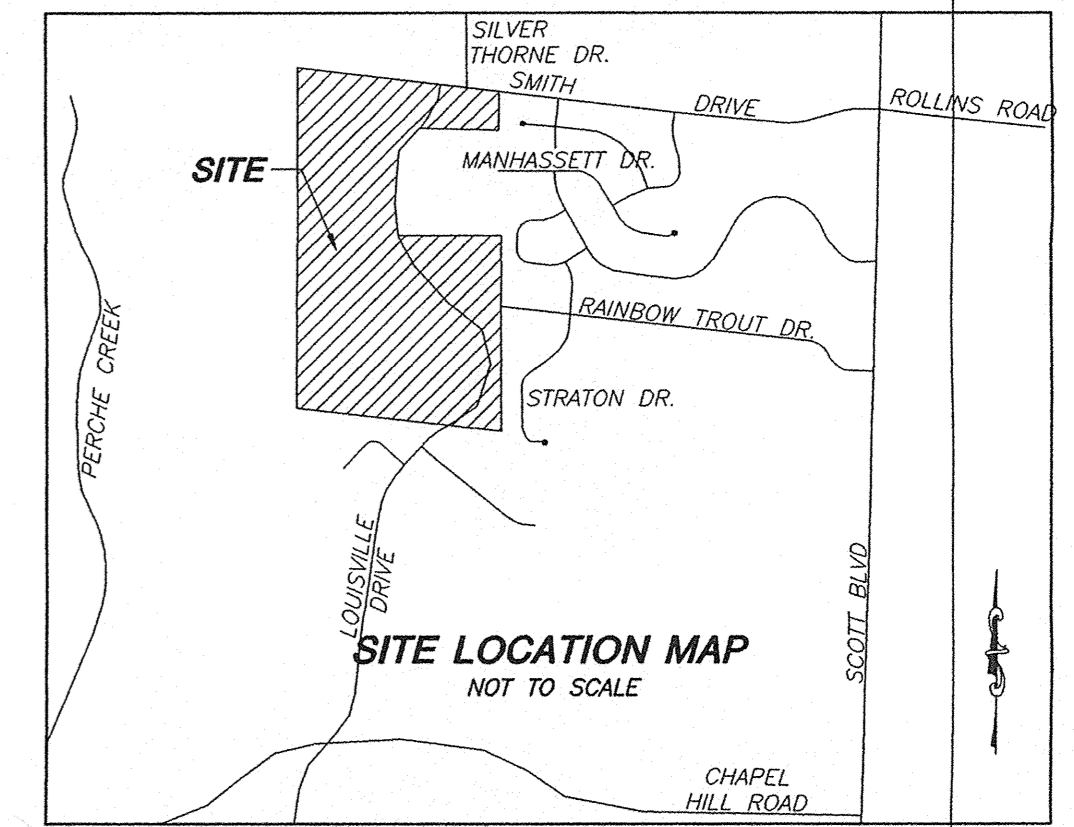


PRELIMINARY PLAT
QUAIL CREEK WEST

DATE: NOVEMBER 18, 2004
 REVISED: DECEMBER 8, 2004

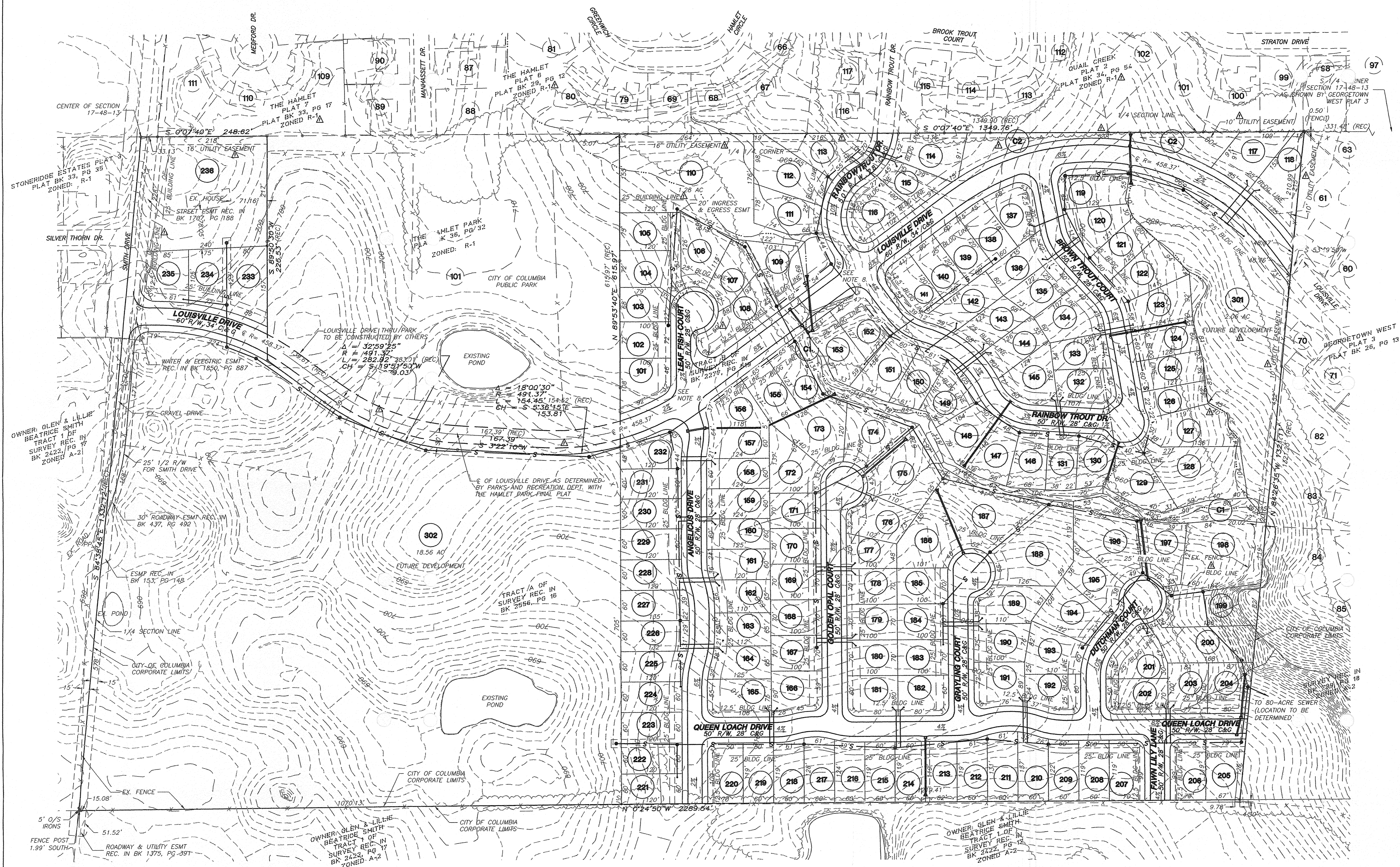
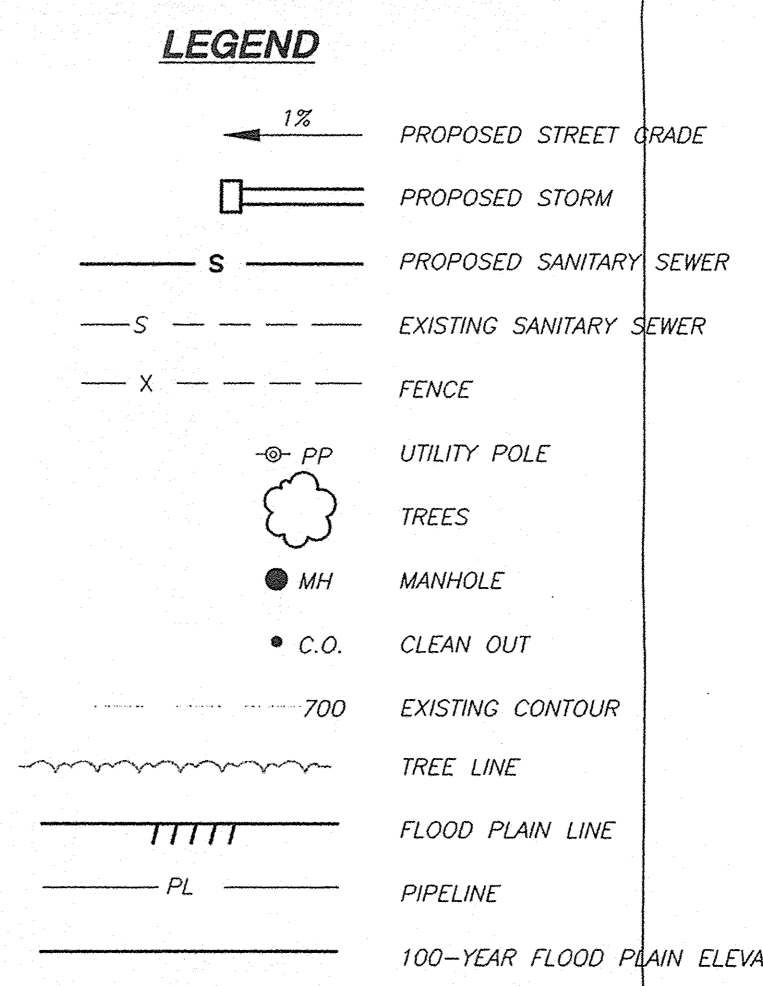


OWNER
 ERNEST OPAL & OPAL E TRUSTS
 C/O ANGIE HILBERT
 11 MAPLE DRIVE
 WARRENTON, MO. 63383
 (636) 456-8674

CONTRACT / PURCHASER
 GREENWING DEVELOPMENT LLC
 C/O SCOTT ATKINS
 1123 WILKES BLVD.
 COLUMBIA, MO 65201
 (573) 874-4000

SITE DATA
 ZONING: R-1
 ACREAGE: 58.72 ACRES
 LOCATION: SOUTHWEST QUARTER
 OF SECTION 17, TOWNSHIP 48
 NORTH, RANGE 13 WEST

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN THE
 100-YEAR FLOOD PLAIN AS SHOWN BY
 BOONE COUNTY FLOOD INSURANCE RATE MAPS
 29034-108B AND 29034-108B



UTILITIES

WATER
 CITY OF COLUMBIA
 P.O. BOX N
 WATER & LIGHT DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: DONNIE NICHOLSON
 (573) 874-7332

TELEPHONE
 CENTURYTEL
 625 ECHERRY
 COLUMBIA, MISSOURI 65205
 CONTACT: DON WILSON
 (573) 886-3500

ELECTRICITY
 CITY OF COLUMBIA
 15 N. 7TH STREET
 WATER & LIGHT DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: JONI TROVER
 (573) 874-7325

NATURAL GAS
 AMEREN UIC
 P.O. BOX M
 COLUMBIA, MISSOURI 652
 CONTACT: GARY WHITLER
 (573) 876-3030

CABLE TV
 MEDACOM
 900 NORTH COLLEGE AVENUE
 C. MBA, MISSOURI 65201
 CONTACT: JIMMY RUNYON
 (573) 443-1535

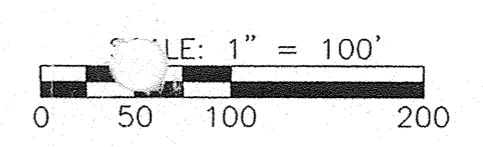
SANITARY SEWER
 CITY OF COLUMBIA
 P.O. BOX 6015
 PUBLIC WORKS DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: DAVE SORRELL
 (573) 874-7250

GENERAL NOTES

- ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
- THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
- THERE WILL BE A 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
- ALL STREETS SHALL BE 28' CURB AND GUTTER, AND HAVE A 50' RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- COMMON AREA LOTS C1 AND C2 ARE TO BE TRANSFERRED TO THE HOME OWNER'S ASSOCIATION FOR MAINTENANCE OF THE LANDSCAPING.
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY COMMITMENT NO. C9963 02-1974 24-375, DATED 02/18/2002.
- THIS TRACT IS SUBJECT TO A WATERLINE EASEMENT AS RECORDED IN BOOK 460, PAGE 642.
- THESE INTERSECTIONS HAVE A DIFFERENCE OF LESS THAN FIVE FEET AT THE E OF LOUISVILLE DR.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 23 DAY OF DECEMBER, 2004.

Jimmy Wade
 JIMMY WADE, CHAIRPERSON



PREPARED BY

A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 1010 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (573)811-5150, FAX: (573)811-1171

