

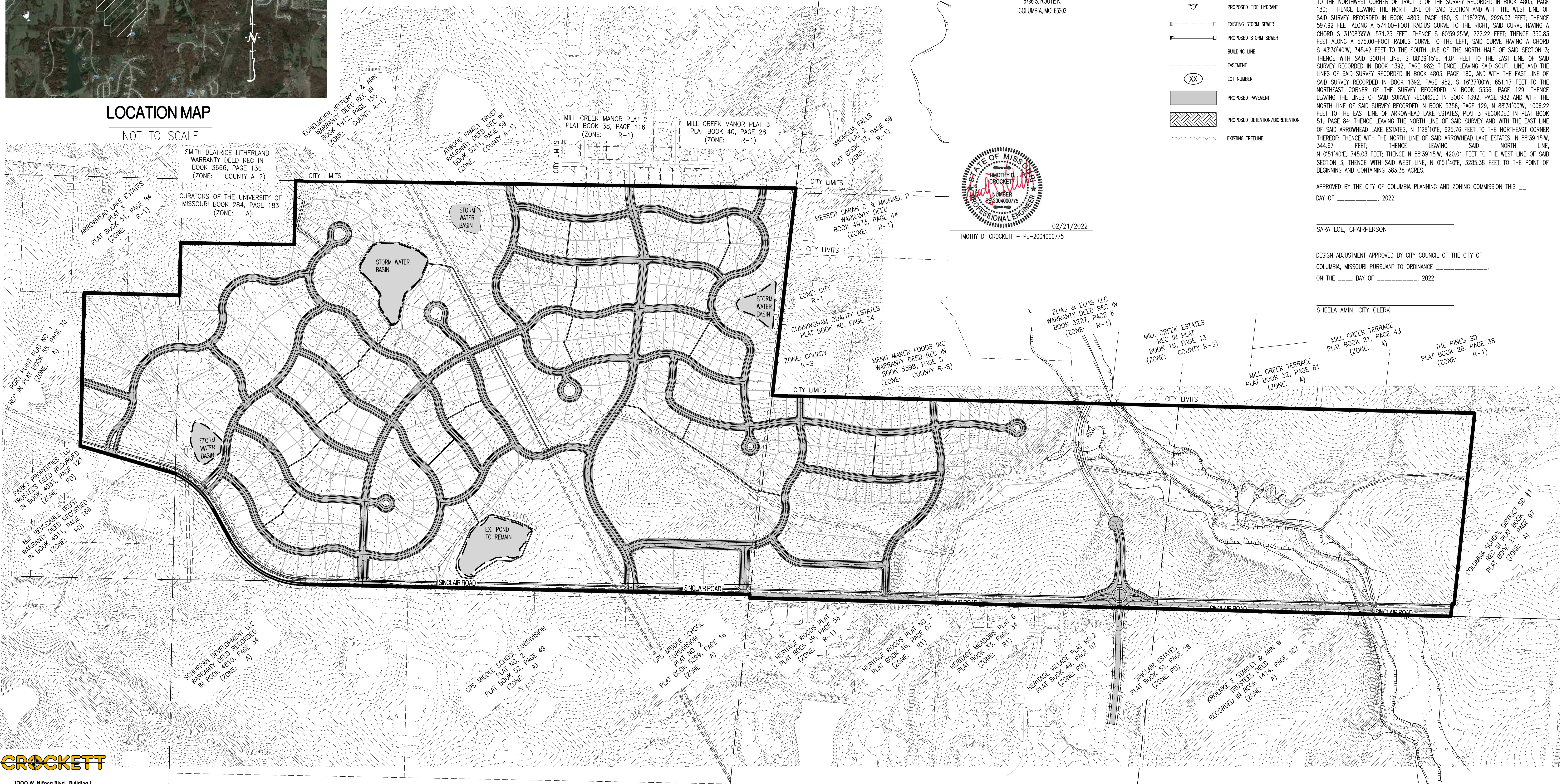
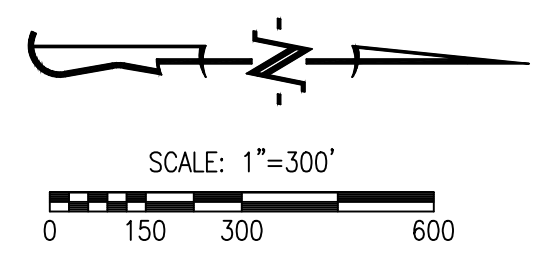
PRELIMINARY PLAT FOR LEGACY FARMS

A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021



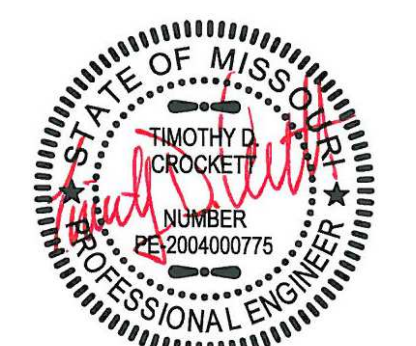
LOCATION MAP

NOT TO SCALE



OWNER:
CURATORS OF THE UNIVERSITY OF MISSOURI
225 UNIVERSITY HALL
COLUMBIA, MO 65211

DEVELOPER:
LEGACY LAND DEVELOPMENT, LLC
5786 S. ROUTE K
COLUMBIA, MO 65203



02/21/2022
TIMOTHY D. CROCKETT - PE-2004000775

LEGEND:

- 805----- EXISTING 2FT CONTOUR
- 820----- EXISTING 10FT CONTOUR
- ===== CURB
- - - - - EXISTING SANITARY SEWER
- - - - - PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- ===== EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- XX ○ LOT NUMBER
- ===== PROPOSED PAVEMENT
- ===== PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF SECTION 34 TOWNSHIP 48 NORTH, RANGE 13 WEST AND SECTION 3, TOWNSHIP 47 NORTH RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 1392, PAGE 982 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 88, PAGE 153 AND BOOK 152, PAGE 359 AND THE GUARDIANS DEED RECORDED IN BOOK 113, PAGE 235 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3, AS SHOWN IN SAID SURVEY, AND WITH THE NORTH LINE OF SAID SECTION, S 83°32'05"E, 1371.48 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SAID SECTION 34, AS SHOWN IN SAID SURVEY, THENCE LEAVING THE NORTH LINE OF SAID SECTION 3 AND WITH THE WEST LINE OF SAID SURVEY, N 1°25'15"E, 3566.59 FEET, THENCE N 1°29'55"E, 1047.87 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF COLUMBIA SCHOOL DISTRICT SUBDIVISION NUMBER 1, RECORDED IN PLAT BOOK 21, PAGE 97; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID SURVEY AND THE SOUTH LINE OF SAID LOT 1, S 83°49'15"E, 1262.28 FEET; THENCE CONTINUING WITH THE LINES OF SAID SURVEY, S 6°42'05"W, 11.92 FEET; THENCE S 83°03'05"E, 82.14 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 34; THENCE WITH SAID EAST LINE OF THE NORTHWEST QUARTER, AS SHOWN IN SAID SURVEY RECORDED IN BOOK 1392, PAGE 982, S 1°30'30"W, 4607.63 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID SECTION 3, N 83°32'05"W, 23.08 FEET TO THE NORTHWEST CORNER OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 4803, PAGE 180; THENCE LEAVING THE NORTH LINE OF SAID SECTION AND WITH THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 4803, PAGE 180, S 1°18'25"W, 2926.53 FEET; THENCE 597.92 FEET ALONG A 574.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 31°08'55"W, 571.25 FEET; THENCE S 60°59'25"W, 222.22 FEET; THENCE 350.83 FEET ALONG A 575.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 43°30'40"W, 345.42 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE WITH SAID SOUTH LINE, S 88°39'15"E, 4.84 FEET TO THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 1392, PAGE 982; THENCE LEAVING SAID SOUTH LINE AND THE LINES OF SAID SURVEY RECORDED IN BOOK 4803, PAGE 180, AND WITH THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 1392, PAGE 982, S 16°37'00"W, 651.17 FEET TO THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 5356, PAGE 129; THENCE LEAVING THE LINES OF SAID SURVEY RECORDED IN BOOK 1392, PAGE 982 AND WITH THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 5356, PAGE 129, N 88°31'00"W, 1006.22 FEET TO THE EAST LINE OF ARROWHEAD LAKE ESTATES, PLAT 3 RECORDED IN PLAT BOOK 51, PAGE 84; THENCE LEAVING THE NORTH LINE OF SAID SURVEY AND WITH THE EAST LINE OF SAID ARROWHEAD LAKE ESTATES, N 1°28'10"E, 625.76 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WITH THE NORTH LINE OF SAID ARROWHEAD LAKE ESTATES, N 88°39'15"W, 344.67 FEET; THENCE LEAVING SAID NORTH LINE, N 0°51'40"E, 745.03 FEET; THENCE N 88°39'15"W, 420.01 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE WITH SAID WEST LINE, N 0°51'40"E, 3285.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 383.38 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2022.

SARA LOE, CHAIRPERSON

DESIGN ADJUSTMENT APPROVED BY CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE _____ ON THE ____ DAY OF _____, 2022.

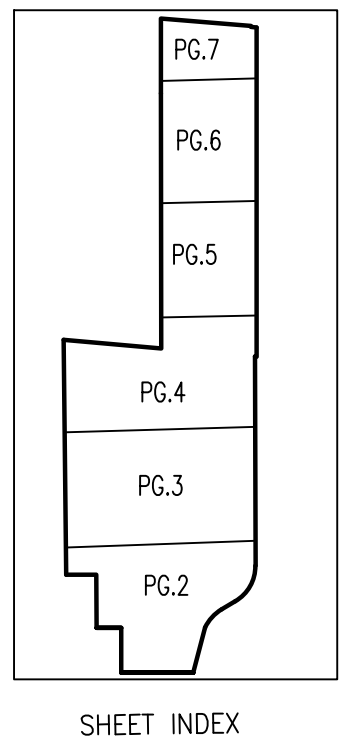
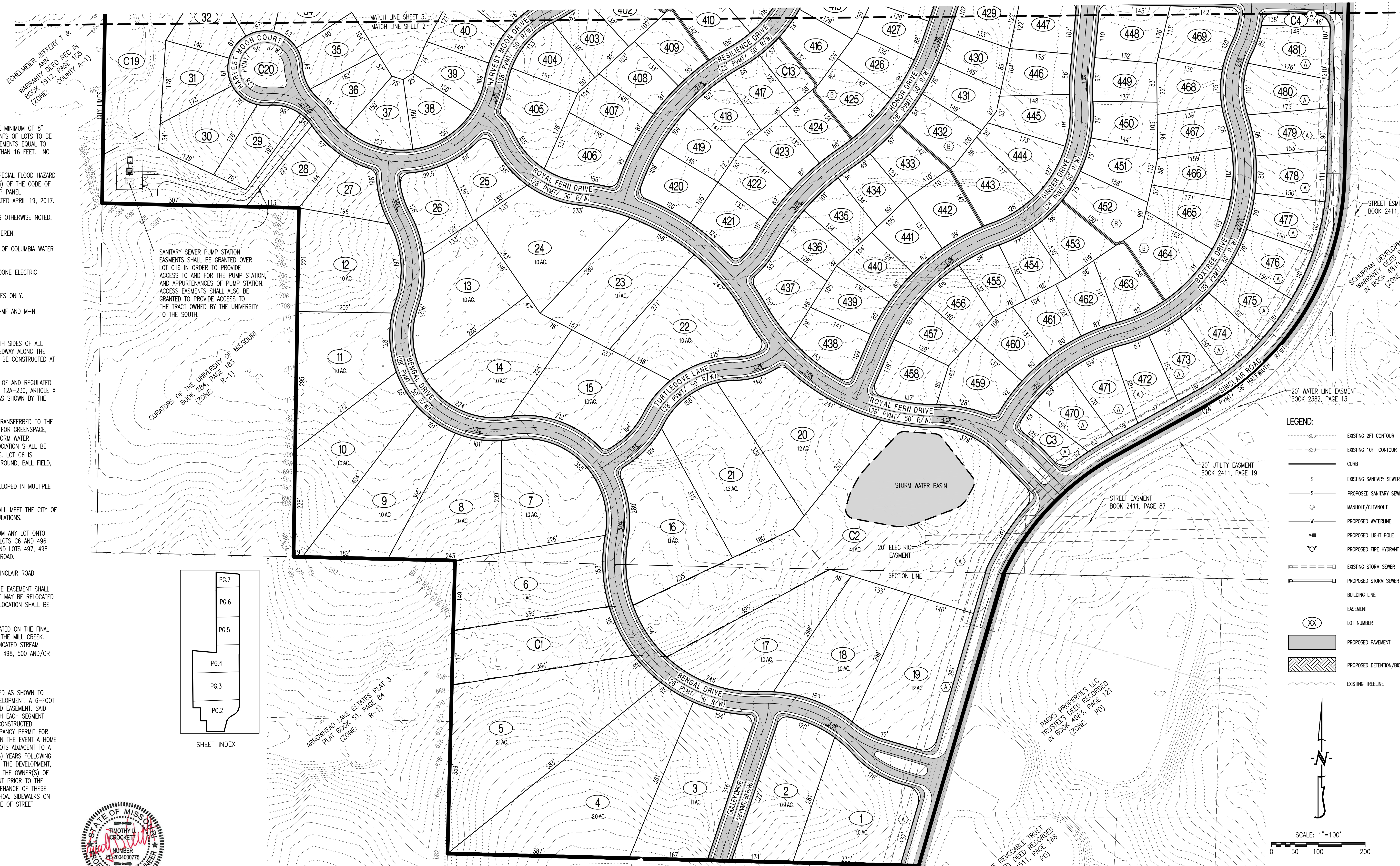
SHEELA AMIN, CITY CLERK

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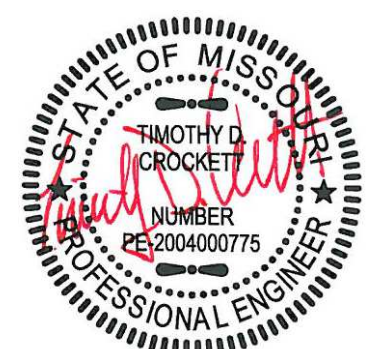
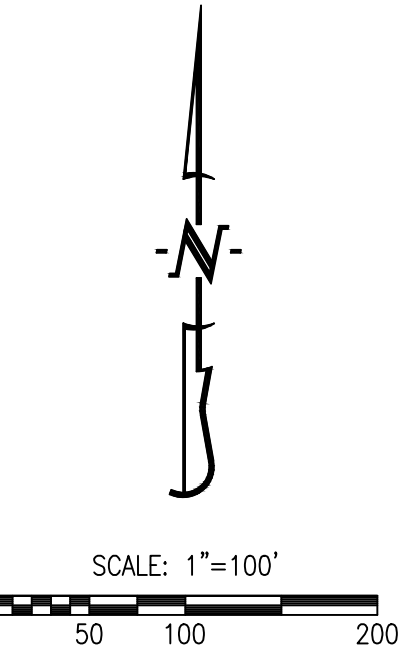
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- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(6)(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0286E, 29019C0270E AND 29019C0290E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
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- LOT C1-C21 ARE COMMON LOTS AND ARE TO BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE, SIDEWALKS, TRAILS AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. LOT C6 IS INTENDED TO BE USED FOR SWIMMING POOL, PLAYGROUND, BALL FIELD, ECT.
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- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM ANY LOT ONTO SINCLAIR ROAD OR CRABAPPLE LANE, EXCEPT FOR LOTS C6 AND 496 WHICH SHALL HAVE ACCESS TO CRABAPPLE LANE AND LOTS 497, 498 AND 499 WHICH SHALL HAVE ACCESS TO SINCLAIR ROAD.
- THERE SHALL BE A 20' UTILITY EASEMENT ALONG SINCLAIR ROAD.
- THE WATERLINE IN THE EXISTING 20 FOOT WATERLINE EASEMENT SHALL REMAIN IN PLACE WHERE POSSIBLE. THIS WATERLINE MAY BE RELOCATED AS NEEDED AT THE DEVELOPER'S EXPENSE. ANY RELOCATION SHALL BE WITH THE APPROVAL OF CPWSD#1.
- A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE MILL CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED MORE SPECIFICALLY ON LOTS 498, 500 AND/OR 501.
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LEGEND:

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- PROPOSED FIRE HYDRANT
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- PROPOSED STORM SEWER
- BUILDING LINE
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- EXISTING TREELINE



02/21/2022

TIMOTHY D. CROCKETT - PE-2004000775



1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com JOB#140132

RORY POINT PLAT NO. 1
PLAT BOOK 55, PAGE 70
(ZONE: A)

M/F REVOCABLE TRUST
WARRANTY DEED RECORDED
IN BOOK 45111, PAGE 188
(ZONE: PD)

PARKS PROPERTIES LLC
TRUSTEES DEED RECORDED
IN BOOK 40283, PAGE 121
(ZONE: PD)

STREET ESMT.
BOOK 2411, PAGE 87
SCHIPPAN DEVELOPMENT, LLC
WARRANTY DEED RECORDED
IN BOOK 48310, PAGE 34
(ZONE: A)

20' WATER LINE EASEMENT
BOOK 2382, PAGE 13

20' UTILITY EASEMENT
BOOK 2411, PAGE 19

STREET EASEMENT
BOOK 2411, PAGE 87

20' ELECTRIC
EASEMENT

ARROWHEAD LAKE ESTATES PLAT 3
PLAT BOOK 51, PAGE 84
(ZONE: R-1)

ECHLEMEYER JEFFERY T &
WARRANTY DEED REC IN
BOOK 1912, PAGE 155
(ZONE: COUNTY A-1)

SANITARY SEWER PUMP STATION
EASEMENTS SHALL BE GRANTED OVER
LOT C19 IN ORDER TO PROVIDE
ACCESS TO AND FOR THE PUMP STATION,
AND APPURTENANCES OF PUMP STATION.
ACCESS EASEMENTS SHALL ALSO BE
GRANTED TO PROVIDE ACCESS TO THE
TRACT OWNED BY THE UNIVERSITY
TO THE SOUTH.

CURATORS OF THE UNIVERSITY OF
MISSOURI
BOOK 284, PAGE 183
(ZONE: R-1)

NOTES:

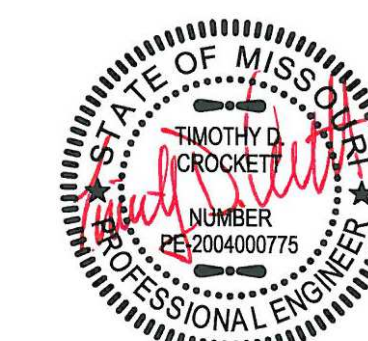
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820	EXISTING 10FT CONTOUR	PROPOSED STORM SEWER
---	CURB	BUILDING LINE
-S-	EXISTING SANITARY SEWER	EASEMENT
S	PROPOSED SANITARY SEWER	LOT NUMBER
○	MANHOLE/CLEANOUT	PROPOSED PAVEMENT
W	PROPOSED WATERLINE	PROPOSED DETENTION/BIORETENTION
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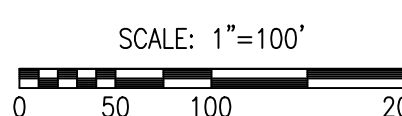
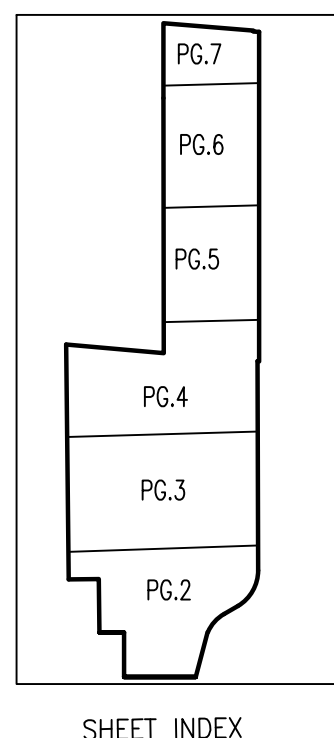
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DECEMBER, 2021



02/21/2022

TIMOTHY D. CROCKETT - PE-2004000775



CROCKETT
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

ECHELMEIER JEFFERY T. & ANN
WARRANTY DEED REC IN
BOOK 912, PAGE 155
(ZONE: COUNTY A-1)

ATWOOD FAMILY TRUST
WARRANTY DEED REC IN
BOOK 5247, PAGE 59
(ZONE: COUNTY A-3)

MILL CREEK MANOR-PLAT 2
PLAT BOOK 38, PAGE 116
(ZONE: A-1)

SINCLAIR ROAD
64' PAVT/28' HALFWIDTH R/W
CPS MIDDLE SCHOOL SUBDIVISION
PLAT BOOK 92, PAGE 49
(ZONE: A)

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DECEMBER, 2021

LEGEND:

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	PROPOSED WATERLINE		PROPOSED DETENTION/BIORETENTION
	PROPOSED LIGHT POLE		EXISTING TREELINE
	PROPOSED FIRE HYDRANT		



SCALE: 1"=100'

0 50 100 200

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MILL CREE

PRELIMINARY PLAT FOR LEGACY FARMS

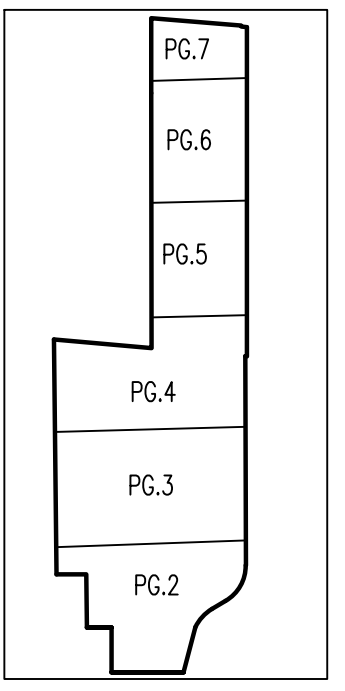
A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021

NOTES:

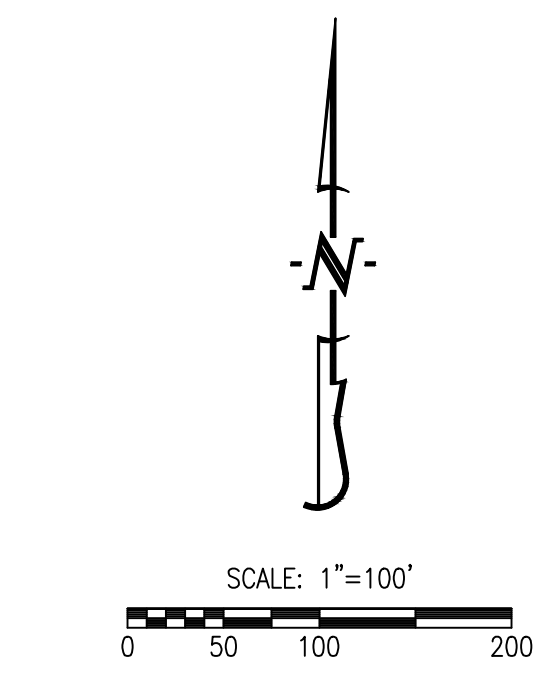
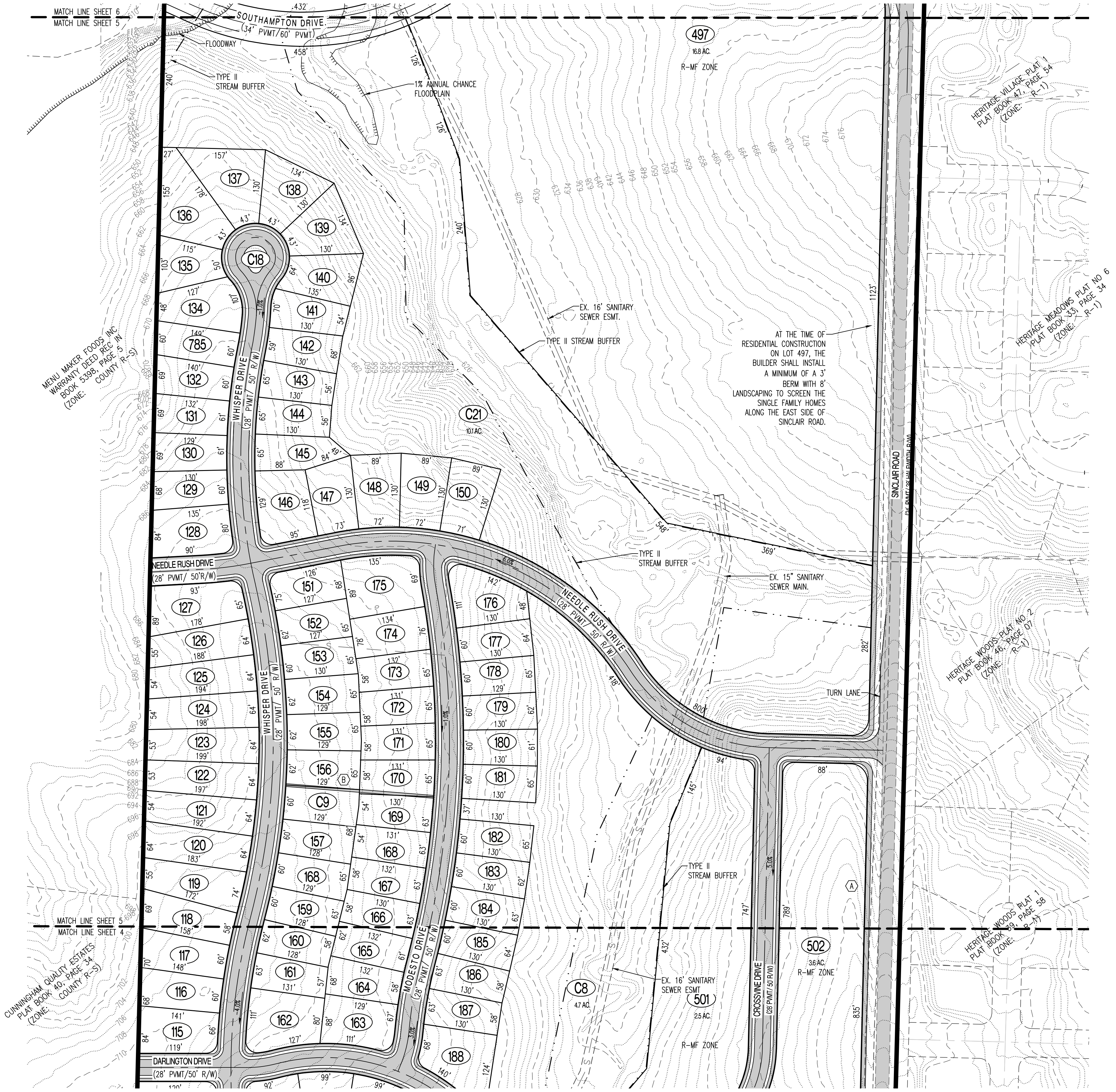
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #2901900286E, 2901900270E AND 2901900290E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
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LEGEND:

- 805--- EXISTING 2FT CONTOUR
- 820--- EXISTING 10FT CONTOUR
- ==== CURB
- S--- EXISTING SANITARY SEWER
- S--- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- W--- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- S--- EXISTING STORM SEWER
- S--- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- XX LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE



TIMOTHY D. CROCKETT - PE-2004000775
02/21/2022



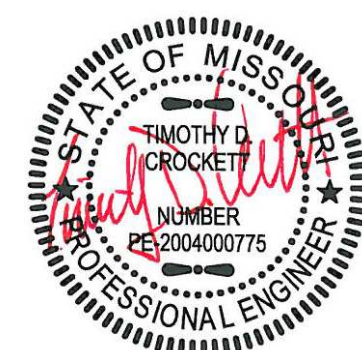
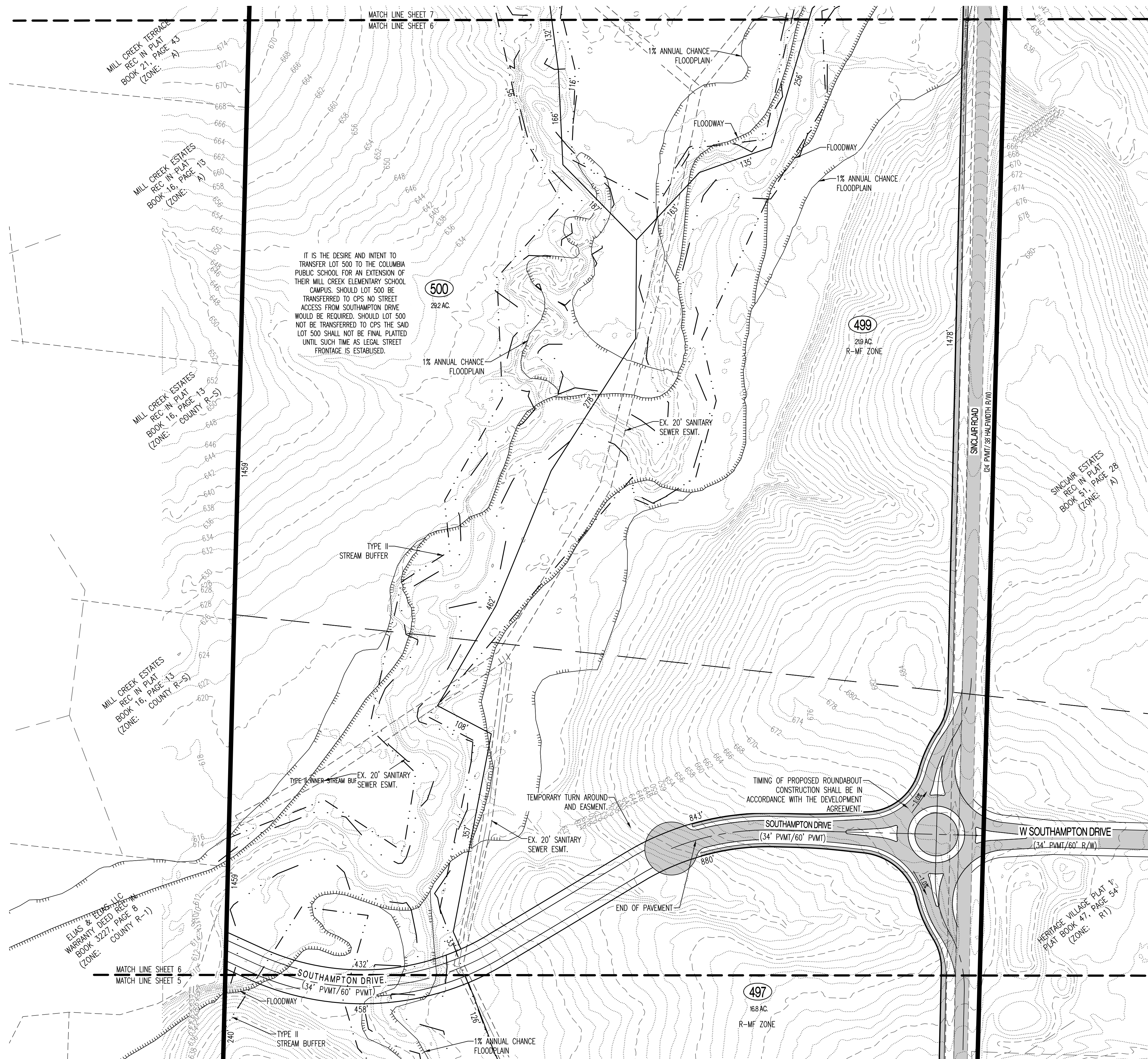
CROCKETT
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

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PRELIMINARY PLAT FOR LEGACY FARMS

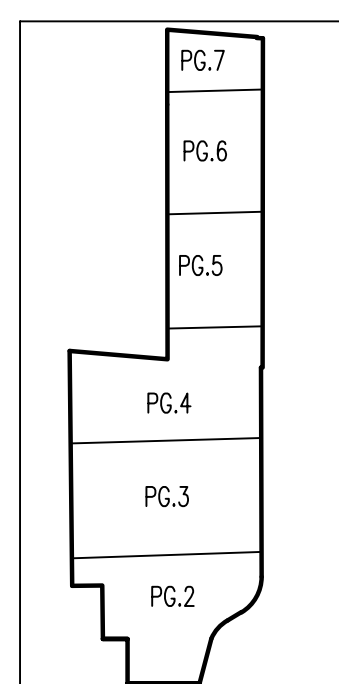
A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021



02/21/2022
TIMOTHY D. CROCKETT - PE-2004000775

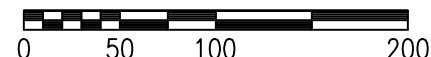
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SHEET INDEX

SCALE: 1"=100'



1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
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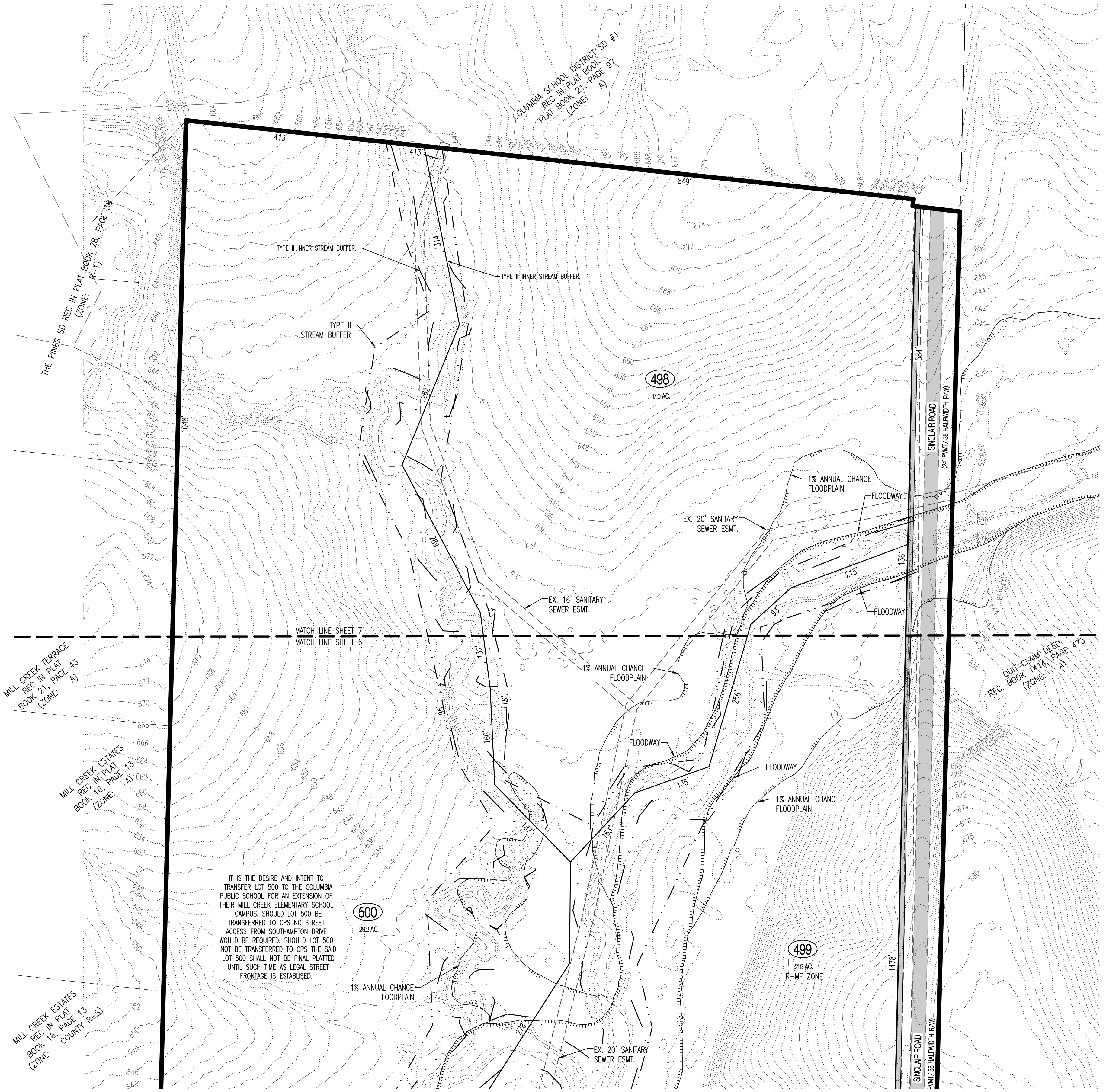
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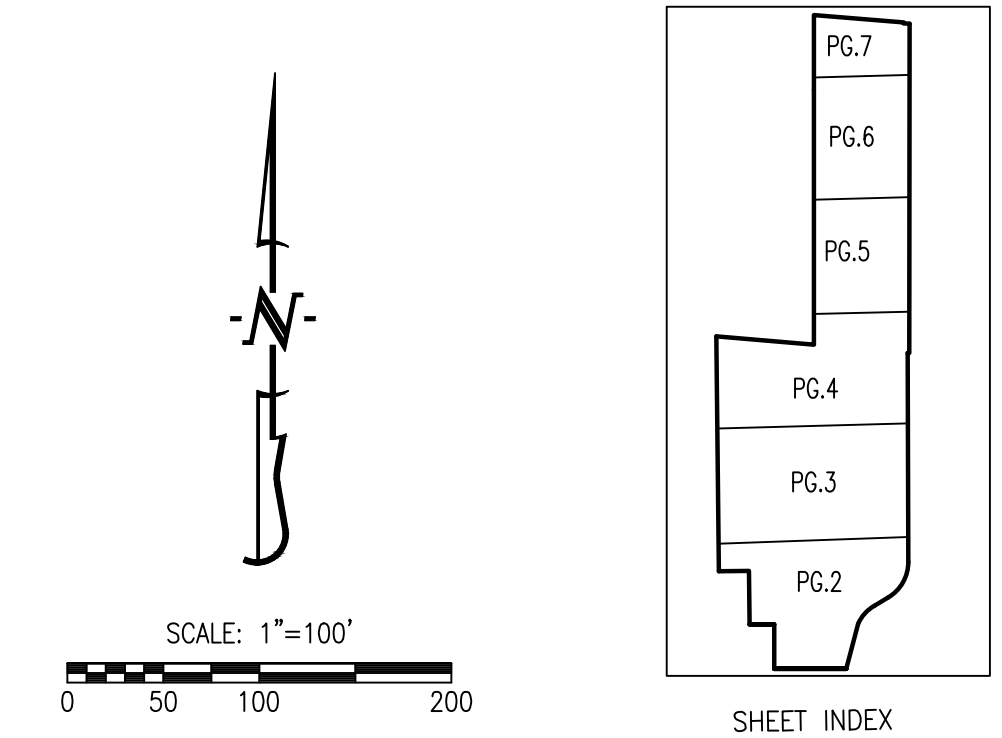
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TIMOTHY D. CROCKETT - PE-2004000775
02/21/2022



IT IS THE DESIRE AND INTENT TO TRANSFER LOT 500 TO THE COLUMBIA PUBLIC SCHOOL FOR AN EXTENSION OF THEIR MILL CREEK ELEMENTARY SCHOOL CAMPUS. SHOULD LOT 500 BE TRANSFERRED TO CPS NO STREET ACCESS FROM SOUTHAMPTON DRIVE WOULD BE REQUIRED. SHOULD LOT 500 NOT BE TRANSFERRED TO CPS THE SAID LOT 500 SHALL NOT BE FINAL PLATTED UNTIL SUCH TIME AS LEGAL STREET FRONTAGE IS ESTABLISHED.



SCALE: 1"=100'
0 50 100 200



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www.crockettengineering.com JOB#140132