Filed for Record, Boone County, MO
Nora Dietzel, Recorder of Deeds

AUBURN HILLS PLAT 18

FINAL PLAT

A REPLAT OF LOT 1701 OF AUBURN HILLS PLAT 17

JULY 5, 2022

LEGEND

●	1/2" IRON PIPE W/ CAP #2001006115
E	EXISTING
S	SET
(REC)	RECORD
IP ○	IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
RB ○	REBAR
△	MONUMENT
PM ◉	PERMANENT MONUMENT
℄	CENTERLINE
PB	PLAT BOOK
BK	BOOK
PG	PAGE
M	MEASURED
Δ	CURVE DELTA
R	RADIUS
L	LENGTH OF CURVE
CH	CHORD
P.O.B.	POINT OF BEGINNING
00.00 AC	ACRES

SCALE: 1" = 60'
0 30 60 120

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

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030–16.040 (2) (A).
2. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION OR WITHIN 12 MONTHS, WHICHEVER COMES FIRST.
4. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. DIRECT ACCESS TO A PUBLIC STREET HAS BEEN GRANTED IN SECTION 5, EASEMENTS, a. Grant, (i) Driveways. THIS ALLOWS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS.

APPROVED BY THE CITY COUNCIL PURSUANT

TO ORDINANCE # _____

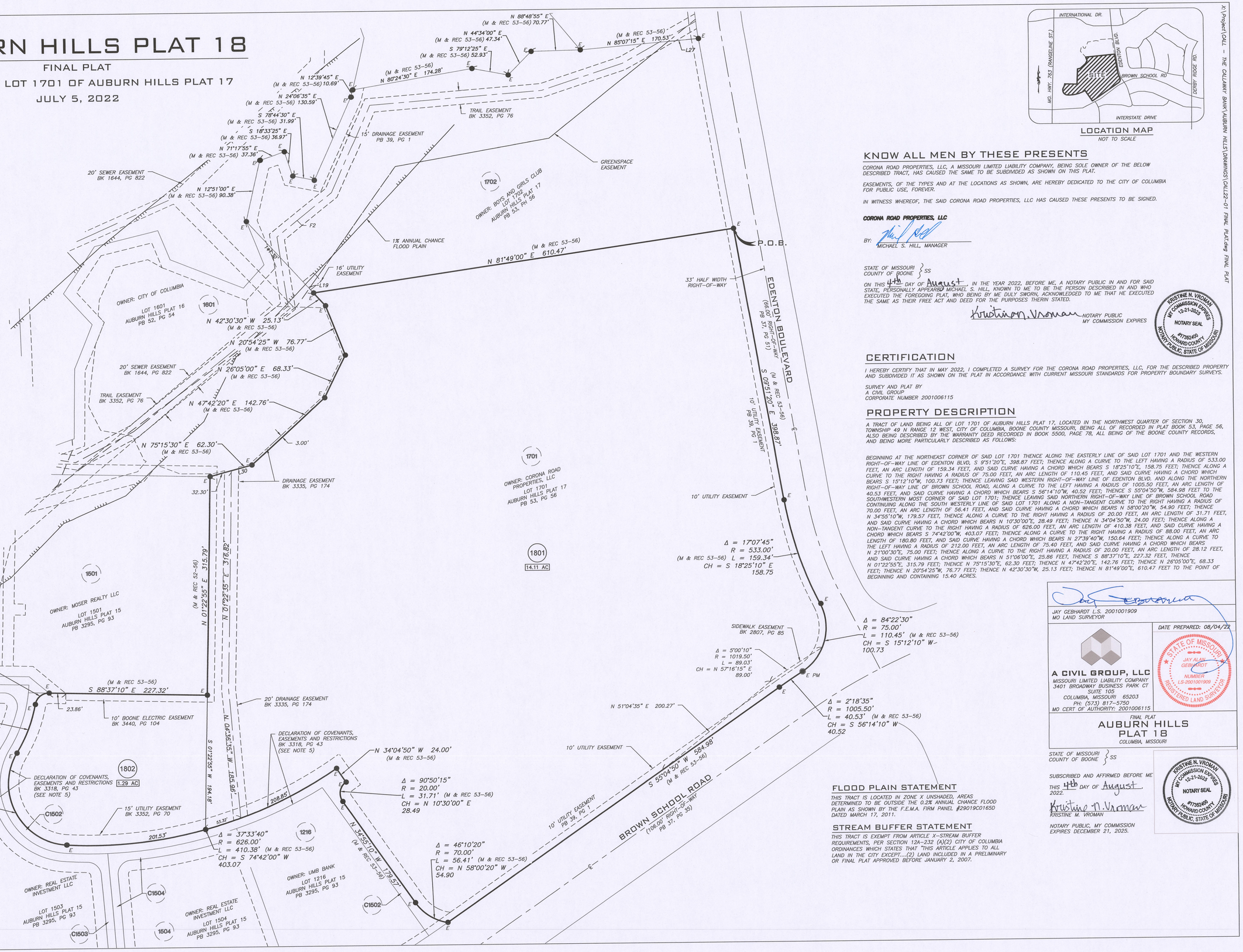
ON THE _____ DAY OF

_____, 2022.

_____
BARBARA BUFFALOE, MAYOR

ATTEST:

_____
SHEELA AMIN, CITY CLERK



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

CORONA ROAD PROPERTIES, 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.

IN WITNESS WHEREOF, THE SAID CORONA ROAD PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

CORONA ROAD PROPERTIES, LLC

BY: _____
MICHAEL S. HILL, MANAGER

STATE OF MISSOURI
COUNTY OF BOONE } SS

ON THIS 4th DAY OF August, IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL S. HILL, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THERIN STATED.

Kristine N. Vroman
NOTARY PUBLIC
MY COMMISSION EXPIRES

KRISTINE N. VROMAN
MY COMMISSION EXPIRES
12-21-2025
NOTARY SEAL
#17352409
HOWARD COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

CERTIFICATION

I HEREBY CERTIFY THAT IN MAY 2022, I COMPLETED A SURVEY FOR THE CORONA ROAD PROPERTIES, 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

PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1701 OF AUBURN HILLS PLAT 17, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 49 N RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY MISSOURI, BEING ALL OF RECORDED IN PLAT BOOK 53, PAGE 56, ALSO BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5500, PAGE 78, ALL BEING OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1701 THENCE ALONG THE EASTERLY LINE OF SAID LOT 1701 AND THE WESTERN RIGHT–OF–WAY LINE OF EDENTON BLVD, S 9°51'20"E, 398.87 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 533.00 FEET, AN ARC LENGTH OF 159.34 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 18°25'10"E, 158.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 110.45 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 15°12'10"W, 100.73 FEET; THENCE LEAVING SAID WESTERN RIGHT–OF–WAY LINE OF EDENTON BLVD. AND ALONG THE NORTHERN RIGHT–OF–WAY LINE OF BROWN SCHOOL ROAD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1005.50 FEET, AN ARC LENGTH OF 40.53 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 56°14'10"W, 40.52 FEET; THENCE S 55°04'50"W, 584.98 FEET TO THE SOUTHWESTERN MOST CORNER OF SAID LOT 1701; THENCE LEAVING SAID NORTHERN RIGHT–OF–WAY LINE OF BROWN SCHOOL ROAD CONTINUING ALONG THE SOUTH WESTERLY LINE OF SAID LOT 1701 ALONG A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 56.41 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 58°00'20"W, 54.90 FEET; THENCE N 34°55'10"W, 179.57 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.71 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 10°30'00"E, 28.49 FEET; THENCE N 34°04'50"W, 24.00 FEET; THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 626.00 FEET, AN ARC LENGTH OF 410.38 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 74°42'00"W, 403.07 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 180.80 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 27°39'40"W, 150.64 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 212.00 FEET, AN ARC LENGTH OF 75.40 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 21°00'30"E, 75.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.12 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 51°06'00"E, 25.86 FEET, THENCE S 88°37'10"E, 227.32 FEET, THENCE N 01°22'55"E, 315.79 FEET; THENCE N 75°15'30"E, 62.30 FEET; THENCE N 47°42'20"E, 142.76 FEET; THENCE N 26°05'00"E, 68.33 FEET; THENCE N 20°54'25"W, 76.77 FEET; THENCE N 42°30'30"W, 25.13 FEET; THENCE N 81°49'00"E, 610.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.40 ACRES.

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE PREPARED: 08/04/22

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER LS-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

FINAL PLAT
AUBURN HILLS
PLAT 18
COLUMBIA, MISSOURI

STATE OF MISSOURI
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 4th DAY OF August, 2022.

Kristine N. Vroman
KRISTINE M. VROMAN

NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.

KRISTINE N. VROMAN
MY COMMISSION EXPIRES
12-21-2025
NOTARY SEAL
#17352409
HOWARD COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

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 #29019C0165D DATED MARCH 17, 2011.

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.

X:\Project\CALL – THE CALLAWAY BANK\AUBURN HILLS\DRAWINGS\CALL22–01 FINAL PLAT.dwg FINAL PLAT