

HIDDEN HAVEN PLAT 1

FINAL PLAT
A MAJOR SUBDIVISION PLAT
SE1/4 OF SECTION 15,
TOWNSHIP 48 NORTH, RANGE 13 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 27, 2023

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- RB REBAR (1/2" UNLESS NOTED OTHERWISE)
- PM PERMANENT MONUMENT
- 0.00 ACRES
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ESMT EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

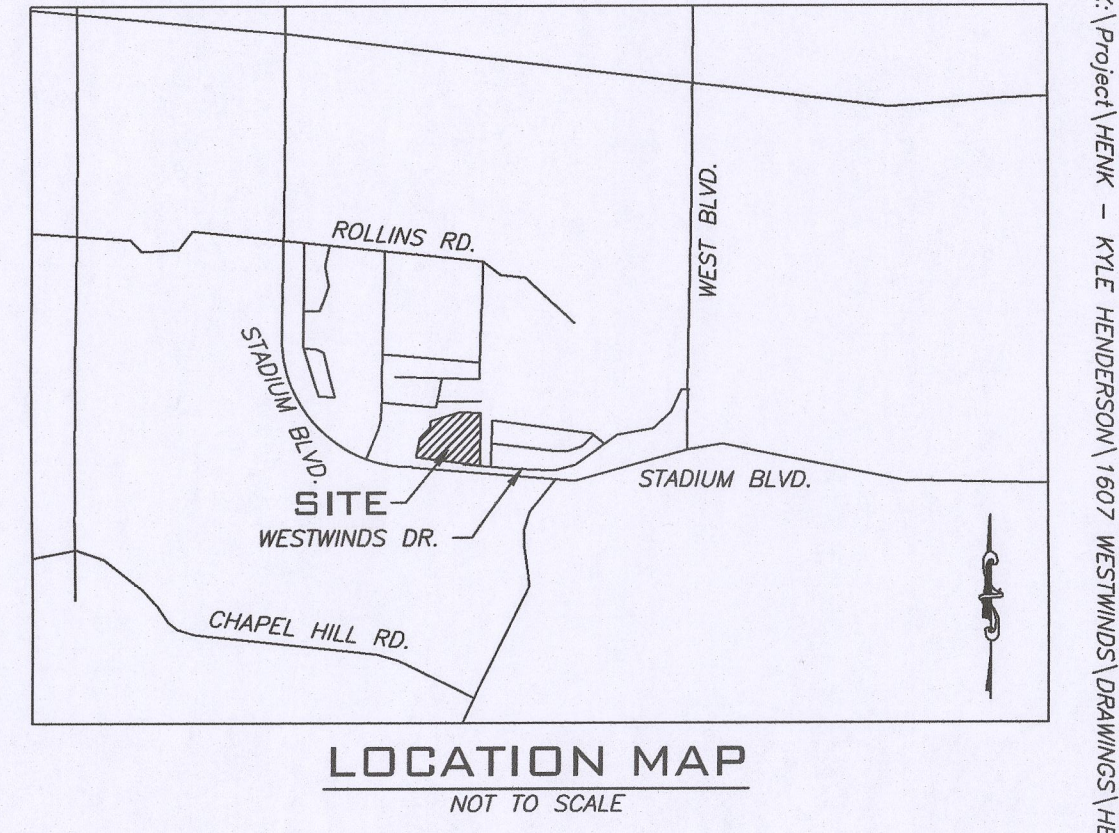
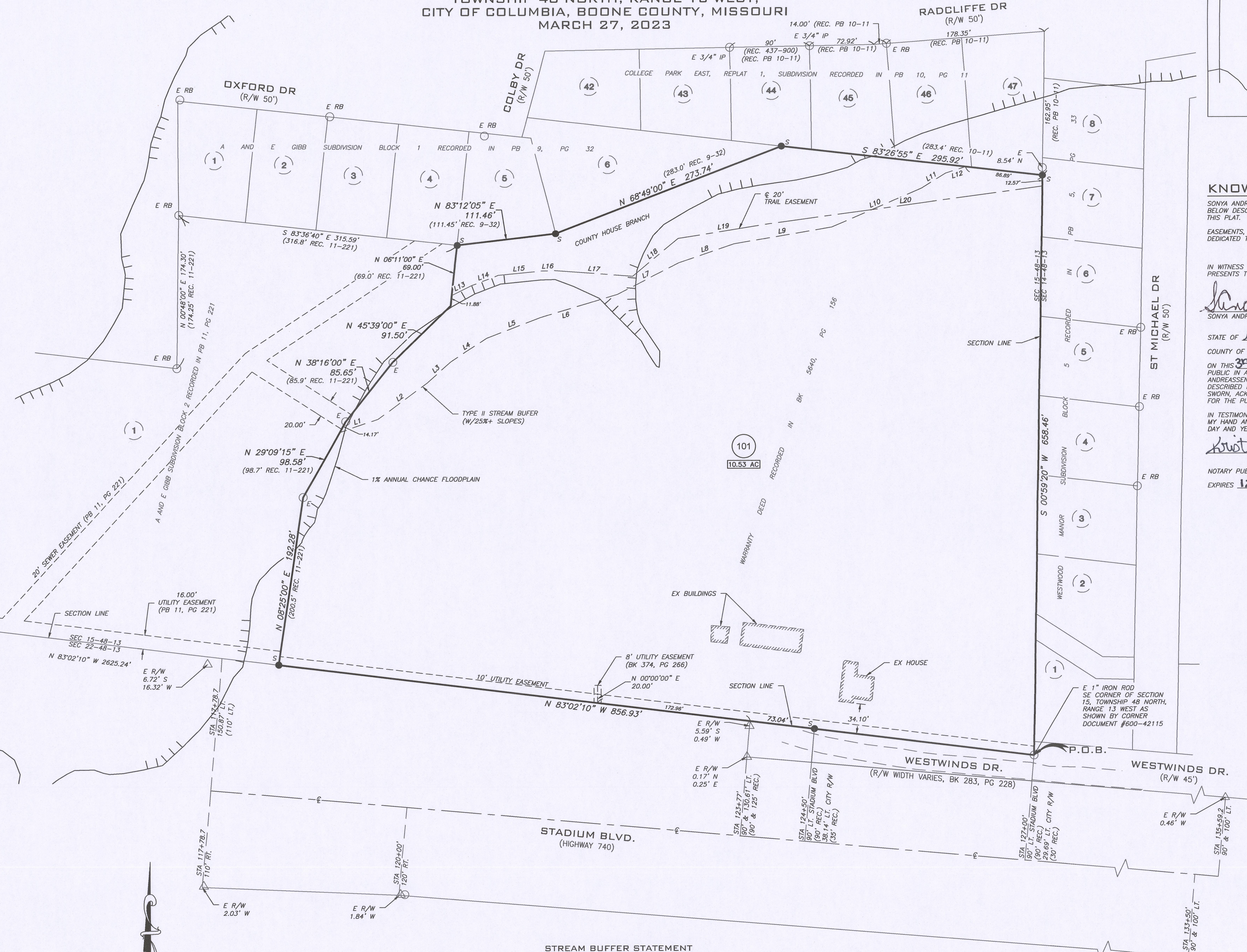
STREAM BUFFER OUTER ZONE LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N71°09'00"E	45.86'
L2	N53°30'55"E	68.94'
L3	N47°30'55"E	36.36'
L4	N56°45'45"E	47.88'
L5	N68°46'35"E	64.47'
L6	N73°18'20"E	57.13'
L7	N62°39'45"E	77.59'
L8	N70°57'45"E	65.77'
L9	N80°16'25"E	112.10'
L10	N66°34'25"E	110.41'
L11	N58°18'10"E	32.26'
L12	N71°59'50"E	23.81'

CENTERLINE TRAIL EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
L13	N63°30'35"E	25.10'
L14	N69°02'25"E	31.91'
L15	N84°10'40"E	47.83'
L16	N88°18'55"E	16.82'
L17	S85°34'50"E	87.36'
L18	N50°01'30"E	67.02'
L19	N80°54'25"E	104.64'
L20	N82°15'55"E	310.21'

SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 13 WEST CALCULATED FROM LAKE SHORE ESTATES SUBDIVISION RECORDED IN PLAT BOOK 7, PAGE 26



KNOW ALL MEN BY THESE PRESENTS

SONYA ANDREASSEN-HENDERSON, A SINGLE PERSON, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

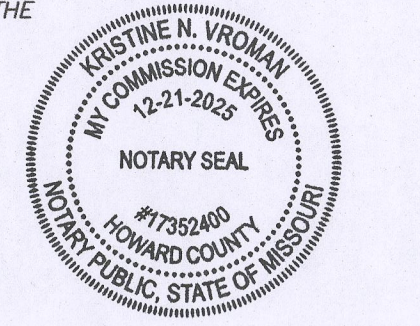
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, SONYA ANDREASSEN-HENDERSON HAS CAUSED THESE PRESENTS TO BE SIGNED.

Sonya Andreasen-Henderson
SONYA ANDREASSEN-HENDERSON
STATE OF Missouri } SS
COUNTY OF Boone }
ON THIS 27th DAY OF May, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED, SONYA ANDREASSEN-HENDERSON, A SINGLE PERSON, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

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

Kristine N. Vroman
NOTARY PUBLIC, MY COMMISSION EXPIRES 12-21-2025



CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH, 2023 I COMPLETED A SURVEY FOR SONYA ANDREASSEN-HENDERSON, 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

Jay Gebhardt
JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR
DATE: 04/20/2023
STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER L.S. 2001001909
REGISTERED LAND SURVEYOR

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

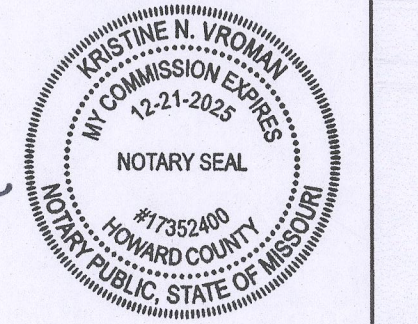
HIDDEN HAVEN PLAT 1

COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 27th DAY OF April, 2023.

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



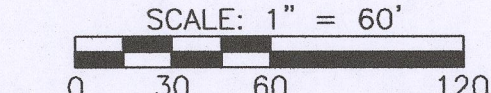
DESIGN ADJUSTMENT FROM SECTION 29-5.1(d)(2)(v) REQUIRING CONSTRUCTION OF SIDEWALKS ADJACENT TO EXPRESSWAY APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____

ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK



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

NOTES

- A CURRENT RECORD TITLE COMMITMENT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY COMMITMENT FILE NO. 2201991, DATED APRIL 20, 2022.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 20.30-16.040 (2)(A).
- SOURCE DEED FOR SURVEY TRACT RECORDED IN BOOK 5640, PAGE 156.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI. A TYPE II STREAM BUFFER AS REGULATED IS SHOWN.

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN A ZONE X (SHADED) FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(d)(4), PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0280E, DATED APRIL 19, 2017.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5640, PAGE 156, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 13 WEST, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WESTWINDS DRIVE, THENCE ALONG THE SAID RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY LINE OF STADIUM BOULEVARD (STATE ROUTE 740), N 83°02'10" W, 856.93 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND WITH THE LINES OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 5640, PAGE 156, N 08°25'00" E, 192.28 FEET; THENCE N 29°09'15" E, 98.58 FEET; THENCE N 38°16'00" E, 85.65 FEET; THENCE N 45°39'00" E, 91.50 FEET; THENCE N 06°11'00" E, 69.00 FEET; THENCE N 83°12'05" E, 111.46 FEET; THENCE N 68°49'00" E, 273.74 FEET; THENCE S 83°26'55" E, 295.92 FEET TO A POINT LYING ON THE EAST LINE OF SAID SECTION 15; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, S 00°59'20" W, 658.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.53 ACRES.