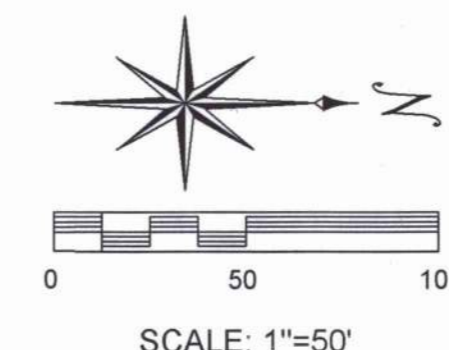
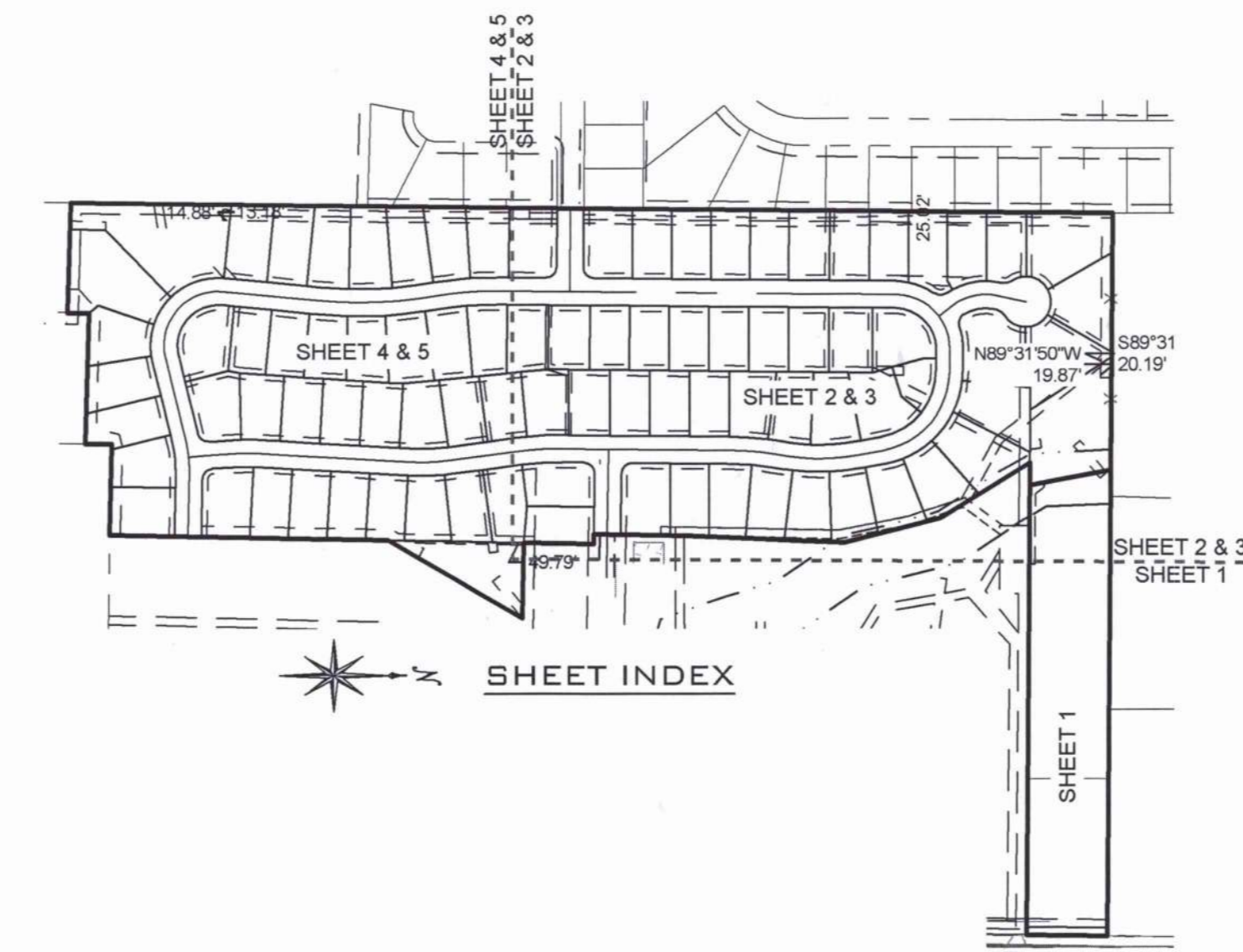
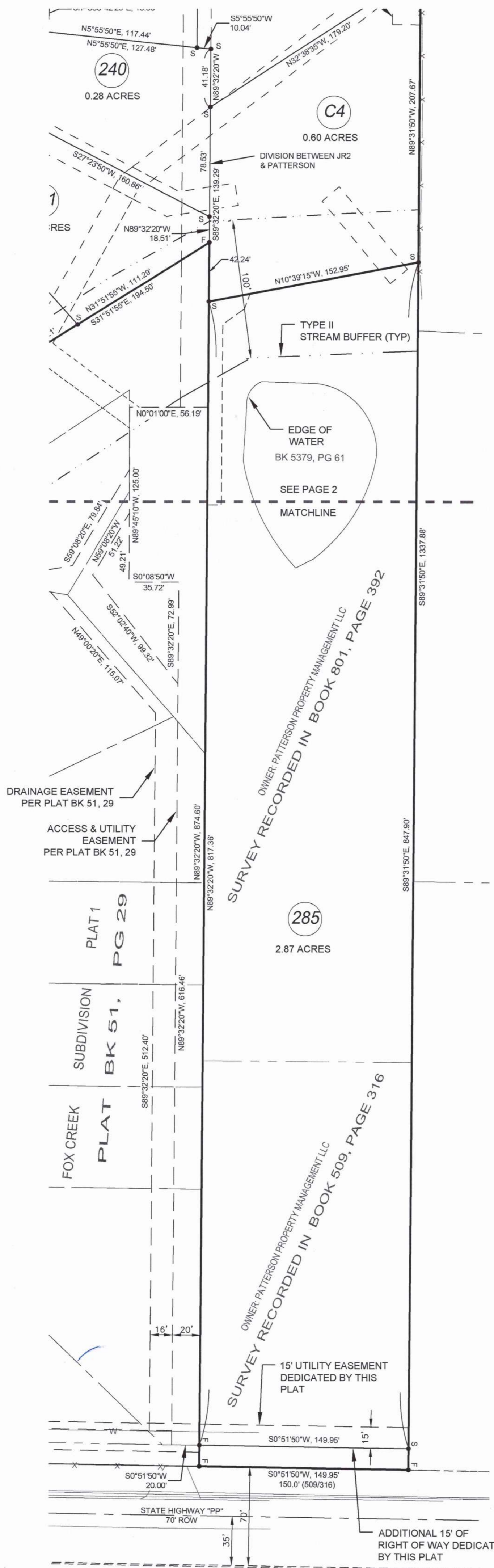


FINAL PLAT LEGEND

---	CENTERLINE
---	EASEMENT LINE
---	EXISTING PROPERTY LINE
---	NEW LOT LINE
---	STREAM BUFFER
---	RIGHT OF WAY LINE
---	1/2' PROPERTY IRON
---	5/8" PROPERTY IRON
---	TYPE A MONUMENT
---	FOUND MONUMENT
---	SET MONUMENT
---	PERMANENT MONUMENT
---	RADIAL
---	LOT NUMBER
---	BK/PG OF RECORD PLAT/SURVEY
---	PLAT BOOK

SITE DATA:

CURRENT ZONING: R-1 (CITY OF COLUMBIA)



FINAL PLAT
FOX CREEK SUBDIVISION PLAT 2
A TRACT OF LAND LOCATED IN THE WEST HALF (W 1/2)
OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35,
TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI



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Fayette, MO 65248
660.728.5028
weareown.com

Missouri Certificate of Authority
000062 Expires 12/31/23

Columbia, Boone County, Missouri

Plotted: 9/18/2023

SHT. 1 OF 05

KNOW ALL MEN BY THESE PRESENTS:
JR2 DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING OWNER OF A PORTION OF THE HEREON DESCRIBED LOTS, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS OF TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

RIGHT OF WAY FOR GOLDFINCH LOOP, GOLDFINCH COURT, WEBSTER GROVE ROAD, AND FORESTER DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, JR2 DEVELOPMENT LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER ON THIS 25th DAY OF September, 2023.

James M. Kroghman
JAMES M. KROGHMAN, MANAGING MEMBER

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 25th DAY OF September, IN THE YEAR 2023, BEFORE ME, Derek Forbis, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES M. KROGHMAN, MANAGING MEMBER OF JR2 DEVELOPMENT LLC, KNOWN TO ME TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED. IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

DEREK FORBIS
Notary Public, Notary Seal
State of Missouri
Howard County
Commission # 13803612
My Commission Expires 05-30-2025

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

MY COMMISSION EXPIRES May 30, 2025

KNOW ALL MEN BY THESE PRESENTS:
PATTERSON PROPERTY MANAGEMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING OWNER OF A PORTION OF THE HEREON DESCRIBED LOTS, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS OF TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT OF WAY FOR STATE HIGHWAY "PP" IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, PATTERSON PROPERTY MANAGEMENT, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER ON THIS 25th DAY OF September, 2023.

Darren Patterson
DARREN PATTERSON, MANAGING MEMBER

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS 25th DAY OF September, IN THE YEAR 2023, BEFORE ME, Derek Forbis, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DARREN PATTERSON, MANAGING MEMBER OF PATTERSON PROPERTY MANAGEMENT, L.L.C., KNOWN TO ME TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED. IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

DEREK FORBIS
Notary Public, Notary Seal
State of Missouri
Howard County
Commission # 13803612
My Commission Expires 05-30-2025

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

MY COMMISSION EXPIRES May 30, 2025

DESCRIPTION: FOX CREEK PLAT 2 (ENTIRE SUBDIVISION)

A TRACT OF LAND BEING A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 12 WEST IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 12W AS SHOWN BY MARYLAND HEIGHTS SUBDIVISION IN PLAT BOOK 39, PAGE 60 AND BY FOX CREEK SUBDIVISION PLAT 1 RECORDED IN PLAT BOOK 51, PAGE 29; THENCE S0°33'15"W ALONG THE SECTION LINE BETWEEN SECTIONS 34 & 35, 281.39 FEET TO THE NORTHWEST CORNER OF THE SURVEY IN BOOK 801, PAGE 392 AND THE POINT OF BEGINNING;

THENCE S89°31'50"E ALONG THE NORTH LINE OF SAID SURVEY AND THE SURVEY IN BOOK 509, PAGE 316, 133.88 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY PP AND THE NORTHEAST CORNER OF THE SURVEY IN BOOK 509, PAGE 316;
THENCE S0°51'50"E ALONG SAID WEST RIGHT OF WAY AND THE EAST LINE OF SAID SURVEY, 149.95 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY AND THE NORTHEAST CORNER OF FOX CREEK SUBDIVISION PLAT 1 RECORDED IN PLAT BOOK 51, PAGE 29;
THENCE N89°32'20"W ALONG THE NORTH LINE OF SAID SUBDIVISION, 874.60 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE S31°51'55"E ALONG THE WEST LINE OF SAID SUBDIVISION, 194.50 FEET;
THENCE S14°15'30"E ALONG THE WEST LINE OF SAID SUBDIVISION, 185.05 FEET;
THENCE S2°30'45"W ALONG THE WEST LINE OF SAID SUBDIVISION, 294.41 FEET;
THENCE S1°03'05"W ALONG THE WEST LINE OF SAID SUBDIVISION, 173.00 FEET;
THENCE S88°56'55"E ALONG THE SOUTH RIGHT OF WAY LINE OF FORESTER DRIVE, 18.13 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE S1°03'05"W ALONG THE WEST LINE OF SAID LOT 37, 130.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37 AND THE SOUTHWEST CORNER OF FOX CREEK SUBDIVISION PLAT 1 RECORDED IN PLAT BOOK 51, PAGE 29;
THENCE S88°57'15"E ALONG THE SOUTH LINE OF SAID SUBDIVISION, 140.00 FEET TO THE SOUTHEAST CORNER OF LOT 36 OF SAID SUBDIVISION;
THENCE LEAVING THE SOUTH LINE OF SAID SUBDIVISION, S30°05'55"W, 288.30 FEET;
THENCE S1°02'50"W, 517.45 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SURVEY IN BOOK 2287, PAGE 144;
THENCE N88°54'40"W, 168.55 FEET TO THE NORTHWEST CORNER OF SAID SURVEY;
THENCE S0°40'05"W ALONG THE WEST LINE OF SAID SURVEY, 48.75 FEET TO THE NORTHEAST CORNER OF BELL ACRES SUBDIVISION RECORDED IN PLAT BOOK 54, PAGE 40;
THENCE N88°15'10"W ALONG THE NORTH LINE OF SAID SUBDIVISION, 240.61 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE S0°40'05"W ALONG THE WEST LINE OF SAID SUBDIVISION, 40.65 FEET TO THE NORTHEAST CORNER OF THE SURVEY IN BOOK 793, PAGE 713;
THENCE N88°15'05"W ALONG THE NORTH LINE OF SAID SURVEY, 205.06 FEET TO THE NORTHWEST CORNER OF SAID SURVEY AND THE EAST LINE OF LOT 10 OF LEWIS-SMARR SUBDIVISION RECORDED IN PLAT BOOK 11, PAGE 106;
THENCE N0°38'00"E ALONG THE EAST LINE OF SAID SUBDIVISION, 551.33 FEET TO THE SOUTHWEST CORNER OF MARYLAND HEIGHTS SUBDIVISION RECORDED IN PLAT BOOK 39, PAGE 60;
THENCE N0°41'00"E ALONG THE EAST LINE OF SAID SUBDIVISION, 301.98 FEET;
THENCE N0°33'15"E ALONG THE EAST LINE OF SAID SUBDIVISION, 1084.65 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 29.26 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 4608, PAGE 98 AND ALL OF THE LAND DESCRIBED BY DEEDS RECORDED IN BOOK 5706, PAGE 2 AND BOOK 5379, PAGE 61 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

NOTES:

1. THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION. REFERENCED TO MONUMENT BO-04 OF THE CENTRAL ZONE, GRID FACTOR IS 0.99990460.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY JUNE, 2023
3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
4. LOT C1, C2, C3, & C4 ARE COMMON AREAS. THESE TRACT ARE NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.
5. RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS TRACT.
6. PROPERTY CORNERS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED OR WITHIN 12 MONTHS (PER STATE REGULATIONS).
7. A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY UNLESS OTHERWISE LABELED.
8. EASEMENTS FOR THIS SUBDIVISION ARE SHOWN/DIMENSIONED ON SHEETS 3 AND 5 OF THIS SURVEY.
9. THE AREAS SHOWN FOR EACH LOT ARE CALCULATED.
10. ALL PUBLISHED DISTANCES HEREON ARE MEASURED UNLESS STATED OTHERWISE.

STREAM BUFFER STATEMENT

THIS TRACT HAS A TYPE II STREAM BUFFER AND IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL# 29019C0325D. DATED MARCH 17, 2011.



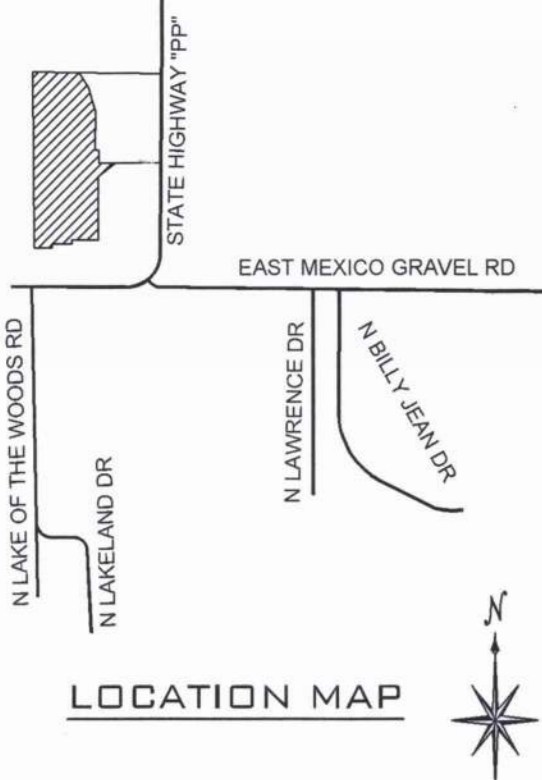
APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # 025486 ON THE 6th DAY OF November, 2023
Andrea Warner
ANDREA WARNER, MAYOR PRO TEM
ATTEST: *Sheela Amin*
SHEELA AMIN, CITY CLERK

SUBSCRIBED AND SWORN BEFORE ME ON THIS 27 DAY OF SEPTEMBER, 2023 MY COMMISSION EXPIRES July 09, 2027
Jacqueline N. Leonard
JACQUELINE N. LEONARD
Notary Public - Notary Seal
State of Missouri
Commissioned for Boone County
My Commission Expires: July 09, 2027
Commission Number: 23135354
NOTARY PUBLIC
Jacqueline N. Leonard

THIS IS TO CERTIFY THAT AT THE REQUEST OF JIM KROGHMAN, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Derek Forbis
DEREK FORBIS, P.L.S. 2021015380
Date: SEPTEMBER 27 2023

Recorded in Boone County, Missouri
Recording Date/Time: 11/07/2023 at 03:06:54 PM
Book: 57 Page: 69
Instr #: 2023017848
Pages: 5
Fee: \$289.00 \$



FINAL PLAT LEGEND

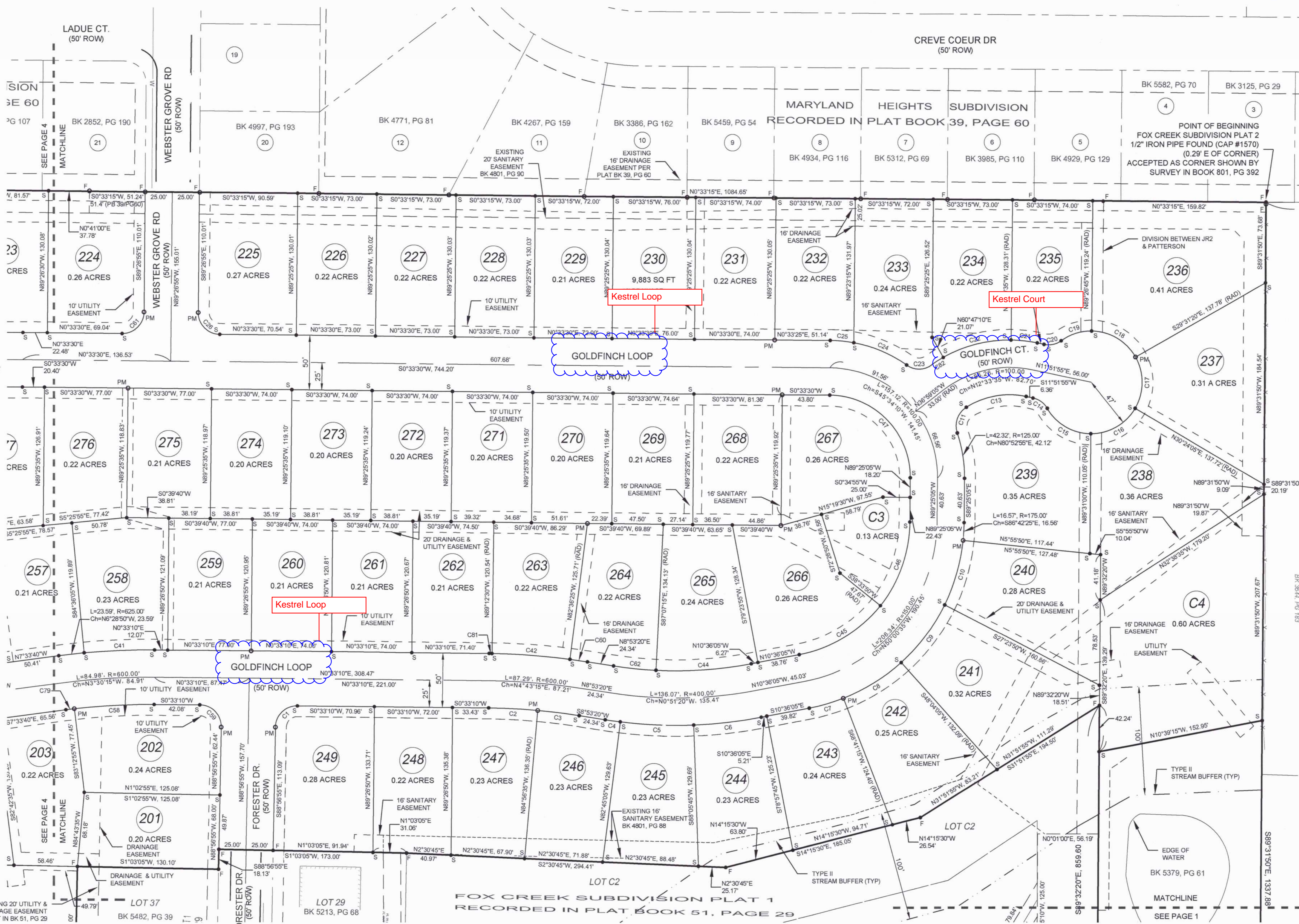
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- EASEMENT LINE
- EXISTING PROPERTY LINE
- NEW LOT LINE
- STREAM BUFFER
- RIGHT OF WAY LINE
- 1/2" PROPERTY IRON
- 5/8" PROPERTY IRON
- TYPE A MONUMENT
- FOUND MONUMENT
- SET MONUMENT
- PERMANENT MONUMENT
- RADIAL
- LOT NUMBER
- BK/PG OF RECORD PLAT/SURVEY
- PLAT BOOK

SITE DATA:

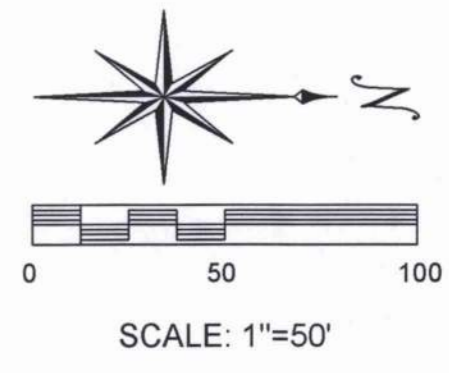
CURRENT ZONING: R-1 (CITY OF COLUMBIA)

NOTES:

EASEMENTS FOR THIS SUBDIVISION ARE SHOWN/DIMENSIONED ON SHEETS 3 AND 5 OF THIS SURVEY.



POINT OF COMMENCEMENT TYPE "A" MONUMENT FOUND THE NW CORNER OF SECTION 35, T49N, R12W AS SHOWN BY SURVEY IN PLAT BK 39, PG 60 AND SUBDIVISION IN PLAT BK 51, PG 29.



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Engineering beyond.

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Missouri Certificate of Authority # 000062 Expires 12/31/23

Columbia, Boone County, Missouri

Plotted: 9/18/2023

SHT. 2 OF 05

THIS IS TO CERTIFY THAT AT THE REQUEST OF JIM KROGMAN, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

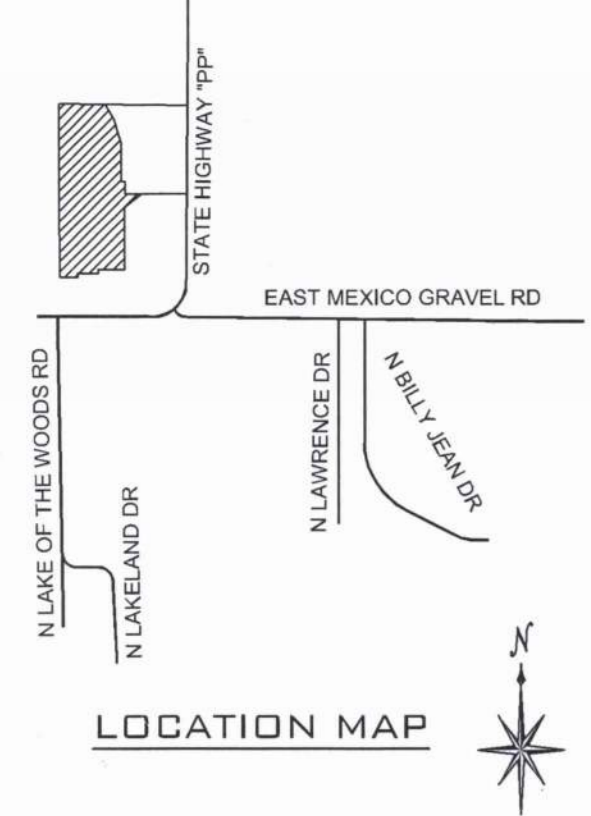
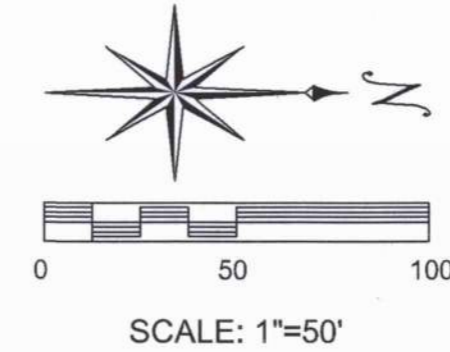
D.K.F.E.
DEREK FORBIS, P.L.S. 2021015380
Date: SEPTEMBER 27, 2023



Curve #	Length	Radius	Chord
C1	31.24	20.00	S44°11'50"E, 28.16
C2	45.19	575.00	S2°48'20"W, 45.18
C3	38.46	575.00	S6°58'20"W, 38.45
C4	14.06	425.00	S7°56'30"W, 14.06
C5	67.86	425.00	S2°25'10"W, 67.79
C6	62.65	425.00	S6°22'40"E, 62.59
C7	32.72	175.00	S15°57'25"E, 32.67
C8	62.98	175.00	S31°37'20"E, 62.64
C9	66.89	175.00	S52°52'55"E, 66.48
C10	61.58	175.00	S73°54'45"E, 61.27
C11	26.81	20.00	S70°24'45"E, 24.85
C12	57.43	75.00	S10°04'15"E, 56.04
C13	16.84	20.01	S35°59'10"W, 16.35
C14	48.40	47.00	S29°50'00"W, 46.29
C15	49.24	47.00	S29°31'50"E, 47.02
C16	49.16	47.00	S89°30'20"E, 46.95
C17	49.20	47.00	N30°32'35"E, 46.99
C18	29.94	47.00	N17°41'35"W, 29.43
C19	16.69	20.00	N12°02'15"E, 16.21
C20	24.42	125.00	N6°16'10"E, 24.38
C21	65.20	125.00	N14°16'15"W, 64.47
C22	24.45	20.00	N0°02'45"W, 22.95
C23	53.19	125.00	N22°46'50"E, 52.79
C24	21.89	125.00	N5°34'25"E, 21.86
C25	31.41	20.00	N45°33'20"E, 28.28
C26	48.79	625.00	N1°40'40"W, 48.78
C27	41.96	625.00	N5°50'15"W, 41.95
C28	44.02	775.00	N6°08'00"W, 44.01
C29	80.83	775.00	N1°31'10"W, 80.79
C30	52.69	775.00	N3°25'00"E, 52.68
C31	108.37	125.00	N19°28'20"W, 105.01
C32	59.81	125.00	N58°01'00"W, 59.24
C33	45.59	175.00	N85°25'50"W, 59.24
C34	28.37	20.00	N35°29'15"E, 26.05
C35	59.00	825.00	N3°05'45"W, 58.99
C36	63.41	825.00	N1°09'15"E, 63.40
C37	71.46	375.00	N2°06'10"W, 71.35
C38	64.93	625.00	N2°25'20"W, 64.90
C39	72.00	625.00	N4°05'30"E, 71.96
C40	88.23	375.00	N3°51'40"W, 88.03
C41	89.24	125.00	N31°15'15"E, 87.36
C42	82.71	125.00	N70°27'40"W, 81.21
C43	117.84	75.00	S45°34'10"W, 108.09
C44	55.60	575.00	S2°12'45"E, 55.58
C45	27.89	575.00	S6°22'20"E, 27.89
C46	63.58	825.00	S5°33'10"E, 63.56
C47	70.01	825.00	S0°54'55"E, 69.98
C48	52.51	425.00	S3°26'25"W, 55.40
C49	143.00	75.00	S49°15'30"E, 122.30
C50	29.29	20.00	S47°00'20"E, 26.74
C51	76.71	775.00	S21°13'15"E, 76.68
C52	37.09	775.00	S1°59'10"W, 37.08
C53	67.93	425.00	S11°32'0"E, 67.85
C54	73.63	575.00	S3°06'55"E, 73.58
C55	31.59	20.00	S45°48'10"W, 28.41
C56	16.32	625.00	S8°08'25"W, 16.32
C57	31.41	20.00	N44°26'00"W, 28.28
C58	39.33	375.00	N5°53'05"E, 39.31
C59	13.06	425.00	N6°40'50"W, 13.06
C60	2.60	625.00	N0°40'20"E, 2.60
C61	12.76	125.00	S32°08'15"E, 12.75
C62	28.65	200.00	N80°13'20"E, 28.62

NUMBERS 63-78, INTENTIONALLY OMITTED

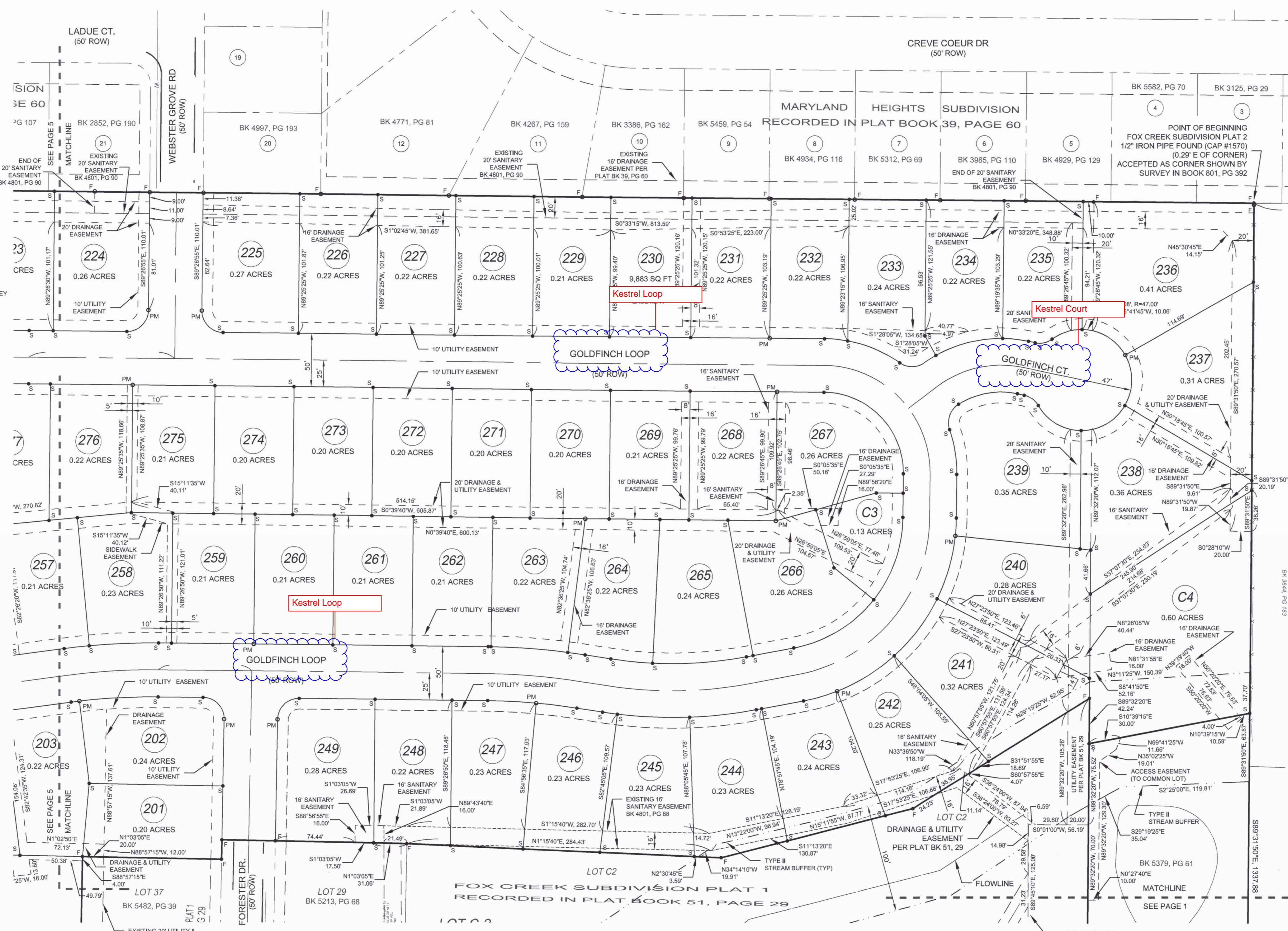
A TRACT OF LAND LOCATED IN THE WEST HALF (W 1/2)
OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35,
TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI



FINAL PLAT LEGEND

---	CENTERLINE
- - - -	EASEMENT LINE
---	EXISTING PROPERTY LINE
---	NEW LOT LINE
---	STREAM BUFFER
---	RIGHT OF WAY LINE
---	1/2" PROPERTY IRON
---	5/8" PROPERTY IRON
---	TYPE A MONUMENT
---	FOUND MONUMENT
---	SET MONUMENT
---	PERMANENT MONUMENT
---	RADIAL
---	LOT NUMBER
---	BK/PG OF RECORD PLAT/SURVEY
---	PLAT BOOK

SITE DATA:
CURRENT ZONING: R-1 (CITY OF COLUMBIA)



THIS IS TO CERTIFY THAT AT THE REQUEST OF JIM KROGMAN, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

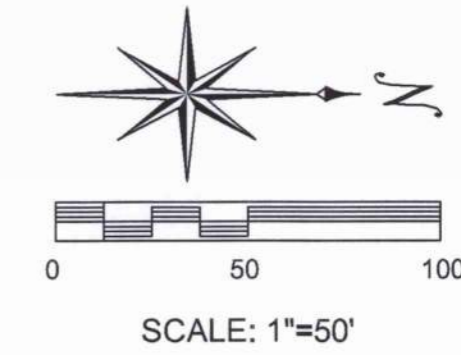
Derek Forbis
DEREK FORBIS, P.L.S. 2021015380
Date: September 27, 2023



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Missouri Certificate of Authority
000062 Expires 12/31/23

Plotted: 9/18/2023
SHT. 3 OF 05
Columbia, Boone County, Missouri



NOTES:
EASEMENTS FOR THIS SUBDIVISION ARE
SHOWN/DIMENSIONED ON SHEETS 3 AND 5 OF THIS
SURVEY.



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Columbia, Boone County, Missouri

Plotted: 9/18/2023

SHT. 4 OF 05

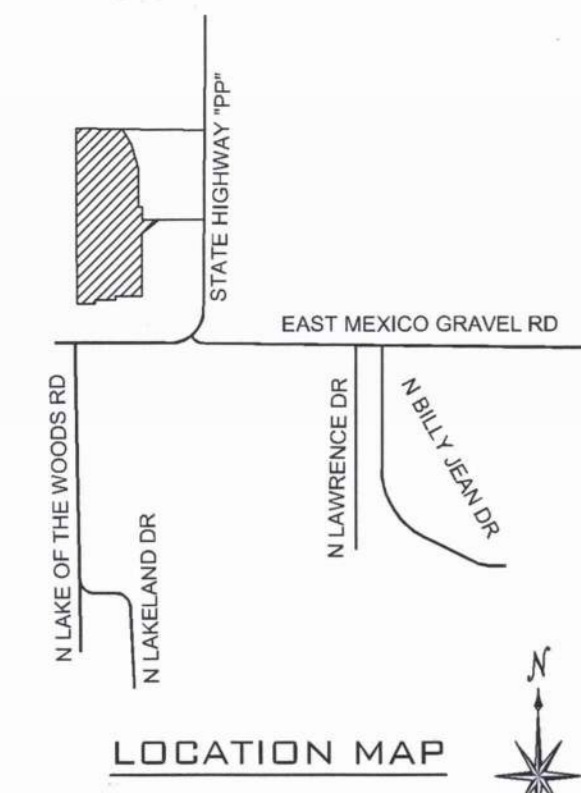
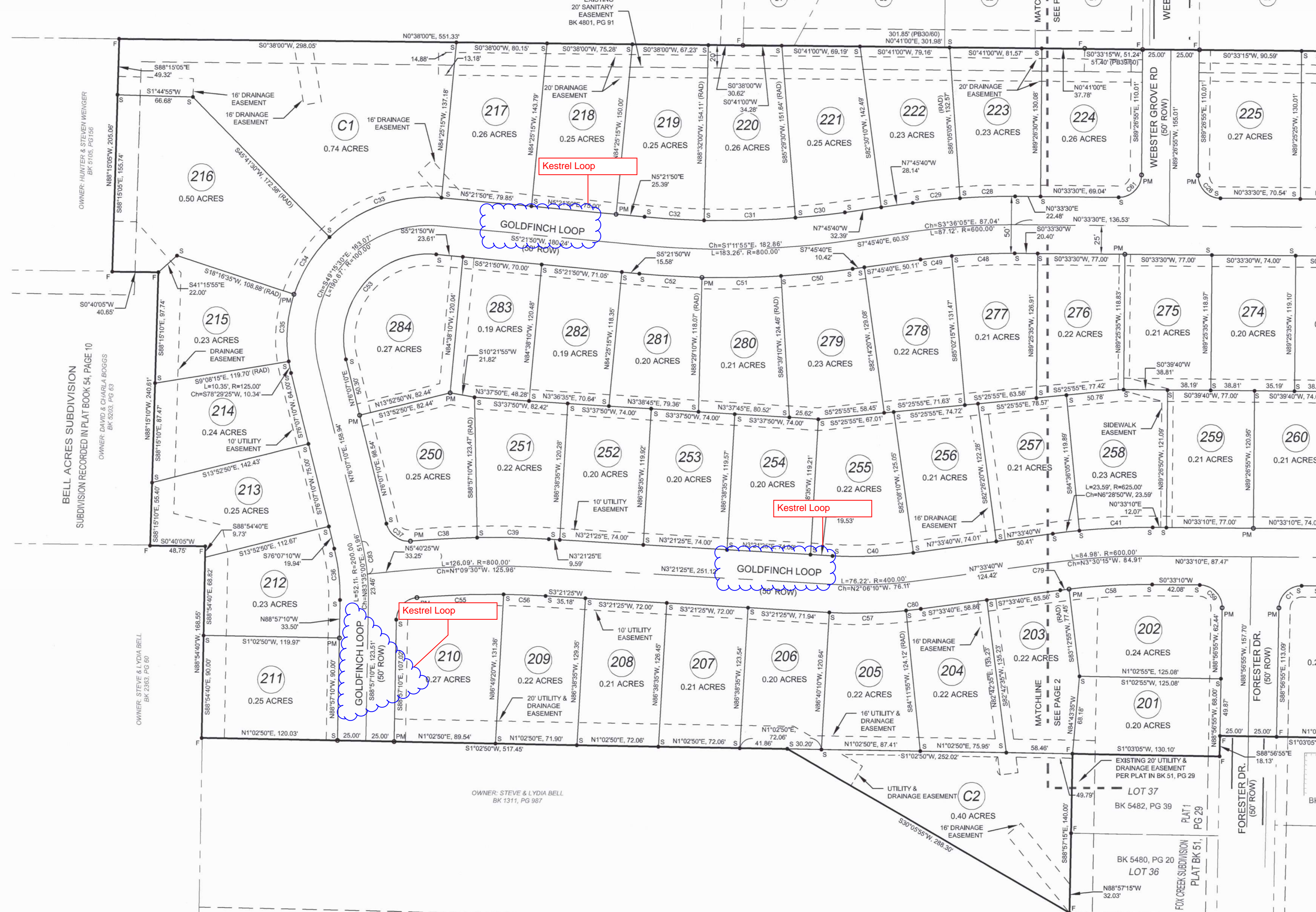
THIS IS TO CERTIFY THAT AT THE REQUEST OF JIM KROGMAN, A SURVEY WAS EXECUTED UNDER
MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI
STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS
PLAT OF SURVEY.

D. K. F.
DEREK FORBIS, P.L.S. 2021015380
Date: Sept. 27, 2023



LEWIS SMARR SUBDIVISION
SUBDIVISION RECORDED IN PLAT BOOK 11, PAGE 106

MARYLAND HEIGHTS SUBDIVISION
RECORDED IN PLAT BOOK 39, PAGE 60



FINAL PLAT LEGEND

- CENTERLINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- NEW LOT LINE
- STREAM BUFFER
- RIGHT OF WAY LINE
- 1/2" PROPERTY IRON
- 5/8" PROPERTY IRON
- TYPE A MONUMENT
- FOUND MONUMENT
- SET MONUMENT
- PERMANENT MONUMENT
- RADIAL
- LOT NUMBER
- BK/PG OF RECORD PLATS/SURVEY
- PLAT BOOK

SITE DATA:
CURRENT ZONING: R-1 (CITY OF COLUMBIA)

NOTES:
EASEMENTS FOR THIS SUBDIVISION ARE
SHOWN/DIMENSIONED ON SHEETS 3 AND 5 OF THIS
SURVEY.

Curve Table

Curve #	Length	Radius	Chord
C1	31.24	20.00	S44°11'50"E, 28.16
C2	45.19	575.00	S2°48'20"W, 45.18
C3	38.46	575.00	S6°58'20"W, 38.45
C4	14.06	425.00	S7°56'30"W, 14.06
C5	67.86	425.00	S2°25'10"W, 67.79
C6	62.65	425.00	S6°22'40"E, 62.59
C7	32.72	175.00	S15°57'25"E, 32.67
C8	62.98	175.00	S31°37'20"E, 62.64
C9	66.89	175.00	S52°52'55"E, 66.48
C10	61.58	175.00	S73°54'45"E, 61.27

Curve Table

Curve #	Length	Radius	Chord
C11	26.81	20.00	S70°24'45"E, 24.85
C13	57.43	75.00	S10°04'15"E, 56.04
C14	16.84	20.01	S35°59'10"W, 16.35
C15	48.40	47.00	S29°59'00"W, 46.29
C16	49.24	47.00	S29°31'50"E, 47.02
C17	49.16	47.00	S89°30'20"E, 46.95
C18	49.20	47.00	N30°32'35"E, 46.99
C19	29.94	47.00	N17°41'35"W, 28.43
C20	16.69	20.00	N12°02'15"W, 16.21
C21	24.42	125.00	N6°16'10"E, 24.38

Curve Table

Curve #	Length	Radius	Chord
C22	65.20	125.00	N14°16'15"W, 64.47
C23	24.45	20.00	N0°02'45"W, 22.95
C24	53.19	125.00	N22°46'50"E, 52.79
C25	21.89	125.00	N5°34'25"E, 21.86
C26	31.41	20.00	N45°33'20"E, 28.28
C28	48.79	625.00	N1°40'40"W, 48.78
C29	41.96	625.00	N5°50'15"W, 41.95
C30	44.02	775.00	N6°08'00"W, 44.01
C31	80.83	775.00	N1°31'10"W, 80.79
C32	52.69	775.00	N3°25'00"E, 52.68

Curve Table

Curve #	Length	Radius	Chord
C33	108.37	125.00	N19°28'20"W, 105.01
C34	59.81	125.00	N58°01'00"W, 59.24
C35	59.81	125.00	N85°25'50"W, 59.24
C36	45.59	175.00	S83°35'00"W, 45.47
C37	28.37	20.00	N35°29'15"E, 26.05
C38	59.00	825.00	N3°05'45"W, 58.99
C39	63.41	825.00	N1°09'15"E, 63.40
C40	71.46	375.00	N2°06'10"W, 71.35
C41	64.93	625.00	N2°25'20"W, 64.90
C42	72.00	625.00	N4°05'30"E, 71.96

Curve Table

Curve #	Length	Radius	Chord
C44	88.23	375.00	N3°51'40"W, 88.03
C45	89.24	125.00	N31°03'10"W, 87.36
C46	82.71	125.00	N70°27'40"W, 81.21
C47	117.84	75.00	S45°34'10"W, 106.09
C48	55.60	575.00	S2°12'45"E, 55.58
C49	27.89	575.00	S6°22'20"E, 27.89
C50	63.58	825.00	S5°33'10"E, 63.56
C51	70.00	825.00	S0°54'55"E, 69.96
C52	55.41	825.00	S3°26'25"W, 55.40
C53	143.00	75.00	S49°15'30"E, 122.30

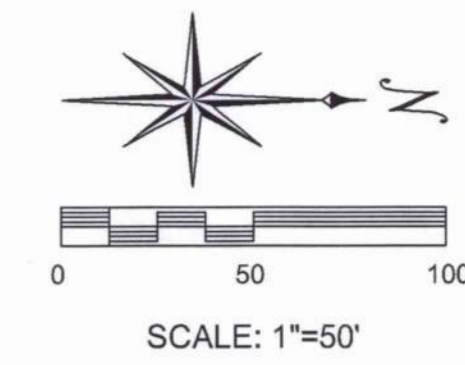
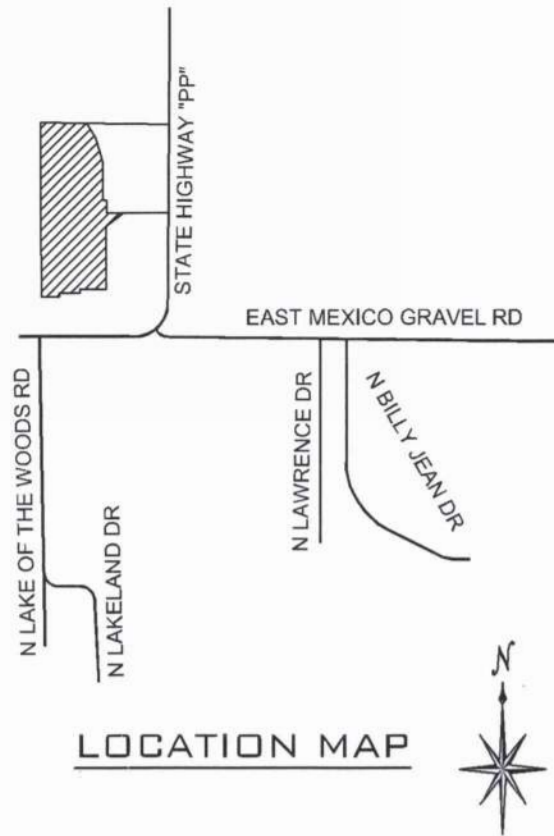
Curve Table

Curve #	Length	Radius	Chord
C54	29.29	20.00	S47°00'20"E, 26.74
C55	76.71	775.00	S2°13'15"E, 76.68
C56	37.09	775.00	S1°59'10"W, 37.08
C57	67.93	425.00	S11°32'20"E, 67.85
C58	73.63	575.00	S3°06'55"E, 73.58
C59	31.59	20.00	S45°48'10"W, 28.41
C60	16.32	625.00	S8°08'25"W, 16.32
C61	31.41	20.00	N44°26'00"W, 28.28
C62	39.33	375.00	N5°53'05"E, 39.31
C79	7.80	575.00	S7°10'20"E, 7.80

Curve Table

Curve #	Length	Radius	Chord
C80	13.06	425.00	N6°40'50"W, 13.06
C81	2.60	625.00	N0°40'20"E, 2.60
C82	12.76	125.00	S32°08'15"E, 12.75
C83	28.65	200.00	N80°13'20"E, 28.62

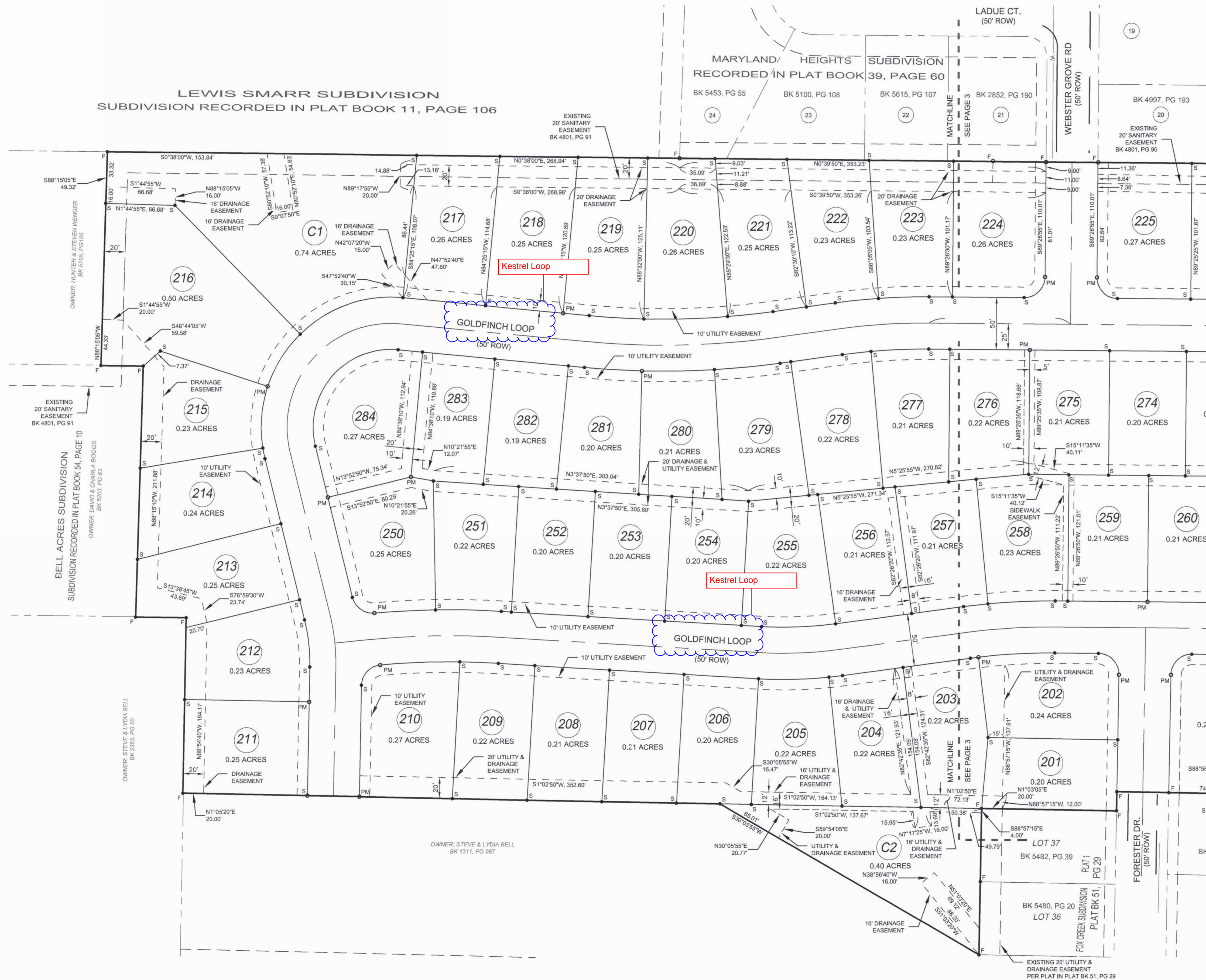
NUMBERS 63-78,
INTENTIONALLY OMITTED



FINAL PLAT LEGEND

- CENTERLINE
- - - EASEMENT LINE
- EXISTING PROPERTY LINE
- NEW LOT LINE
- STREAM BUFFER
- RIGHT OF WAY LINE
- 1/2" PROPERTY IRON
- 5/8" PROPERTY IRON
- TYPE A MONUMENT
- FOUND MONUMENT
- SET MONUMENT
- PERMANENT MONUMENT
- RADIAL
- LOT NUMBER
- (XX/XXX) BK/PG OF RECORD PLAT/SURVEY
- PB PLAT BOOK

SITE DATA:
CURRENT ZONING: R-1 (CITY OF COLUMBIA)



Engineering beyond.™

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Fayette, MO 65248
660.728.5025
weareown.com

Missouri Certificate of Authority
000062 Expires 12/31/23

Columbia, Boone County, Missouri

Plotted: 9/18/2023

SHT. 5 OF 05

THIS IS TO CERTIFY THAT AT THE REQUEST OF JIM KROGMAN, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

DKF
DEREK FORBIS, P.L.S. 2021015380
Date: 5/17, 2023

