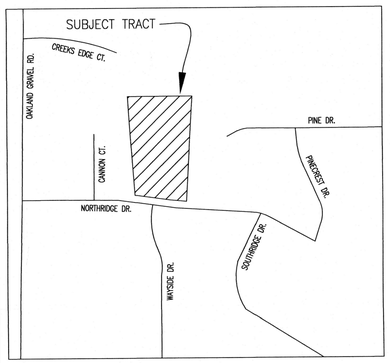
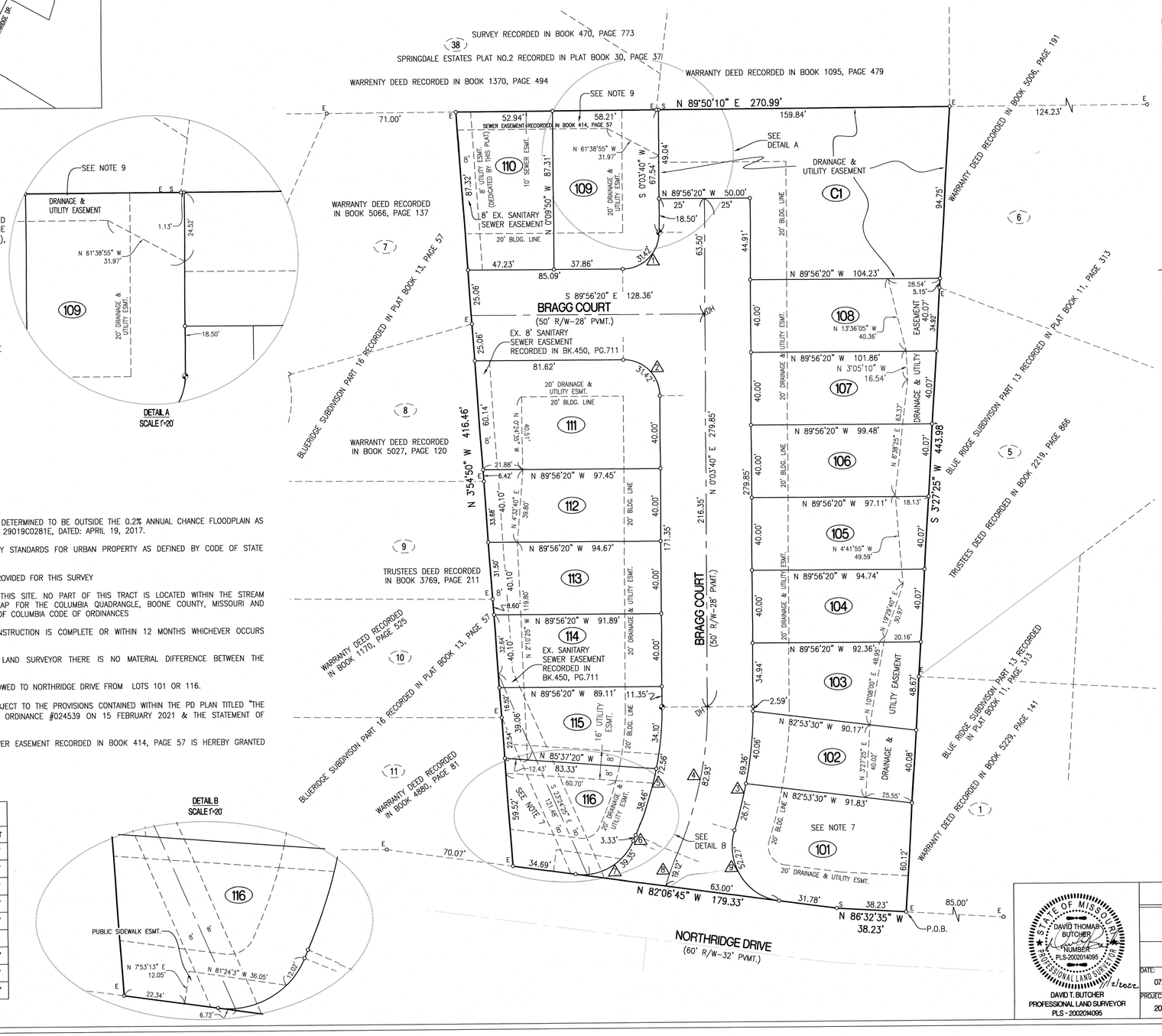
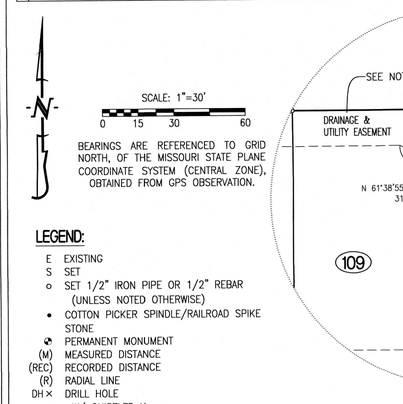
FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

FINAL PLAT
THE COTTAGES OF NORTHRIDGE , PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 1, 2022







DETAIL A
SCALE 1"=20'

DETAIL B
SCALE 1"=20'

SCALE: 1"=30'
0 15 30 60

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- • COTTON PICKER SPINDLE/RAILROAD SPIKE STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0281E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. THERE ARE NO REGULATED STREAMS ON THIS SITE. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
7. NO DIRECT DRIVEWAY ACCESS WILL BE ALLOWED TO NORTHRIDGE DRIVE FROM LOTS 101 OR 116.
8. DEVELOPMENT OF THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE PD PLAN TITLED "THE COTTAGES OF NORTHRIDGE" APPROVED BY ORDINANCE #024539 ON 15 FEBRUARY 2021 & THE STATEMENT OF INTENT DATED FEBRUARY 2, 2021 .
9. THE AREA OF THE EXISTING SANITARY SEWER EASEMENT RECORDED IN BOOK 414, PAGE 57 IS HEREBY GRANTED AS A PUBLIC UTILITY EASEMENT.

CURVE TABLE

CURVE	R	L	CHORD	CH DIST
1	20.00'	31.42'	N45°03'35"E	28.28'
2	20.00'	31.42'	N44°56'20"W	28.28'
3	225.00'	69.36'	N8°53'30"E	69.08'
4	200.00'	82.93'	N11°56'20"E	82.33'
5	175.00'	72.56'	N11°56'20"E	72.04'
6	175.00'	3.33'	S23°16'20"W	3.33'
7	30.00'	39.35'	N60°18'25"E	36.59'
8	150.00'	19.12'	N20°10'00"E	19.10'
9	30.00'	52.27'	S32°11'40"E	45.91'

CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2022, I COMPLETED A SURVEY AND SUBDIVISION FOR HEMME CONSTRUCTION, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5167, PAGE 62 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT OF WAY LINE OF NORTH RIDGE DRIVE AT THE SOUTHWEST CORNER OF LOT 1 OF BLUE RIDGE SUBDIVISION, PART 13 AS SHOWN IN PLAT BOOK 11, PAGE 313; THENCE WITH THE NORTH RIGHT OF WAY LINE AS SHOWN IN BLUE RIDGE SUBDIVISION, PART NO. 8 RECORDED IN PLAT BOOK 9, PAGE 35, N 86°32'35"W, 38.23 FEET; THENCE N 82°06'45"W, 179.33 FEET TO THE SOUTHEAST CORNER OF BLUERIDGE SUBDIVISION PART 16 AS SHOWN IN PLAT BOOK 13, PAGE 57; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID BLUERIDGE SUBDIVISION PART 16, N 3°54'50"W, 416.46 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 470, PAGE 733; THENCE LEAVING SAID EAST LINE, AND WITH THE SOUTH LINE OF SAID SURVEY, N 89°50'10"E, 270.99 FEET TO THE NORTHWEST CORNER OF SAID BLUE RIDGE SUBDIVISION PART 13; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE THEREOF, S 3°27'25"W, 443.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.40 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095
11/2/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF NOVEMBER IN THE YEAR 2022.

DANIELLE GRIFFITH — NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #12409201
My Commission Expires: 10-28-2024

KNOW ALL MEN BY THESE PRESENTS:

THAT HEMME CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, INCLUDING ALL OF LOT C1 AS A DRAINAGE AND UTILITY EASEMENT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS THE COTTAGES OF NORTHRIDGE, PLAT NO. 1.

IN WITNESS WHEREOF, HEMME CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS _____ DAY OF _____, 2022.

HEMME CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY.

_____
JEFF HEMME, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____ IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFF HEMME, MEMBER OF HEMME CONSTRUCTION, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ NOTARY PUBLIC
DANIELLE GRIFFITH — MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public, Notary Seal
State of Missouri
Boone County
Commission #12409201
My Commission Expires: 10-28-2024

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

_____
BARBARA BUFFALOE, MAYOR

ATTEST:

_____
SHEELA AMIN, CITY CLERK

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR
11/2/2022

DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS - 2002014095

THE COTTAGES OF NORTHRIDGE, PLAT NO. 1		
A MAJOR SUBDIVISION SECTION 32 , TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI		
CORPORATE NUMBER: 2000151304		CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 07/28/2022	SCALE: 1" = 30'	
PROJECT: 200001	DRAWN BY: JWS	

JOB#200001

FINAL PLAT, THE COTTAGES OF NORTHRIDGE, PLAT 1