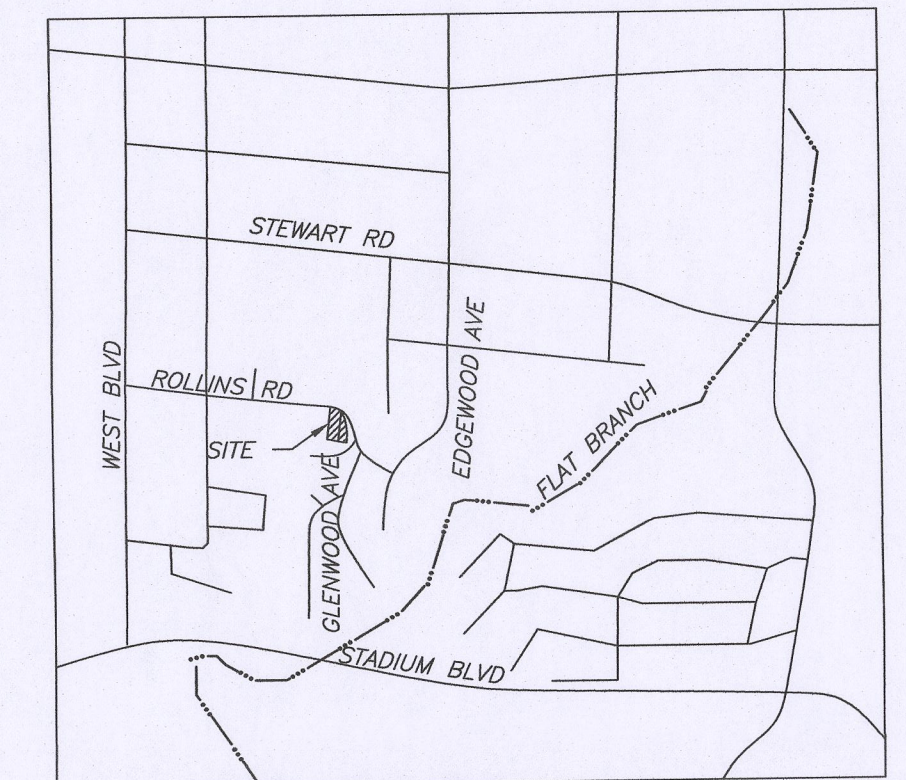


QUARRY HEIGHTS PLAT 7

A FINAL PLAT
SE 1/4 OF SECTION 14,
TOWNSHIP 48 NORTH, RANGE 13 WEST,
BOONE COUNTY, MISSOURI
NOVEMBER 1, 2021



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
(SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- RB REBAR
- (M) MEASURED
- (REC) RECORD
- IP ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- PM ● PERMANENT MONUMENT
- 0.000 SQUARE FEET
- € CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ESMT EASEMENT
- P.O.B. POINT OF BEGINNING
- X FENCE
- ||||| FLOODPLAIN

NOTES

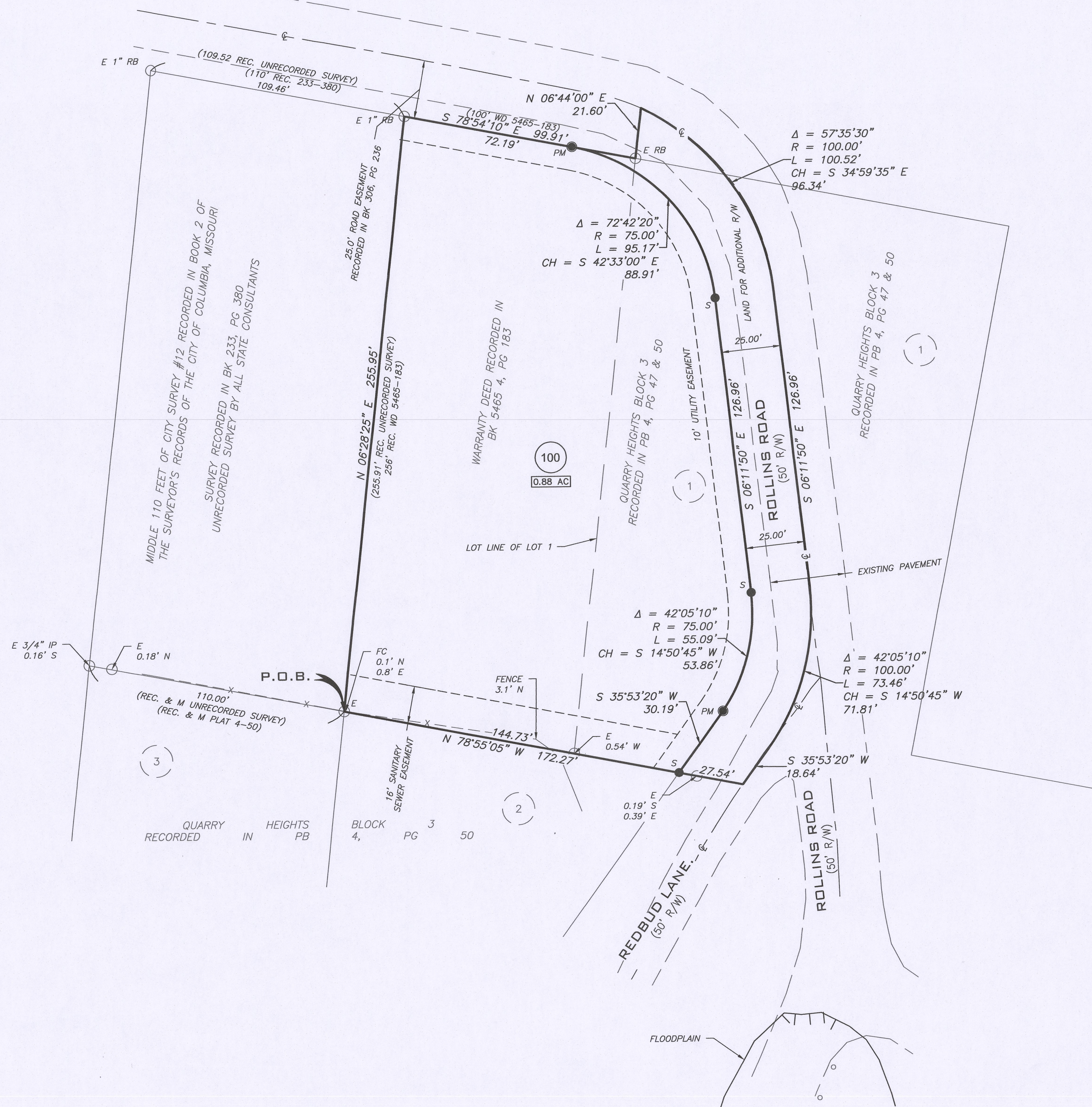
1. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
2. RECORD TITLE INFORMATION, WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, THE ISSUING AGENT BEING BOONE CENTRAL TITLE COMPANY, FILE NUMBER 2104661, EFFECTIVE DATE OF JULY 13, 2021.
3. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
4. SOURCE DEED FOR SURVEY TRACT RECORDED IN BOOK 5465, PAGE 183.
5. UNRECORDED SURVEY REFERENCED WAS DONE BY ALL-STATE CONSULTANTS DATED MAY, 1998
6. THE EXACT LOCATION OF AN EASEMENT FOR SEWER PURPOSES RECORDED IN BOOK 183, PAGE 503 IS NOT DEFINED. ALSO THE EXACT LOCATION OF AN EASEMENT FOR SEWER LINE RECORDED IN BOOK 182, PAGE 634 IS NOT DEFINED.
7. RIGHT-OF-WAY FOR ROLLINS ROAD IS BEING DEDICATED ON THIS PLAT AS THE PUBLIC RECORDS DO NOT CONTAIN INFORMATION ON THE RIGHT-OF-WAY.
8. SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
9. TOTAL TRACT AREA = 1.05 ACRES.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL HAZARD AREA AS DEFINED IN CITY OF COLUMBIA ORDINANCE 29-1.11(C), PER THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.



PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5465, PAGE 183 INCLUDING A PORTION OF LOT 1 OF BLOCK THREE (3) QUARRY HEIGHTS RECORDED IN PLAT BOOK 4, PAGE 50, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5465, PAGE 183, THENCE NORTH ALONG THE WEST LINE OF SAID TRACT N 06°44'00"E, 21.60 FEET; THENCE S 76°54'10"E, 99.91 FEET; THENCE N 06°44'00"E, 21.60 FEET; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 100.52 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 34°59'35"E, 96.34 FEET; THENCE S 06°11'50"E, 126.96 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 73.46 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 14°50'45"W, 71.81 FEET; THENCE S 35°53'20"W, 18.64 FEET; THENCE N 78°55'05"W, 172.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.05 ACRES.

KNOW ALL MEN BY THESE PRESENTS:

FINLEY D. GIBBS AND REBECCA C. GIBBS, HUSBAND AND WIFE, SOLE OWNERS 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.

ADDITIONAL RIGHT-OF-WAY FOR ROLLINS ROAD AND REDBUD LANE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, FINLEY D. GIBBS AND REBECCA C. GIBBS, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

BY: FINLEY D. GIBBS

REBECCA C. GIBBS

STATE OF MISSOURI }
COUNTY OF BOONE } SS

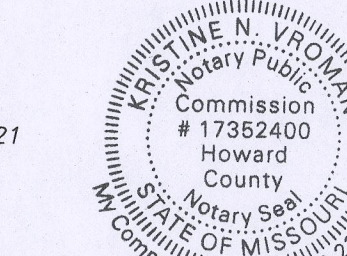
ON THIS 8th DAY OF December, IN THE YEAR 2021, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FINLEY D. GIBBS AND REBECCA C. GIBBS, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN,

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, NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 21, 2021



CERTIFICATION

I HEREBY CERTIFY THAT IN SEPTEMBER AND OCTOBER 2021, I COMPLETED A SURVEY FOR FINLEY AND REBECCA GIBBS OF THE DESCRIBED PROPERTY AND COMBINED THE TWO TRACTS 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

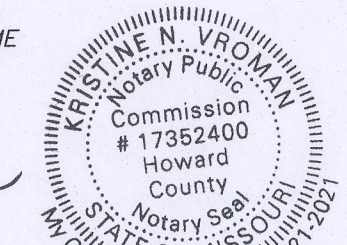
JAY GEBHARDT L.S. 2001001909 MO LAND SURVEYOR	
DATE: <u>12.8.21</u>	
A CIVIL GROUP, LLC MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (573) 817-5750 MO CERT OF AUTHORITY: 2001006115	
A FINAL PLAT QUARRY HEIGHTS PLAT 7 COLUMBIA, MISSOURI	

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 8th DAY OF December,
2021.

KRISTINE N. VROMAN

NOTARY PUBLIC, MY COMMISSION
EXPIRES DECEMBER 21, 2021.



APPROVED BY THE CITY OF COLUMBIA PLANNING AND
ZONING COMMISSION ON THE 9th DAY OF
December, 2021.

SARA LOEL, CHAIRPERSON

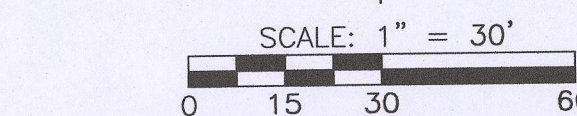
APPROVED BY THE CITY COUNCIL PURSUANT TO
ORDINANCE # _____

ON THE _____ DAY OF _____,
2022.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



SCALE: 1" = 30'
BEARINGS ARE REFERENCED TO THE WEST LINE
OF THE TRACT DESCRIBED BY WARRANTY DEED
RECORDED IN BOOK 5465, PAGE 183, RECORDS OF
BOONE COUNTY, MISSOURI