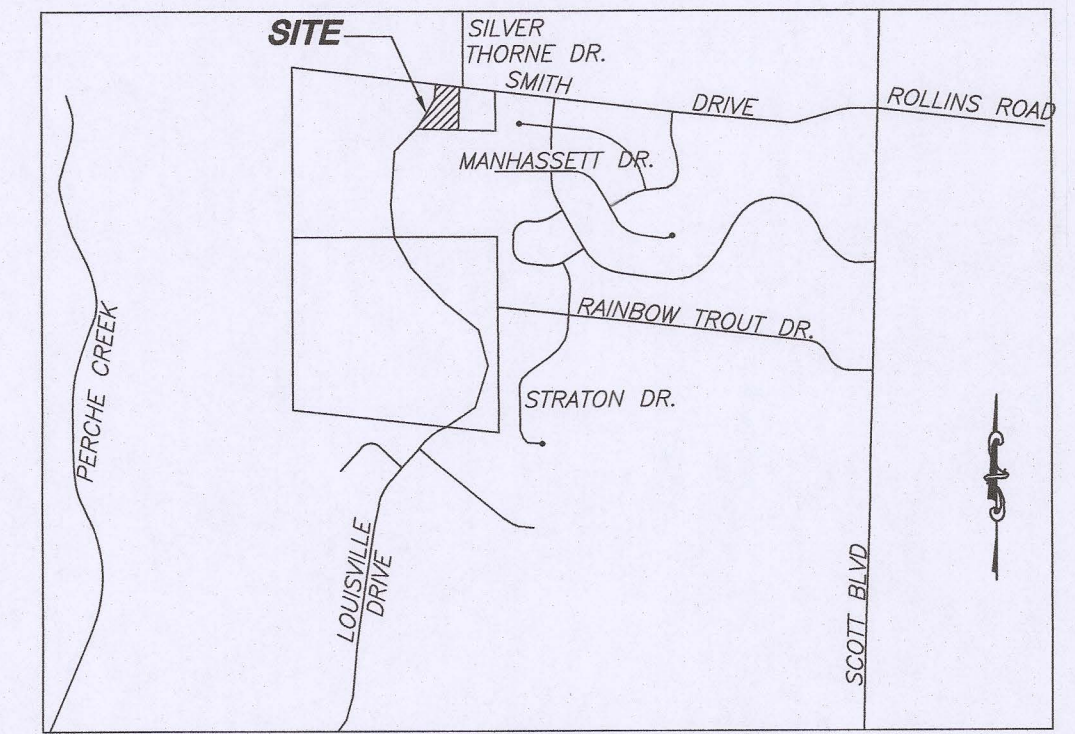


# QUAIL CREEK WEST PLAT 7

FINAL PLAT  
 A MINOR SUBDIVISION  
 SW 1/4 OF SECTION 17,  
 TOWNSHIP 48 NORTH, RANGE 13 WEST,  
 BOONE COUNTY, MISSOURI  
 FEBRUARY 28, 2022



LOCATION MAP  
 NOT TO SCALE

**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 2030-16.040 (2)(A).
- LOT ACCESS - DIRECT VEHICLE ACCESS TO SMITH DRIVE IS PROHIBITED IN SECTION 29-5.1.(0)(2)(B) OF THE CITY CODE. AN EXCEPTION TO ALLOW ACCESS TO LOUISVILLE DRIVE IS GRANTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT BECAUSE NO ALTERNATIVE ACCESS IS PRACTICAL.
- THE DRIVEWAY APPROACH FOR LOT 703 SHALL BE LOCATED IN THE SOUTHERNMOST 40 FEET OF LOT FRONTAGE ALONG THE EAST SIDE OF LOUISVILLE DRIVE.

**STREAM BUFFER STATEMENT**

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.  
 CITY OF COLUMBIA ORDINANCE 12A-232.(c)(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 AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C02600, DATED MARCH 17, 2011.

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS PART OF TRACT B OF THE SURVEY RECORDED IN BOOK 2556, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 17; THENCE ALONG THE QUARTER SECTION LINE N 83°11'00"W, 229.24 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF SAID TRACT B; THENCE LEAVING SAID QUARTER SECTION LINE S 01°08'00"E, 270.79 FEET; THENCE N 88°41'05"W, 177.50 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 183.65 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 17°33'15"E, 182.58 FEET; THENCE N 06°49'00"E, 50.48 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 51°49'05"E, 42.43 FEET; THENCE N 06°49'00"E, 25.00 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE EAST ALONG THE QUARTER SECTION LINE S 83°11'00"E, 75.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.81 ACRES.

**LEGEND**

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- IP ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- PM ● PERMANENT MONUMENT
- 0,000 SQUARE FEET
- ⊕ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ESMT EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

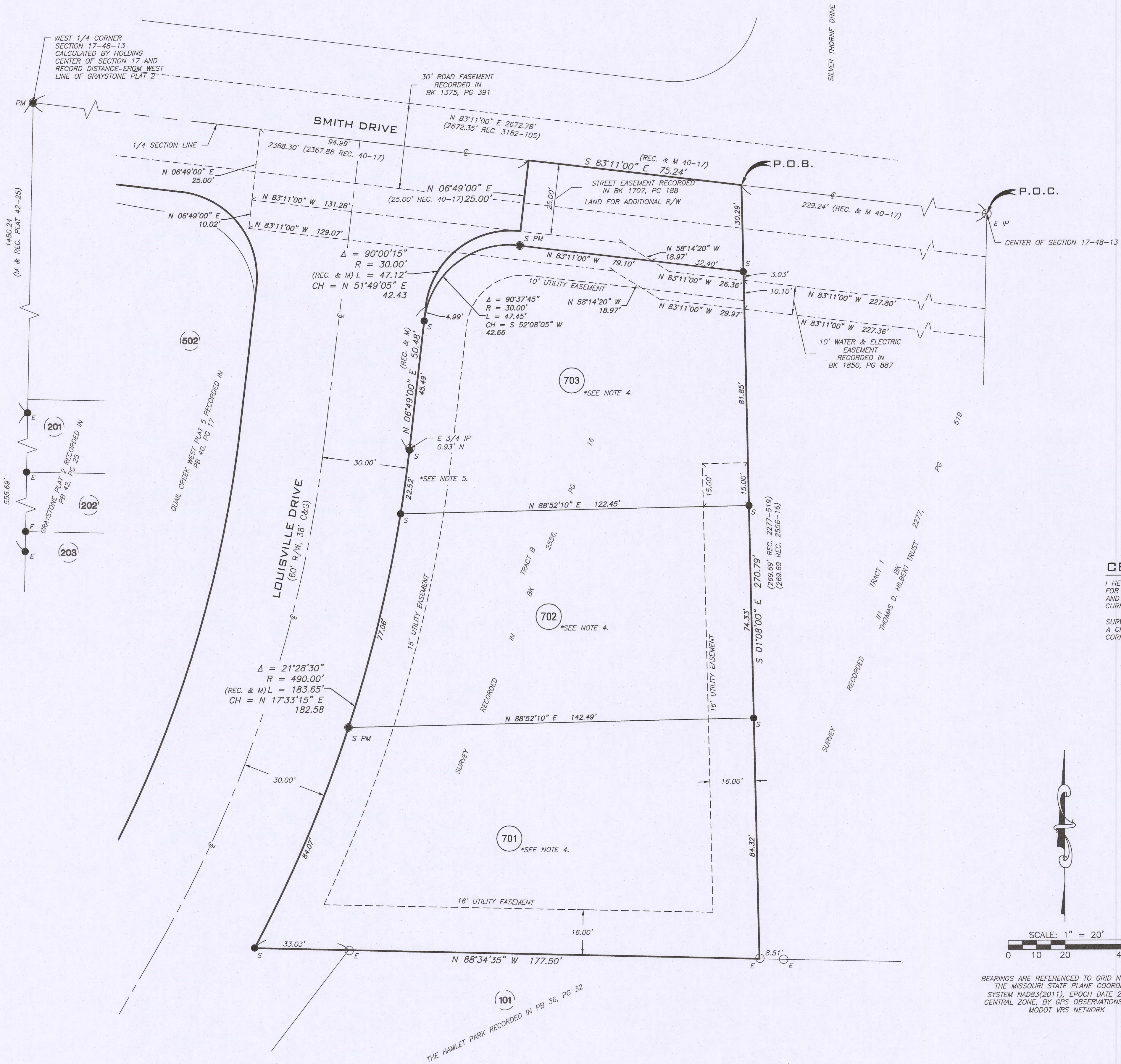
SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



**KNOW ALL MEN BY THESE PRESENTS**

GREEN MEADOWS PROPERTY LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS 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.

ADDITIONAL RIGHT-OF-WAY FOR SMITH DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID GREEN MEADOWS PROPERTY LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

GREEN MEADOWS PROPERTY LLC

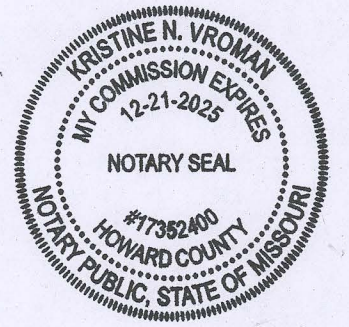
*Kathleen Reuter*  
 KATHLEEN S. REUTER, MANAGER

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

ON THIS 18<sup>th</sup> DAY OF April, IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, KATHLEEN S. REUTER, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE 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.

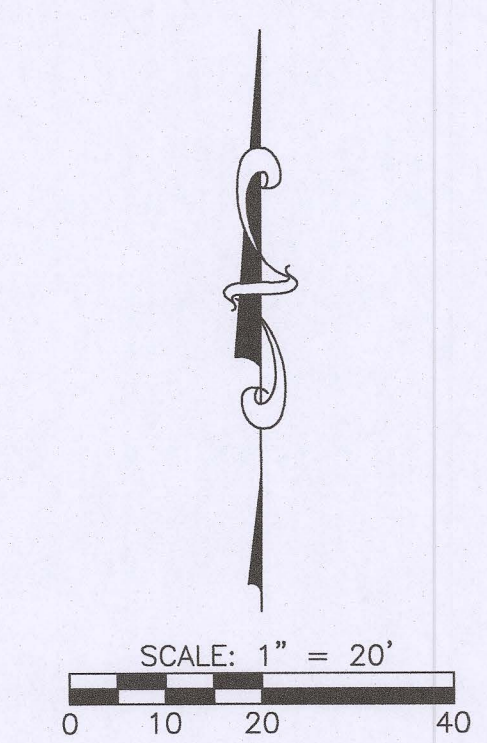
*Kristine N. Vroman*  
 KRISTINE VROMAN  
 NOTARY PUBLIC, MY COMMISSION  
 EXPIRES DECEMBER 21, 2025



**CERTIFICATION**

I HEREBY CERTIFY THAT IN FEBRUARY, 2022 I COMPLETED A SURVEY FOR GREEN MEADOWS PROPERTY LLC, 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  
 CORPORATE NUMBER 2001006115



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

JAY GEBHARDT L.S. 2001001909  
 MO LAND SURVEYOR

DATE: 4/18/2022

**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 MINOR SUBDIVISION FINAL PLAT  
**QUAIL CREEK WEST PLAT 7**  
 COLUMBIA, MISSOURI

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18<sup>th</sup> DAY OF April, 2022.

*Kristine N. Vroman*  
 KRISTINE N. VROMAN

NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.

