

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
E EXISTING
S SET
(M) MEASURED
(REC) RECORD PER (BK-PG) OR (PB-PG)
IP IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
0.000 SQUARE FEET
€ CENTERLINE
PB PLAT BOOK
BK BOOK
PG PAGE
P.O.B. POINT OF BEGINNING
(R) RADIAL

NOTES

- 1. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
3. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
4. TOTAL TRACT AREA = 3.17 ACRES.
5. SOURCE DEED FOR SUBJECT TRACT: WARRANTY DEED RECORDED IN BOOK 5776, PAGE 22, AND WARRANTY DEED RECORDED IN BOOK 5632, PAGE 171.
6. DRIVEWAY ACCESS ONTO ROLLINS ROAD OR RUSSELL BLVD IS PROHIBITED FOR LOTS 701, 705, 706, AND 707.
7. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
8. SOURCE PLAT FOR SURVEY RECORDED IN PLAT BOOK 50, PAGE 22. SOURCE WARRANTY DEED RECORDED IN BOOK 5776, PAGE 22 AND BOOK 5632, PAGE 171.
9. ALL MAINTENANCE OF THE PRIVATE STREETS, IRREVOCABLE ACCESS EASEMENTS AND PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR OWNERS ASSOCIATION, CITY SERVICES SHALL NOT BE PROVIDED ON SAID PRIVATE STREETS INCLUDING, BUT NOT LIMITED TO, STREET CLEANING, ROUTINE POLICE PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCES, AND PREPARATION OF ACCIDENT REPORTS. NO PRIVATE STREET SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL IT HAS BEEN IMPROVED TO MEET MINIMUM CITY STANDARDS FOR PUBLIC STREETS. IN THE EVENT SAID LOT OWNERS AND/OR OWNERS ASSOCIATION FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SUCH FACILITIES CONSTRUCTED, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE LOT OWNERS, SUCCESSORS AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.
10. THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS ON COMMON LOT C708 FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION. NO FENCE OR OTHER BARRIER SHALL BE ERRECTED OR PERMITTED WITHIN OR ACROSS LOT C708.
11. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THE SUBDIVISION TO CONSTRUCT AND MAINTAIN ALL PRIVATE STORMWATER FACILITIES WITHIN A PRIVATE DRAINAGE EASEMENT AT THEIR COST. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF PRIVATE DRAINAGE FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULT FROM CONDITIONS WITHIN THE PRIVATE DRAINAGE EASEMENT. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENT. THE LOT OWNERS SHALL KEEP THE PORTION OF ANY DRAINAGE EASEMENT TRAVERSING OR ADJACENT TO THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY MATERIALS WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER.

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

THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL #20019C0280C, DATED APRIL 19, 2017.

STORMWATER MANAGEMENT

THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(d).

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS LOTS 1 AND 2 OF RUSSELL SUBDIVISION PLAT 5 AS RECORDED IN PLAT BOOK 50, PAGE 22, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 OF RUSSELL SUBDIVISION - PLAT 5 RECORDED IN PLAT BOOK 50, PAGE 22, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 S 83°24'00"E, 106.97 FEET; THENCE LEAVING SAID NORTH LINE OF LOT 2, EAST ALONG THE NORTH LINE OF SAID LOT 1 N 66°04'00"E, 251.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RUSSELL BOULEVARD; THENCE LEAVING SAID NORTH LINE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE S 05°10'00"E, 67.00 FEET; THENCE S 00°47'05"W, 399.51 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AN ARC LENGTH OF 33.37 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 48°35'00"W, 29.63 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROLLINS ROAD, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, WEST ALONG SAID NORTH RIGHT-OF-WAY LINE N 83°37'05"W, 320.53 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH ALONG THE WEST LINE OF SAID LOT 2 N 00°43'00"E, 360.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.17 ACRES.

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO

ORDINANCE # _____ ON THE _____ DAY OF _____, 2024.

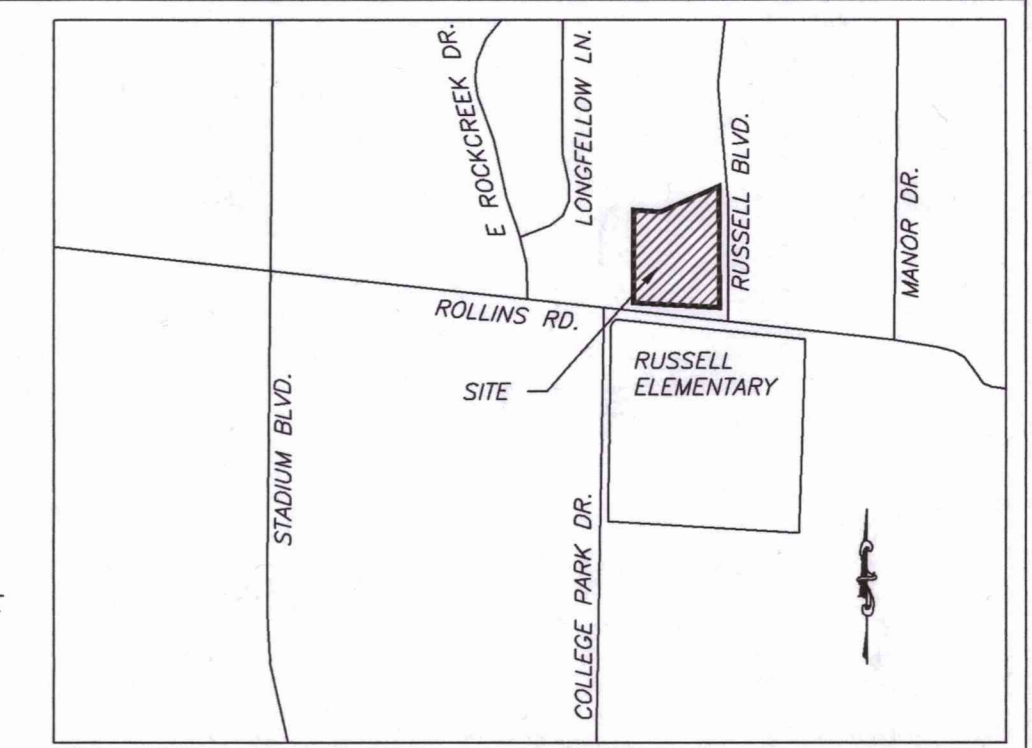
BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

RUSSELL SUBDIVISION PLAT 7

A MAJOR PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 48 NORTH, RANGE 13 WEST
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 10, 2024
REVISED: OCTOBER 9, 2024



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

JACK WAX AND KAY WAX, HUSBAND AND WIFE, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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 AND ALL APPURTENANCES THERETO) 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 ENTIRETY OF COMMON LOT C708 IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.

THE ENTIRETY OF COMMON LOT C708 IS HEREBY DEDICATED AS A DRAINAGE EASEMENT AND IN ADDITION, THE AREAS SHOWN ON THE PLAT AS "DRAINAGE EASEMENT" ARE HEREBY DEDICATED AS A PERPETUAL DRAINAGE EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORMWATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES, INCLUDING THE INSTALLATION, CONSTRUCTION, INSPECTION, OPERATION, REPLACEMENT, RECONSTRUCTION, ENLARGEMENT, REMOVAL, REPAIR, CLEANING AND MAINTENANCE OF SUCH FACILITIES, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID DRAINAGE EASEMENT 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 THE DRAINAGE EASEMENT. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID DRAINAGE EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO THE DRAINAGE EASEMENT.

ADDITIONAL RIGHT-OF-WAY AT THE INTERSECTION OF RUSSELL BOULEVARD AND ROLLINS ROAD IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS ON COMMON LOT C708 FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION.

SUCH INGRESS/EGRESS EASEMENT AND PRIVATE STREET DESIGNATED AS RUSSELL COURT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS AND FOR THE CITY EMERGENCY SERVICES, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE, ALONG UPON AND ACROSS SAID PREMISES WITH THE RIGHT AND PRIVILEGE OF ACCESS AT ALL TIMES. THE OWNER COVENANTS AND AGREES IT SHALL CONSTRUCT WITHIN THE PRIVATE STREET AN ACCESS ROAD THAT MEETS OR EXCEEDS THE REQUIREMENTS OF A FIRE APPARATUS ACCESS ROAD IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT IT SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY CODE REQUIREMENTS. PER CITY OF COLUMBIA ORDINANCE # 025591, THE OWNER HAS GRANTED A WAIVER FROM THE REQUIREMENT TO INSTALL SIDEWALK ALONG BOTH SIDES OF THE ACCESS ROAD. THE ACCESS ROAD WITHIN THE PRIVATE STREET SHALL BE KEPT FREE OF OBSTRUCTIONS.

IN WITNESS WHEREOF, JACK WAX AND KAY WAX, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Signatures of Jack Wax and Kay Wax, Owners.

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 14th DAY OF October, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JACK WAX AND KAY WAX, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

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

Notary Signature: Kristine N. Holst
Notary Public Signature
Printed Name: Kristine N. Holst
Date: 12-21-2025
My Commission Expires



CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH 2024, I COMPLETED A SURVEY FOR JACK WAX AND KAY WAX FOR THE DESCRIBED PROPERTY 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, LLC CORPORATE NUMBER 2001006115

JAY GEBHARDT, L.S. 2001001909
MO LAND SURVEYOR
PROJECT#: KWAX24-01
DATE: OCTOBER 9, 2024

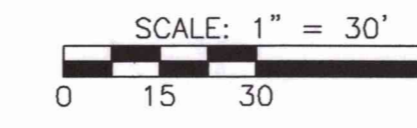
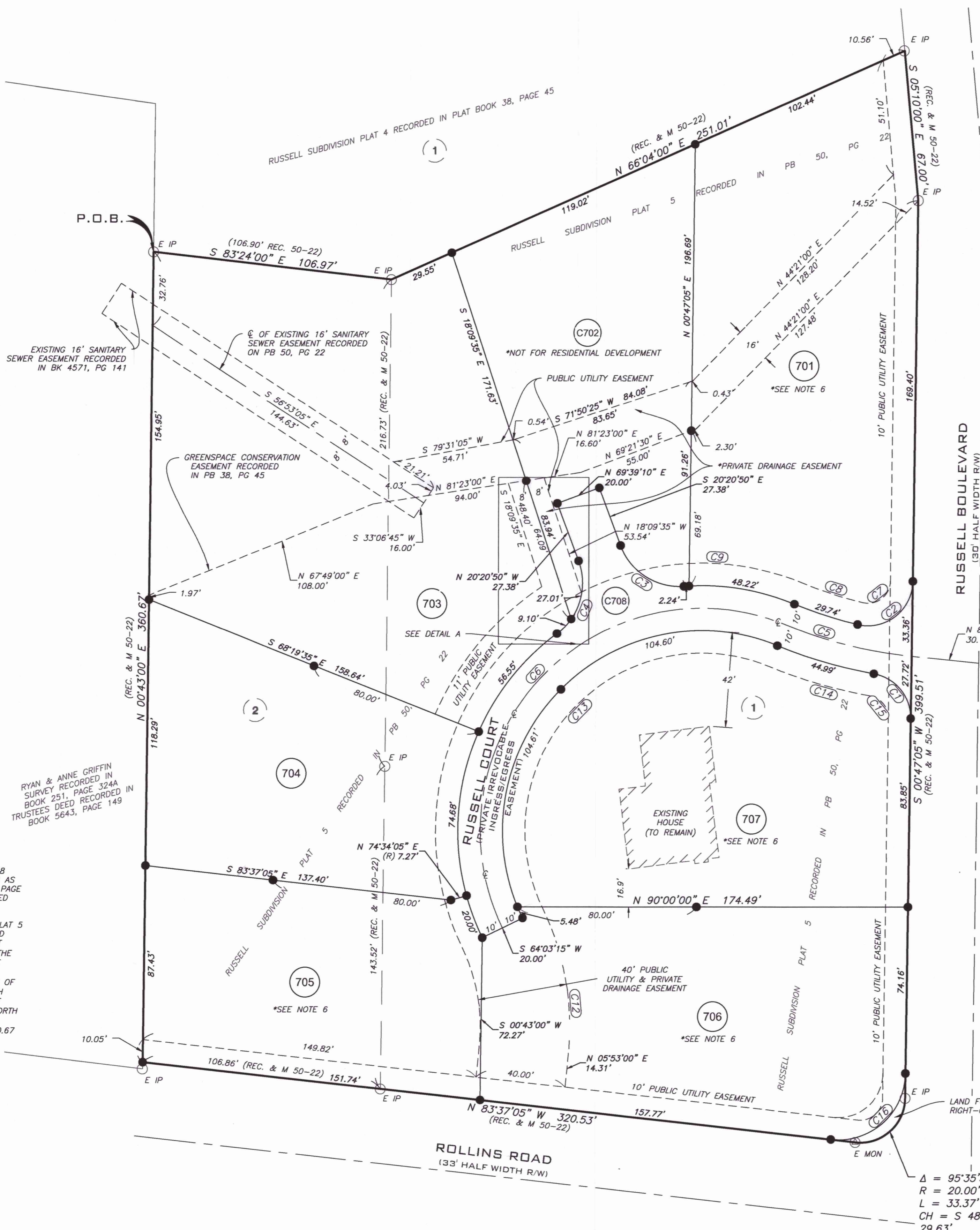
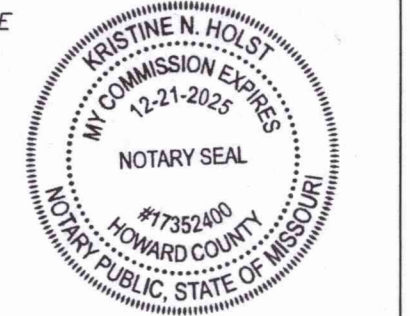
A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT. OF AUTHORITY: 2001006115
A MAJOR PLAT

RUSSELL SUBDIVISION PLAT 7
NE 1/4 S 15, T 48 N, R 13 W
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

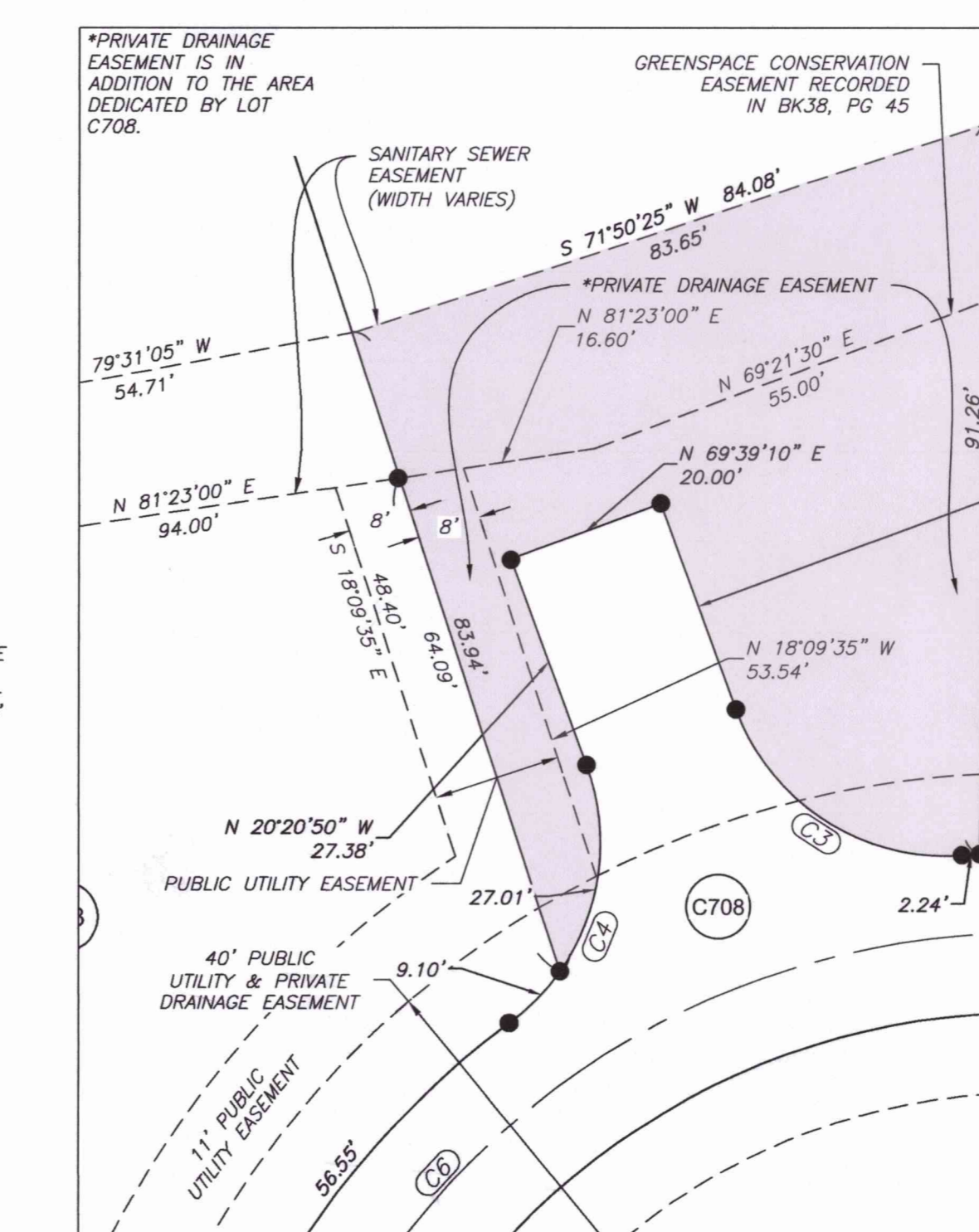
STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED, BEFORE ME, THIS 14th DAY OF October, 2024.

Notary Signature: Kristine N. Holst
Notary Public Signature
Printed Name: Kristine N. Holst
Date: 12-21-2025
My Commission Expires



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS USING MODOT VRS NETWORK.



DETAIL A
1"=20'