

SPARTAN POINTE

FINAL PLAT DECEMBER 22, 2022

A SUBDIVISION LOCATED IN SECTION 1 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 102 OF SOMERSET VILLAGE PLAT 1, RECORDED IN PLAT BOOK 46 PAGE 44, CONTAINING 17.30 ACRES.

THIS TRACT IS SUBJECT TO THE FOLLOWING:
DRAINAGE EASEMENT, STREAM BUFFER, AND 20' UTILITY EASEMENT RECORDED IN PLAT BOOK 46 PAGE 44, 25' WATER LINE EASEMENT RECORDED IN BOOK 3747 PAGE 12, SEWER EASEMENT RECORDED IN BOOK 4543 PAGE 77, ELECTRIC EASEMENTS RECORDED IN BOOK 4279 PAGE 100 AND BOOK 5072 PAGE 139, BLANKET ELECTRIC EASEMENT IN BOOK 4852 PAGE 191, UTILITY EASEMENT RECORDED IN BOOK 5239 PAGE 43, STREET EASEMENT RECORDED IN BOOK 5073 PAGE 63.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

Frederick E. Carroz III
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655



STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS 22 DAY OF DECEMBER, 2022 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY TERM EXPIRES DECEMBER 15, 2023.

JONATHAN CORY BERGTHOLD
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 18055153
My Commission Expires: December 15, 2023
Commission Number: 18189480

Jonathan Cory Bergthold
JONATHAN CORY BERGTHOLD, NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

THAT, SOMERSET VILLAGE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND SPARTAN POINTE, L.P., A MISSOURI LIMITED PARTNERSHIP, BEING THE OWNERS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO THREE LOTS AS SHOWN ON THE PLAT. ALL EASEMENTS SHOWN AS (DTP) (EXCEPT THE CROSS ACCESS EASEMENTS) AND THE LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG EAST ST. CHARLES ROAD AND BATTLE AVENUE, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

THAT, SOMERSET VILLAGE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND SPARTAN POINTE, L.P., A MISSOURI LIMITED PARTNERSHIP, BEING THE OWNERS OF THE ABOVE DESCRIBED TRACT, DO HEREBY DEDICATE CROSS ACCESS EASEMENTS, AS SHOWN ON THE FACE OF THIS PLAT, ALONG AREAS DESIGNATED AS "CROSS ACCESS EASEMENT", TO THE OWNER(S) OF LOT 1, 2, AND 3 OF SPARTAN POINTE, AND THEIR SUCCESSORS AND ASSIGNS, FOR THE RIGHT OF ACCESS OF ALL OWNERS AND OCCUPANTS OF THESE LOTS, THEIR GUESTS, AND INVITEES. THE UNDERLYING PROPERTY OWNER(S) OR ASSIGNS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.

SOMERSET VILLAGE DEVELOPMENT, LLC,

BY: RML ENTERPRISES LLC, MEMBER

Jason A. Burchfield
JASON A. BURCHFIELD, MANAGER

TSA INVESTMENTS, L.L.C., MEMBER

T. Scott Atkins
T. SCOTT ATKINS, MEMBER

SPARTAN POINTE, L.P.

BY: JB HOUSING, L.L.C.,

Jason A. Burchfield
JASON A. BURCHFIELD, MANAGER

BY: WELCOME HOME, INC.

Megan Sievers
MEGAN SIEVERS, EXECUTIVE DIRECTOR

STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS 28th DAY OF DECEMBER, 2022 BEFORE ME APPEARED JASON A. BURCHFIELD TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF RML ENTERPRISES LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND THE SAID JASON A. BURCHFIELD ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES 8-25-24

Megan Miller
MEGAN MILLER
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 18055153
My Commission Expires 08-25-2024

STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS 29th DAY OF DECEMBER, 2022 BEFORE ME APPEARED T. SCOTT ATKINS TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF TSA INVESTMENTS, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND THE SAID T. SCOTT ATKINS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

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Notary Public, Notary Seal
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Commission # 18055153
My Commission Expires 08-25-2024

STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS 29th DAY OF DECEMBER, 2022 BEFORE ME APPEARED JASON A. BURCHFIELD TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF JB HOUSING, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND THE SAID JASON A. BURCHFIELD ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

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COUNTY OF BOONE) SS

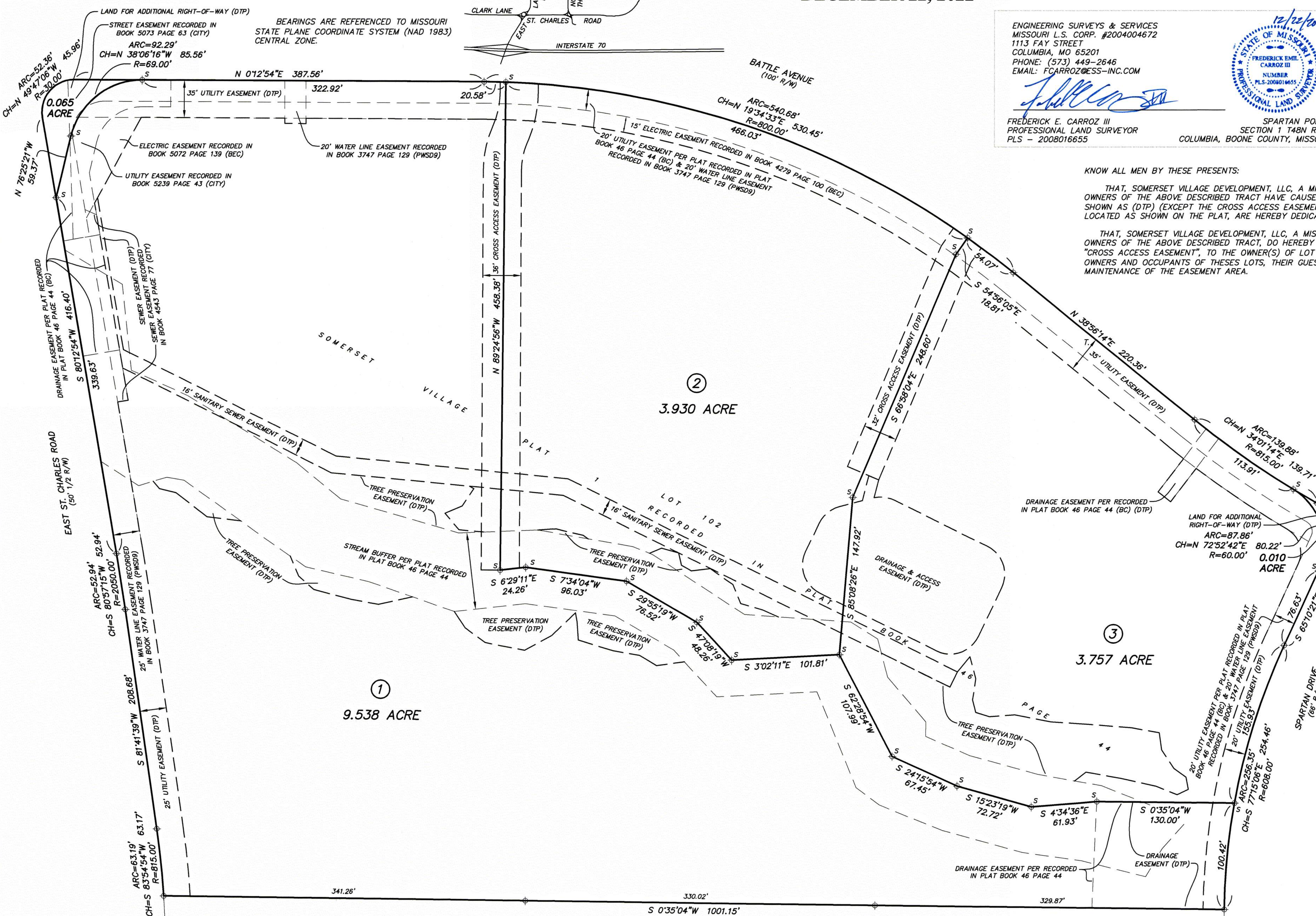
ON THIS 29th DAY OF DECEMBER, 2022 BEFORE ME APPEARED MEGAN SIEVERS TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT SHE IS THE EXECUTIVE DIRECTOR OF WELCOME HOME, INC, A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THE SAID MEGAN SIEVERS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

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Notary Public, Notary Seal
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STATE OF MISSOURI)
COUNTY OF BOONE) SS

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.



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

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

LEGEND

- ⊕ IRON
- PK NAIL
- BC BOONE COUNTY
- BEC BOONE ELECTRIC CO-OP
- CITY CITY OF COLUMBIA
- DTP DEDICATED THIS PLAT
- PWSD9 PUBLIC WATER SUPPLY DISTRICT NO. 9

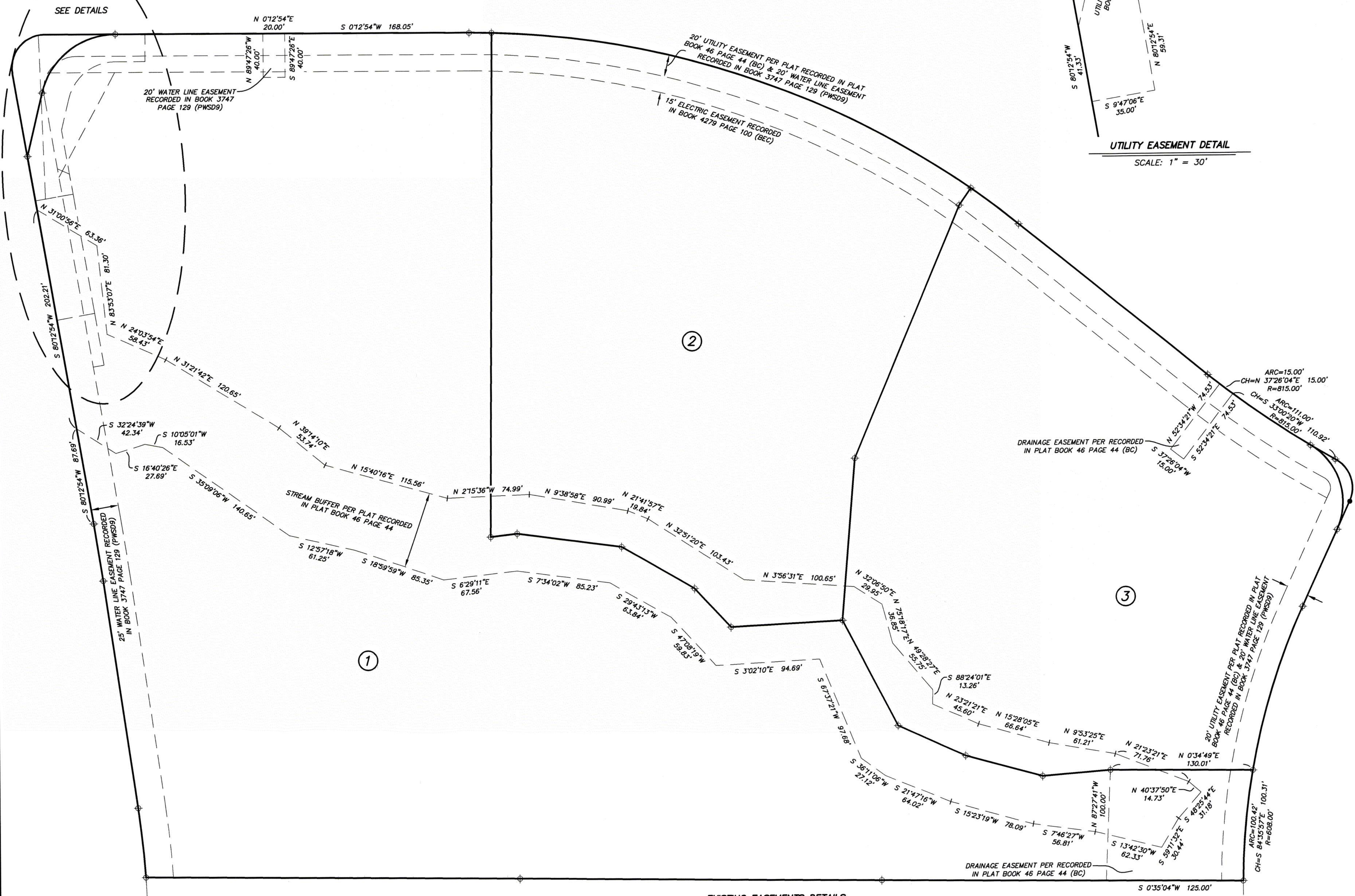
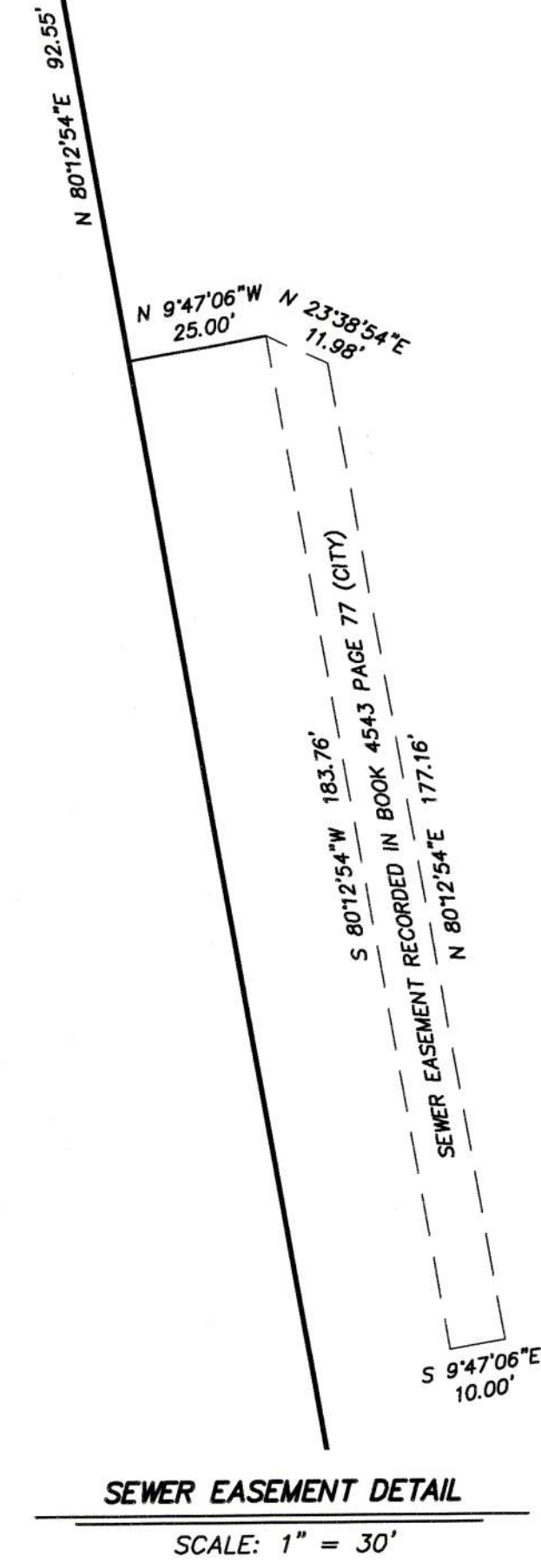
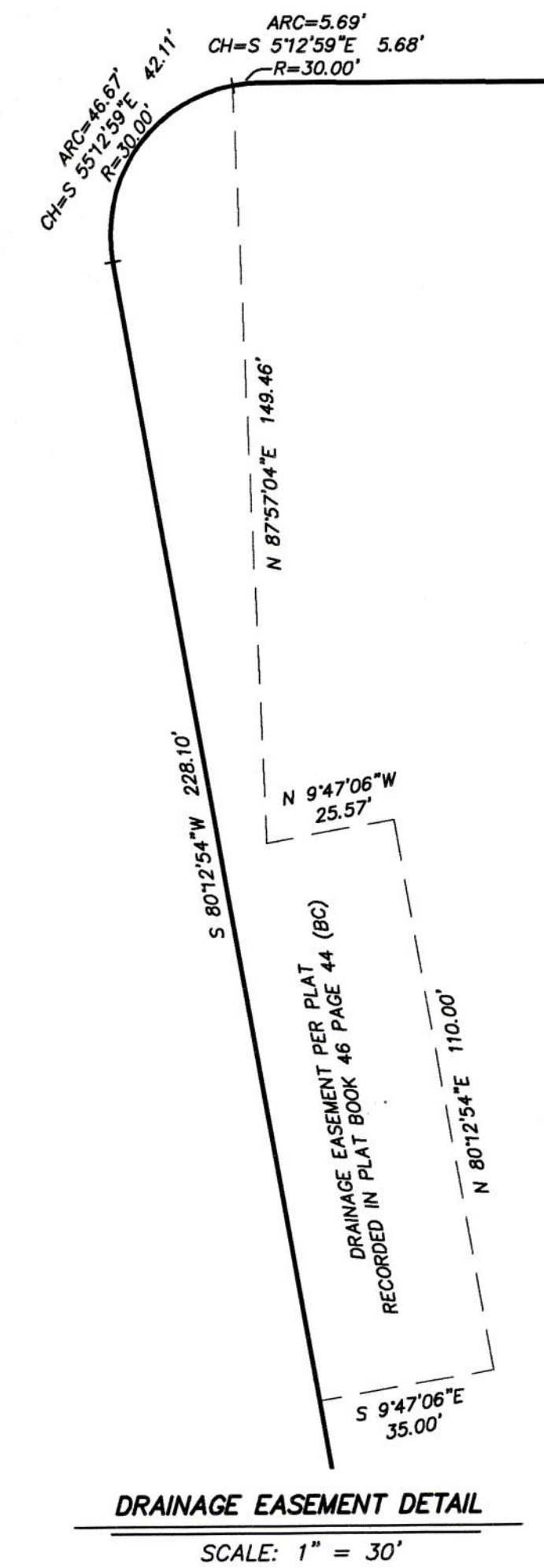
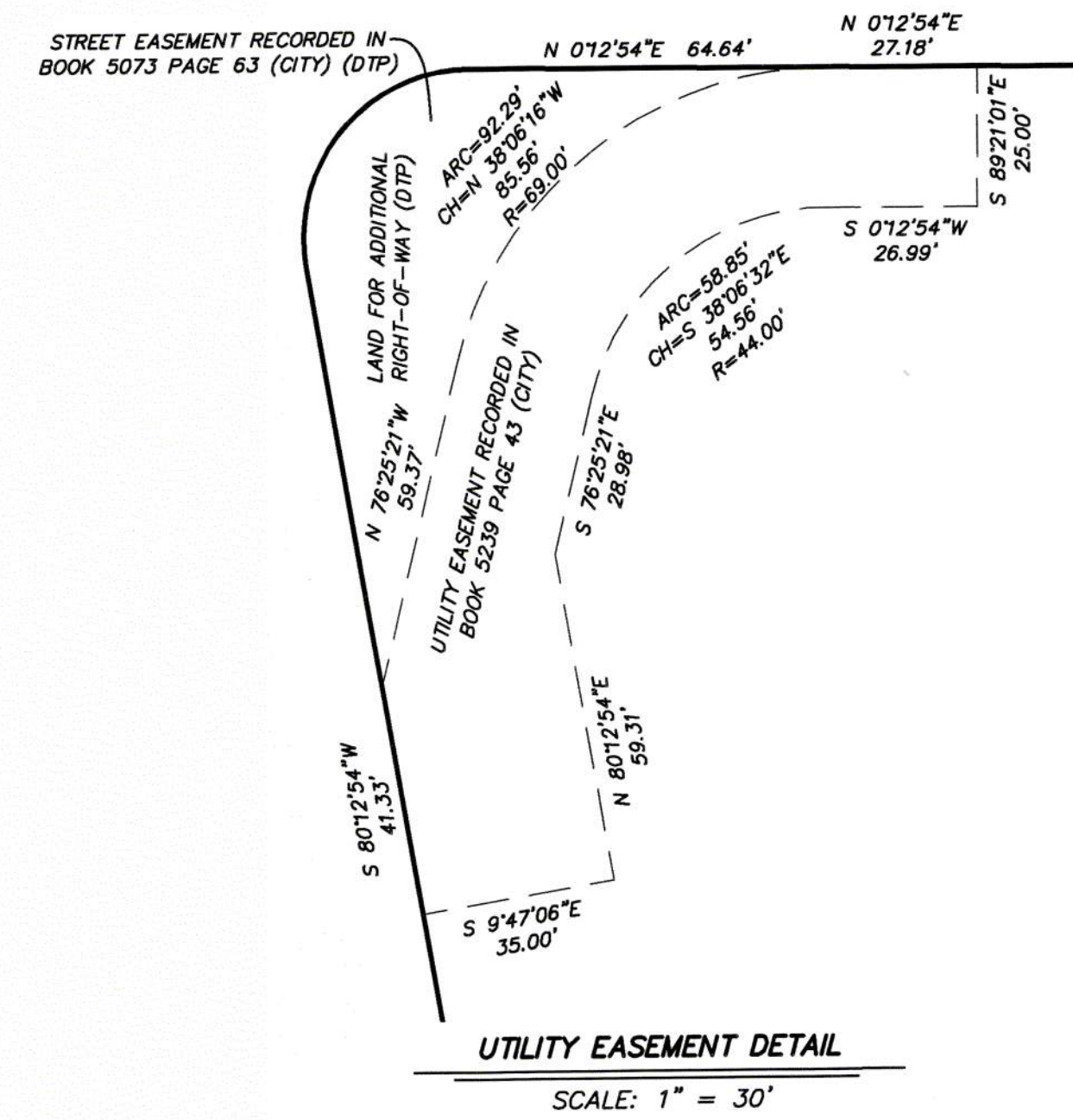
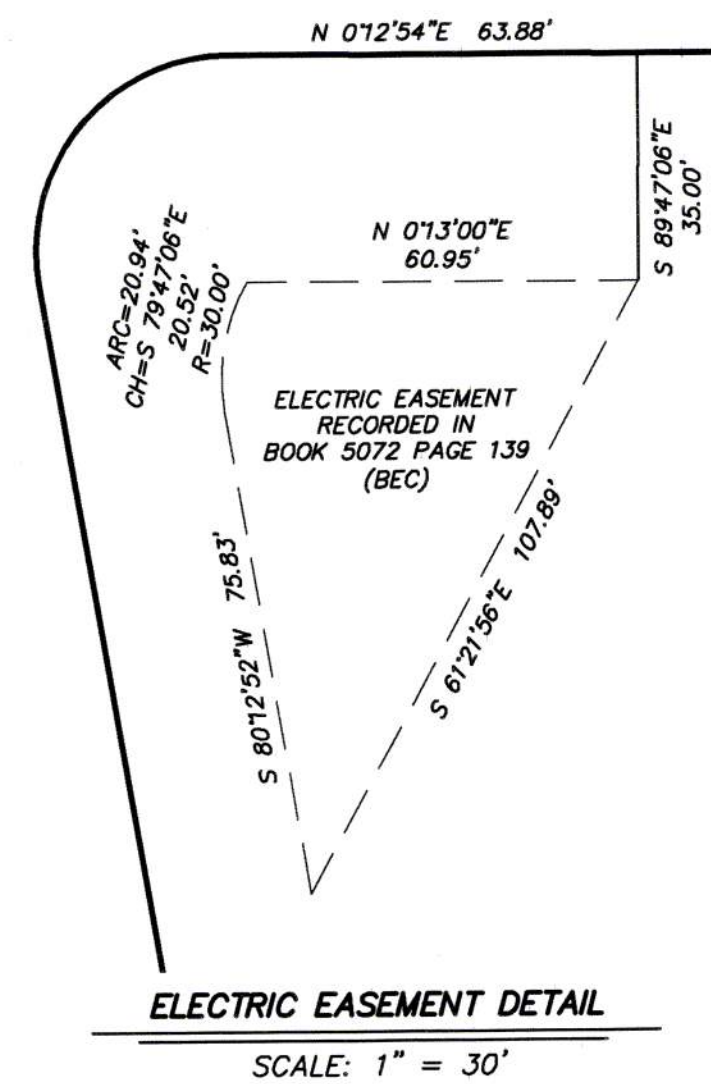
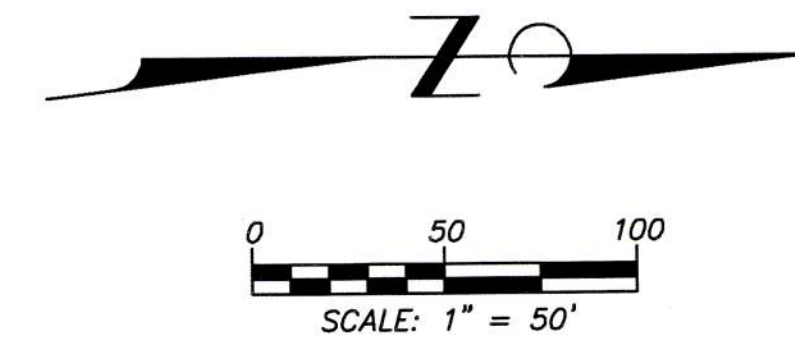
ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET

NOTES

1. THESE LOTS ARE ZONED "PD" PLANNED DEVELOPMENTS.
2. THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0305E, DATED APRIL 19, 2017.
3. IN MY PROFESSIONAL JUDGEMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS.

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EXISTING EASEMENTS DETAILS

SHEET 2 OF 4

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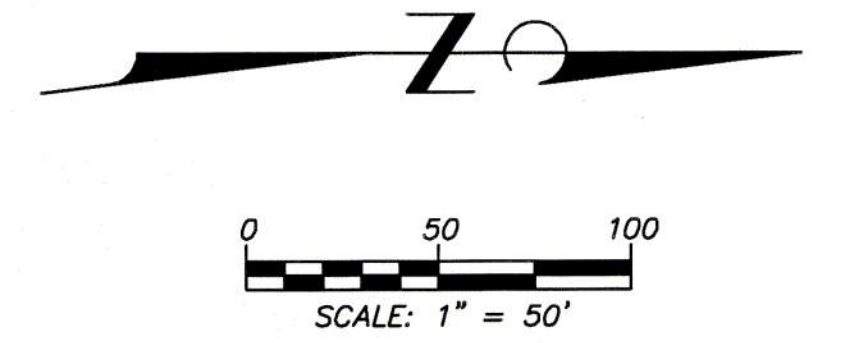
12/22/2022
STATE OF MISSOURI
FREDERICK E. CARROZ III
NUMBER
PLS-2008016655
PROFESSIONAL LAND SURVEYOR

SPARTAN POINTE
SECTION 1 T48N R12W
COLUMBIA, BOONE COUNTY, MISSOURI

MISSOURI L.S. CORP. #2004004672

SPARTAN POINTE

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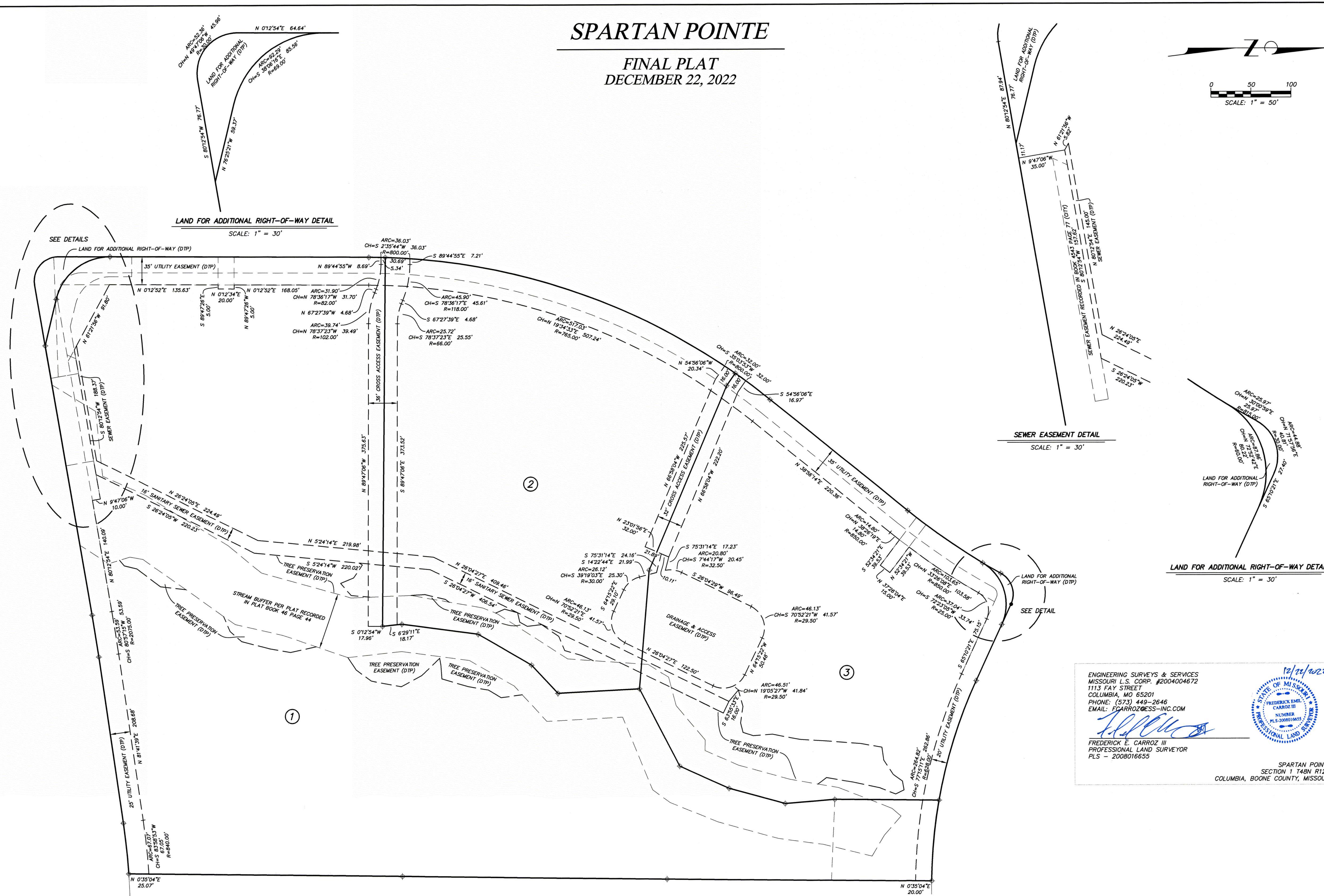
LAND FOR ADDITIONAL RIGHT-OF-WAY DETAIL
SCALE: 1" = 30'

SEWER EASEMENT DETAIL
SCALE: 1" = 30'

LAND FOR ADDITIONAL RIGHT-OF-WAY DETAIL
SCALE: 1" = 30'

PROPOSED EASEMENTS & RIGHT-OF-WAY DETAILS

GENERAL PROJECTS 15490 - SPARTAN POINTE - COLUMBIA - MISSOURI - 12/22/2022



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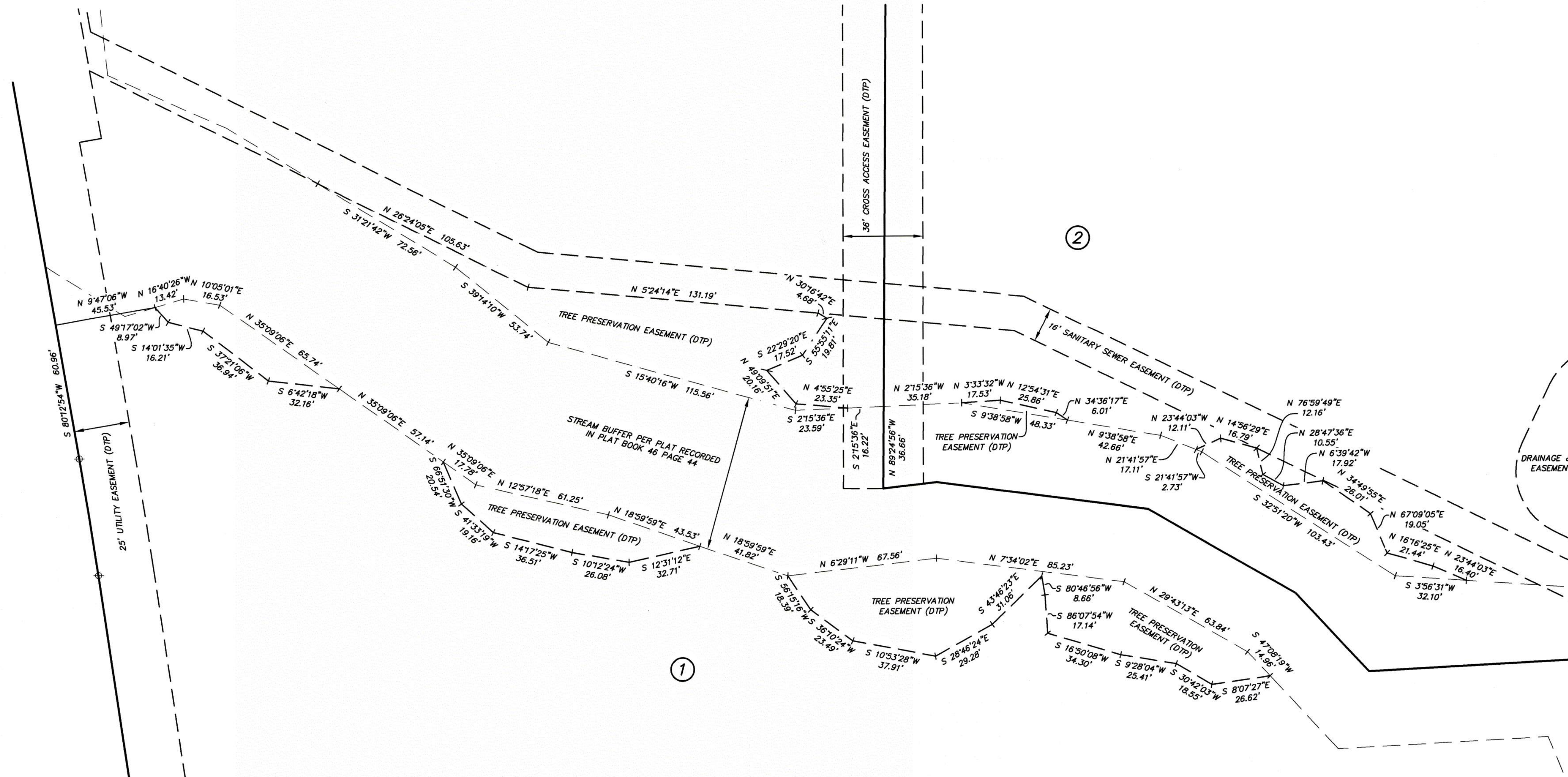
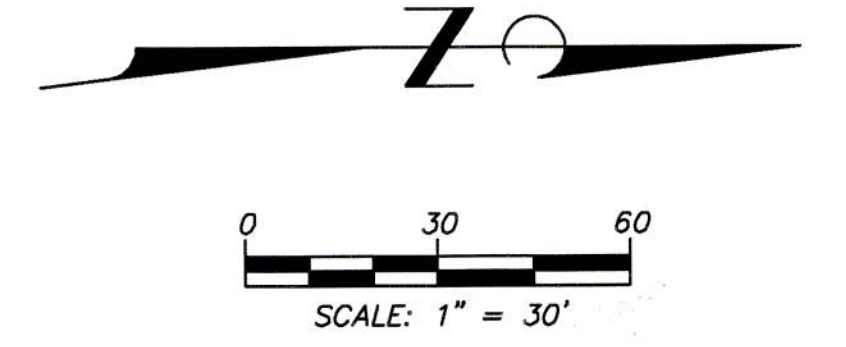
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12/22/2022

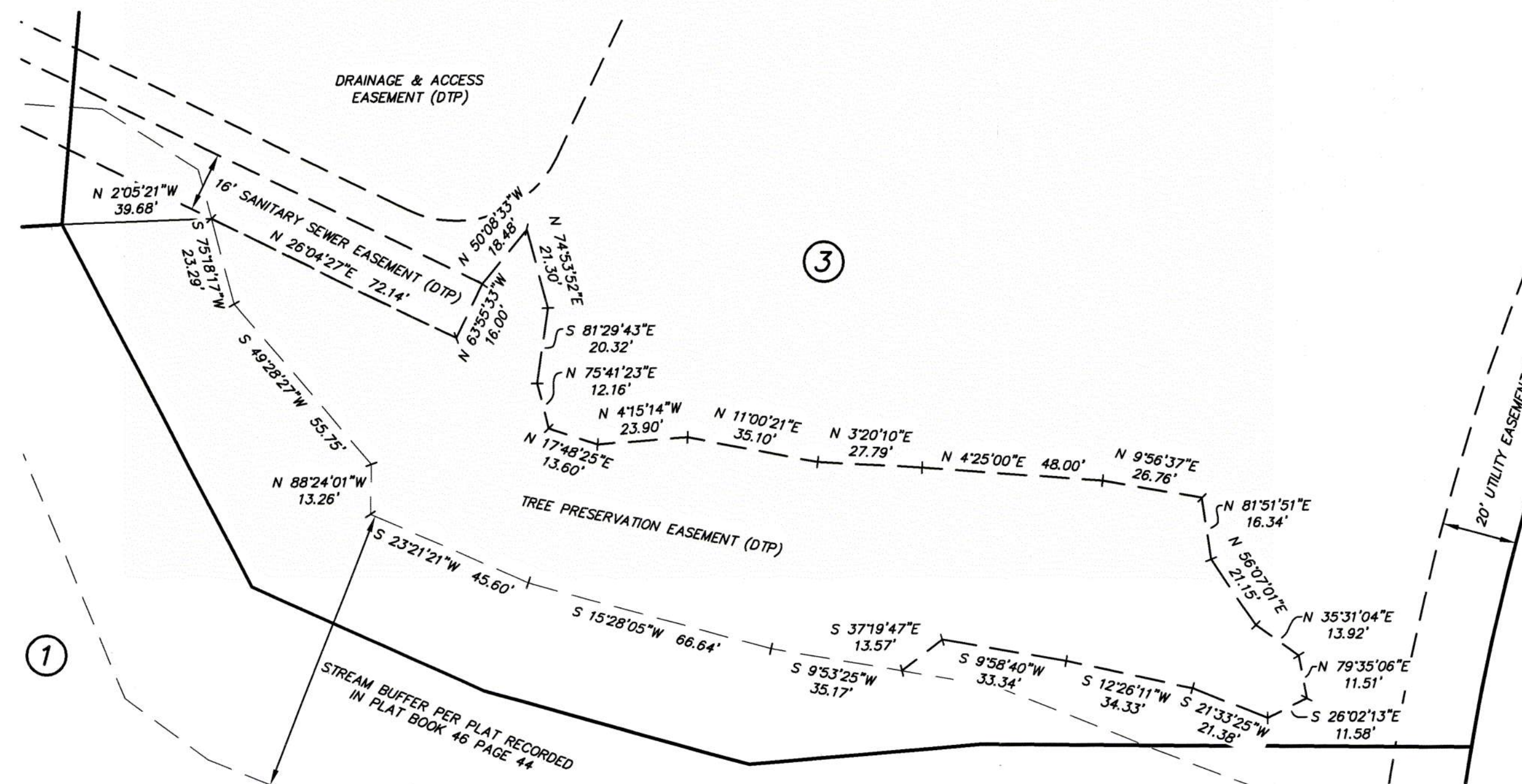
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TREE PRESERVATION EASEMENT DETAIL



TREE PRESERVATION EASEMENT DETAIL

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