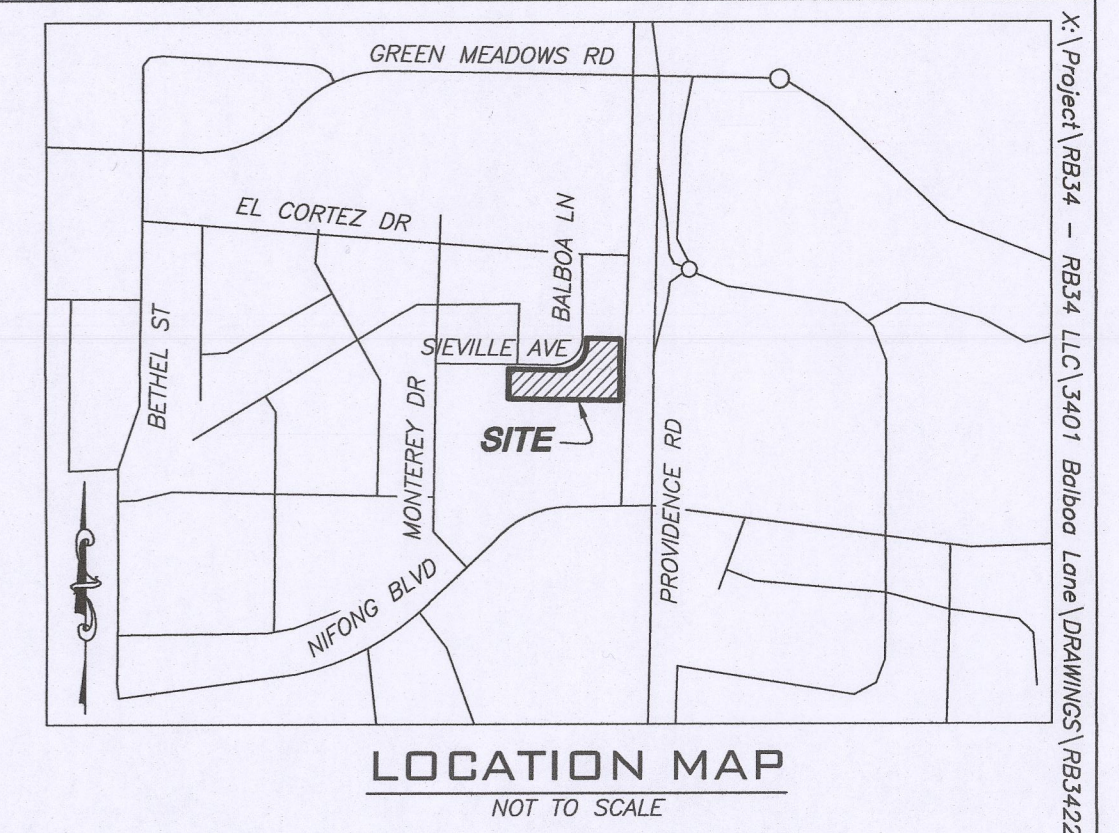


# ROCKBRIDGE CONDOMINIUMS PLAT 1

A MAJOR SUBDIVISION PLAT  
SW ¼ OF SECTION 25,  
TOWNSHIP 48 NORTH, RANGE 13 WEST,  
BOONE COUNTY, MISSOURI  
JANUARY 24, 2023

## LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- MON MONUMENT
- IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB REBAR
- 0.000 SQUARE FEET
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- PLATTED LOT LINE



## KNOWN ALL MEN BY THESE PRESENTS:

RB34 L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, HAVE 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, RB34, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED.

BY: *James Orr*  
JAMES ORR, MEMBER

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

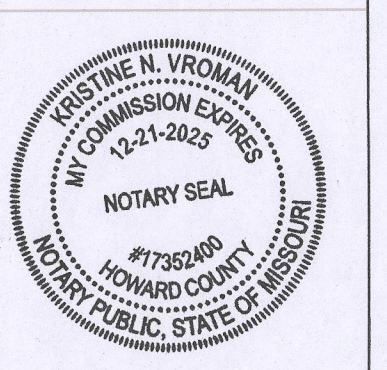
ON THIS 5<sup>th</sup> DAY OF May, IN THE YEAR 2023, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES ORR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN,

ACKNOWLEDGED TO ME THAT THEY 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 N. VROMAN, NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 21, 2025



## PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AND DESCRIBED AS LOTS 1, 2, 3, 4, 5, AND THE EAST 10' OF LOT 6 OF ROCKBRIDGE SUBDIVISION BLOCK IV, RECORDED IN PLAT BOOK 10, PAGE 196, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 OF ROCKBRIDGE SUBDIVISION BLOCK IV, THENCE ALONG THE EAST LINE OF SAID TRACT, S 01°31'35" W, 313.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT, N 88°31'50" W, 580.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT, N 01°40'30" E, 150.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT S 88°27'30" E, 270.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 204.21 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 46°32'30" E, 183.85 FEET; THENCE N 01°32'30" E, 34.10 FEET; THENCE S 88°27'50" E, 180.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.76 ACRES.

## CERTIFICATION

I HEREBY CERTIFY THAT IN APRIL 2022, I COMPLETED A SURVEY FOR RB34 L.L.C. OF 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: APRIL 27, 2023

**A CIVIL GROUP, LLC**  
MISSOURI LIMITED LIABILITY COMPANY  
3401 BROADWAY BUSINESS PARK CT  
SUITE 105  
COLUMBIA, MISSOURI 65203  
PH: (673) 817-5750  
MO CERT OF AUTHORITY: 2001006115

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

APRIL 27 2023  
JAY ALAN GEBHARDT  
NUMBER LS-2001001909  
REGISTERED LAND SURVEYOR

A MAJOR SUBDIVISION PLAT  
**ROCKBRIDGE CONDOMINIUMS PLAT 1**  
3416 BALBOA LN., COLUMBIA, MISSOURI

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME  
ON THIS 27<sup>th</sup> DAY OF April  
IN THE YEAR 2023.

*Kristine N. Vroman*  
KRISTINE N. VROMAN

NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.

KRISTINE N. VROMAN  
MY COMMISSION EXPIRES 12-21-2025  
NOTARY SEAL  
#1725400  
HOWARD COUNTY  
NOTARY PUBLIC, STATE OF MISSOURI

## NOTES

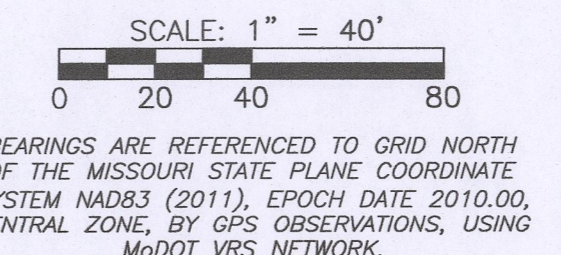
- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- SOURCE WARRANTY DEED FOR SURVEY TRACT RECORDED IN BOOK 2902, PAGE 161.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- ANY RELOCATION OF EXISTING FACILITIES SHALL BE AT PETITIONER'S EXPENSE.
- TOTAL TRACT AREA = 2.76 ACRES.

## FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL HAZARD AREA AS DEFINED IN CITY OF COLUMBIA ORDINANCE 23-1.11(C), PER THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) PANEL #2919C0287E, DATED APRIL 19, 2017.

## 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.



APPROVED BY THE CITY COUNCIL PURSUANT TO  
ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK