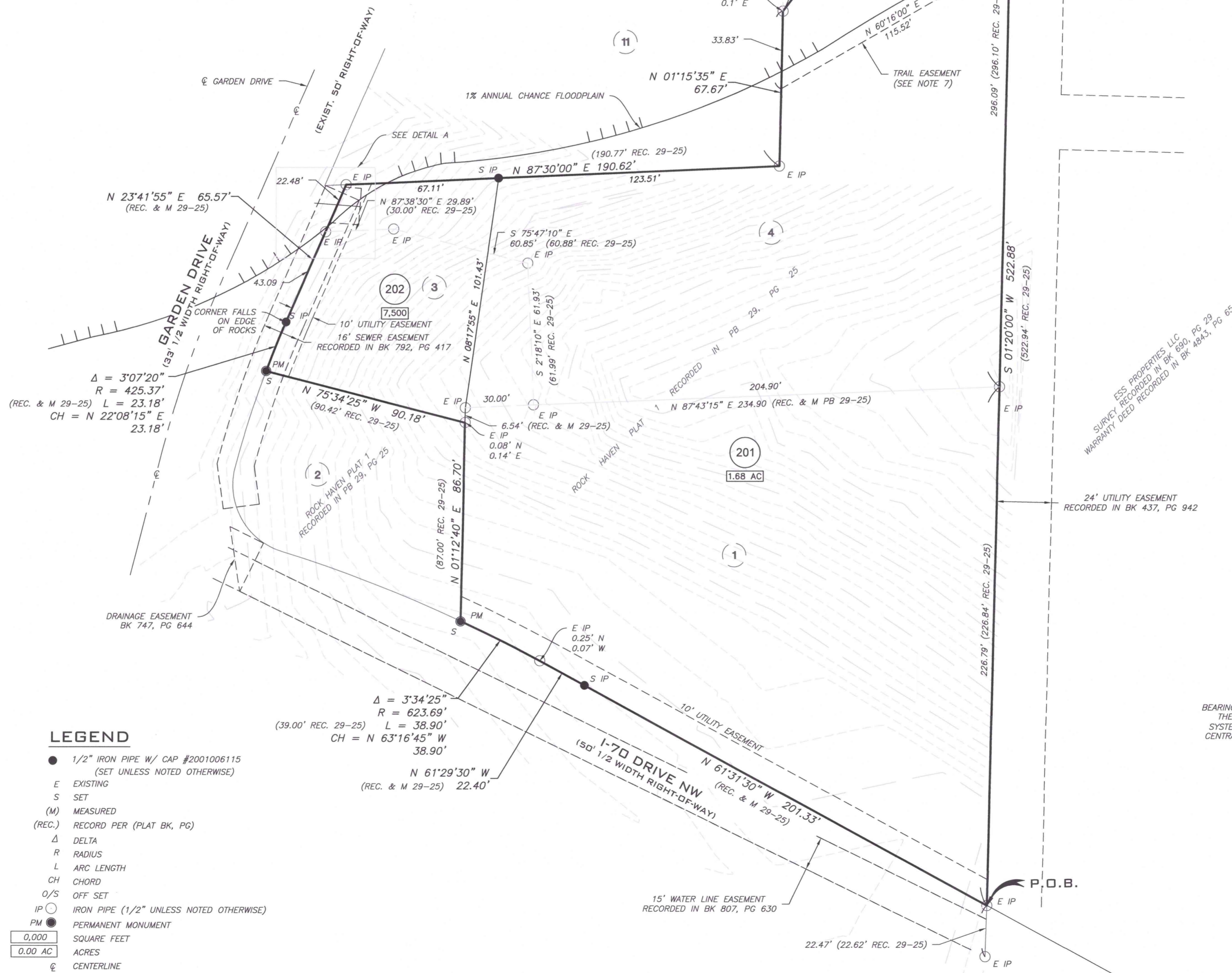
## FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C02600, DATED MARCH 17, 2011.

## LEGAL DESCRIPTION

THREE TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY MISSOURI, BEING ALL OF LOT ONE (1), THREE (3) AND A PORTION OF LOT FOUR (4) OF ROCK HAVEN PLAT 1 RECORDED IN PLAT BOOK 29, PAGE 25, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF I-70 DRIVE NW, N 61°31'30"W, 201.33 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, N 61°29'30"W, 22.40 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 623.69 FEET, AN ARC LENGTH OF 38.90 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 63°16'45"W, 38.90 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH ALONG THE WEST LOT LINE OF SAID LOT 1, N 01°12'40"W, 86.70 FEET TO A POINT ON THE SOUTH LOT LINE OF SAID LOT 3; THENCE ALONG THE LINES OF SAID LOT 3 N 75°34'25"W, 90.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF GARDEN DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 425.37 FEET, AN ARC LENGTH OF 23.18 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 22°08'15"E, 23.18 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE N 23°41'55"E, 65.57 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG A NORTHERLY LINE OF SAID LOT 4, N 87°30'00"E, 190.62 FEET; THENCE N 01°15'35"W, 67.67 FEET; THENCE LEAVING THE LINE OF SAID LOT 4, ALONG THE SOUTH LINE OF THE WARRANTY DEED DESCRIBED IN BOOK 5759, PAGE 34, N 37°43'25"E, 166.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF SAID WARRANTY DEED; THENCE ALONG THE EAST LINE OF SAID LOT 4, S 01°20'00"E, 522.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.85 ACRES.

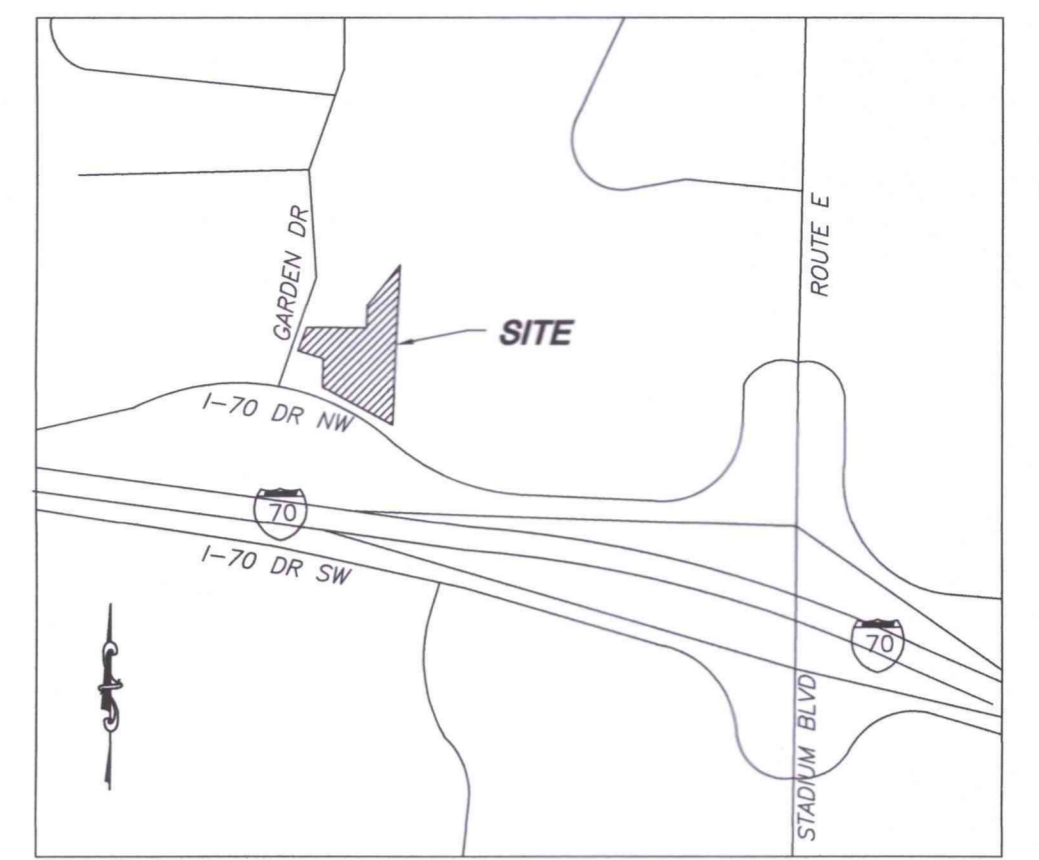


## LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- (REC.) RECORD PER (PLAT BK, PG)
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- O/S OFF SET
- IP ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- PM ● PERMANENT MONUMENT
- 0.000 SQUARE FEET
- 0.00 AC ACRES
- ⊕ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- WD WARRANTY DEED

APPROVED BY THE CITY COUNCIL PURSUANT TO  
ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BARBARA BUFFALO, MAYOR  
ATTEST:  
SHEELA AMIN, CITY CLERK



LOCATION MAP  
NOT TO SCALE

## KNOW ALL MEN BY THESE PRESENTS

ROBERT AND CAROL GROVE FAMILY REVOCABLE TRUST U/T/A DATED MAY 3, 2011 AND AMENDED AND RESTATED ON APRIL 2, 2018, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACTS, HAVE 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.

IN WITNESS WHEREOF, THE SAID ROBERT AND CAROL GROVE FAMILY REVOCABLE TRUST U/T/A DATED MAY 3, 2011 AND AMENDED AND RESTATED ON APRIL 2, 2018 HAS CAUSED THESE PRESENTS TO BE SIGNED.

ROBERT AND CAROL GROVE FAMILY REVOCABLE TRUST U/T/A DATED MAY 3, 2011 AND AMENDED AND RESTATED ON APRIL 2, 2018

*Carol Grove*  
CAROL GROVE, TRUSTEE

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 14th DAY OF September IN THE YEAR 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, CAROL GROVE, TRUSTEE TO THE ROBERT AND CAROL GROVE FAMILY REVOCABLE TRUST U/T/A DATED MAY 3, 2011 AND AMENDED AND RESTATED ON APRIL 2, 2018, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY SHE IS THE TRUSTEE OF SAID TRUST AND THAT SHE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HER FREE ACT AND THE FREE ACT AND DEED OF SAID TRUST.

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

*Kristine N. Vroman*  
KRISTINE VROMAN  
NOTARY PUBLIC, MY COMMISSION  
EXPIRES DECEMBER 21, 2025



## CERTIFICATION

I HEREBY CERTIFY THAT IN JULY, 2023 I COMPLETED A SURVEY FOR ROBERT AND CAROL GROVE FAMILY REVOCABLE TRUST U/T/A DATED MAY 3, 2011 AND AMENDED AND RESTATED ON APRIL 2, 2018 FOR THE DESCRIBED PROPERTIES 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: AUGUST 22, 2023
<b>A CIVIL GROUP, LLC</b> MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (573) 817-5750 MO CERT OF AUTHORITY: 2001006115	

## ROCK HAVEN PLAT 2

COLUMBIA, MISSOURI

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS 22nd DAY OF August 2023.

*Kristine N. Vroman*  
KRISTINE N. VROMAN

NOTARY PUBLIC, MY COMMISSION  
EXPIRES DECEMBER 21, 2025.

