

SINCLAIR ROAD PLAT 1

MINOR SUBDIVISION FINAL PLAT

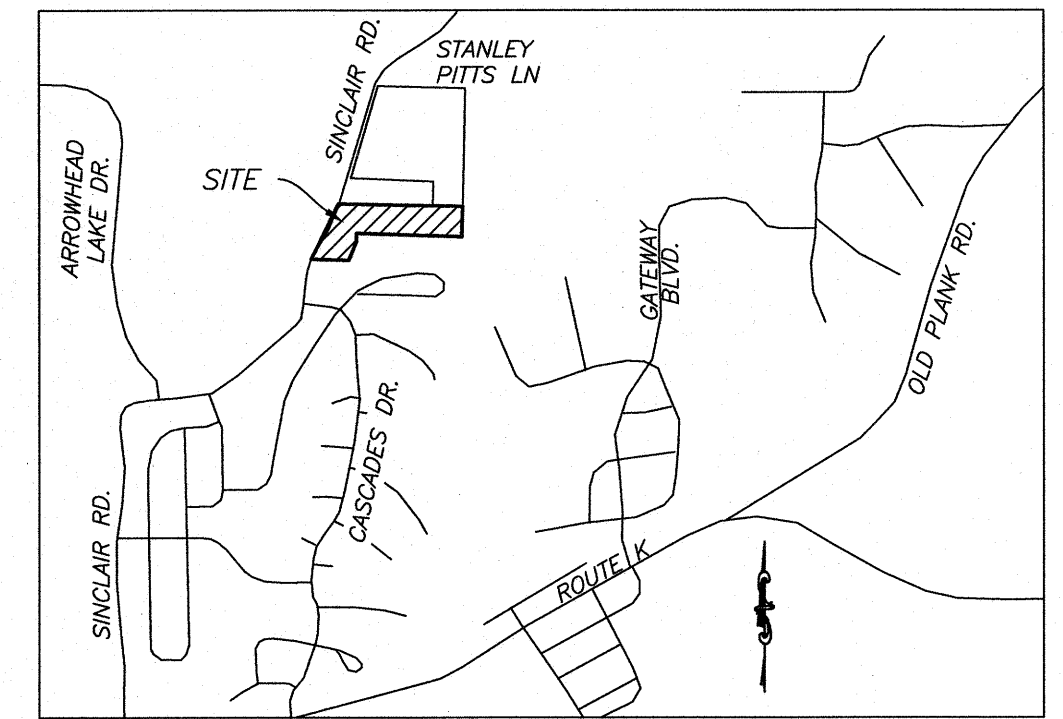
DECEMBER 12, 2016

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X AND NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C02700, AND #29019C02900 DATED MARCH 17, 2011

STREAM BUFFER STATEMENT

THERE ARE NO STREAM BUFFERS ON THIS TRACT AS DETERMINED FROM ARTICLE X-STREAM BUFFER REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE USGS MAP FOR COLUMBIA AND HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI.



LOCATION MAP

NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

MATT FORD ENTERPRISES, LLC BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENT, OF THE TYPES AND AT THE LOCATIONS AS SHOWN ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER. PUBLIC RIGHT-OF-WAY FOR SINCLAIR RD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID MATT FORD ENTERPRISES, LLC CAUSED THESE PRESENTS TO BE SIGNED.

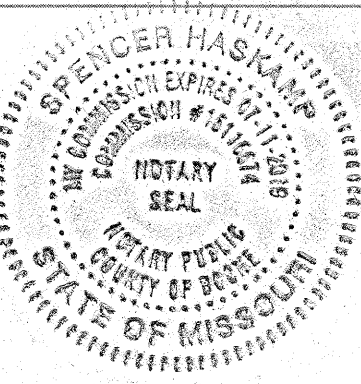
Matt Ford
MATT FORD, SOLE MEMBER

STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS 11th DAY OF JANUARY, IN THE YEAR 2017, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATT FORD, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Spencer Haskamp
SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.



PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4621, PAGE 51, OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1 OF THE SURVEY RECORDED BOOK 916, PAGE 680, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT, N 88°39'10" W, 237.74 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE N 88°39'10" W, 727.21 FEET TO THE CENTERLINE OF SINCLAIR ROAD AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 849, PAGE 966; THENCE ALONG SAID CENTERLINE AND SAID WARRANTY DEED LINE S 26°00'55" W, 478.31 FEET, THENCE LEAVING SAID CENTERLINE, AND CONTINUING ALONG THE SOUTHERLY LINES OF SAID WARRANTY DEED AND TRACT 2 OF SAID SURVEY S 88°41'55" E, 292.93 FEET; THENCE N 22°18'55" E, 154.91 FEET; THENCE N 01°24'25" E, 64.41 FEET TO THE NORTHWEST CORNER OF LOT 121 OF THE CASCADES, PLAT 1, AS RECORDED IN PLAT BOOK 36, PAGE 82; THENCE ALONG THE NORTHERLY LINE OF SAID PLAT S 88°10'50" E, 816.34 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE ALONG THE WESTERLY LINE OF SAID SURVEY IN BOOK 916, PAGE 680, N 01°18'25" E, 235.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.72 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN DECEMBER 2016, I COMPLETED A SURVEY FOR MATT FORD ENTERPRISES, LLC, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Christopher M. Sander
CHRISTOPHER M. SANDER PLS 2003013178
MO LAND SURVEYOR

DATE: 1-11-17

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 MINOR SUBDIVISION FINAL PLAT
SINCLAIR ROAD PLAT 1
COLUMBIA, MISSOURI

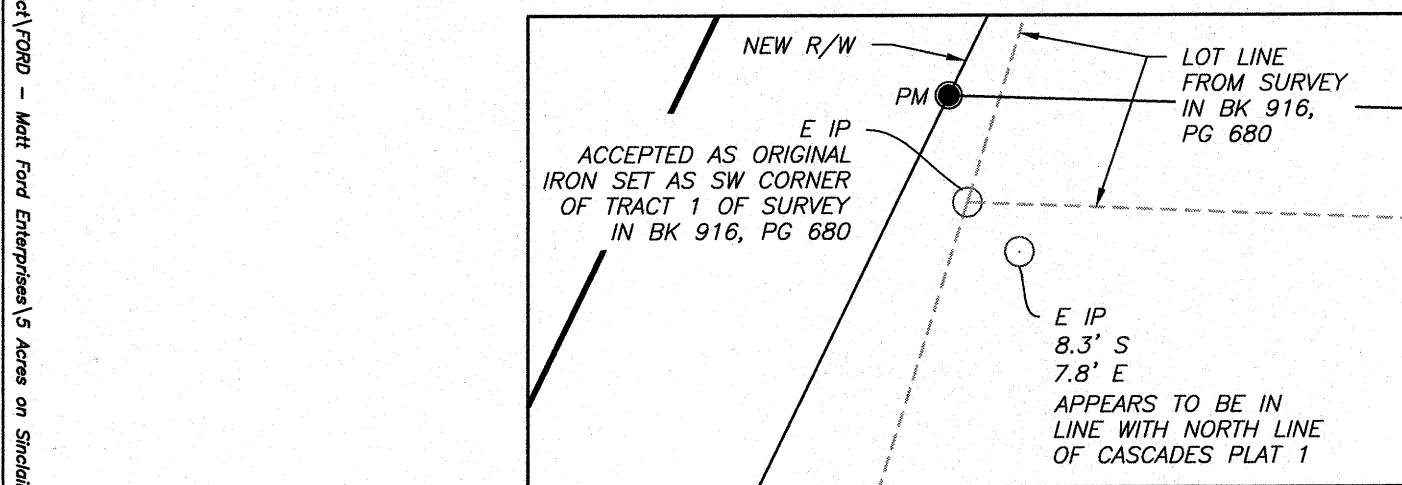
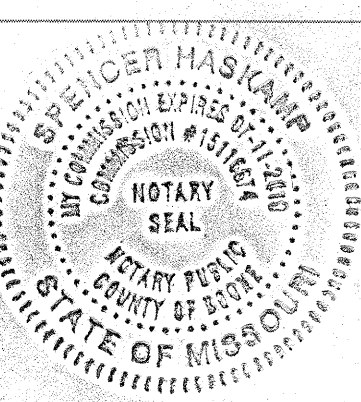
STATE OF MISSOURI)
COUNTY OF BOONE) SS

SUBSCRIBED AND AFFIRMED BEFORE ME

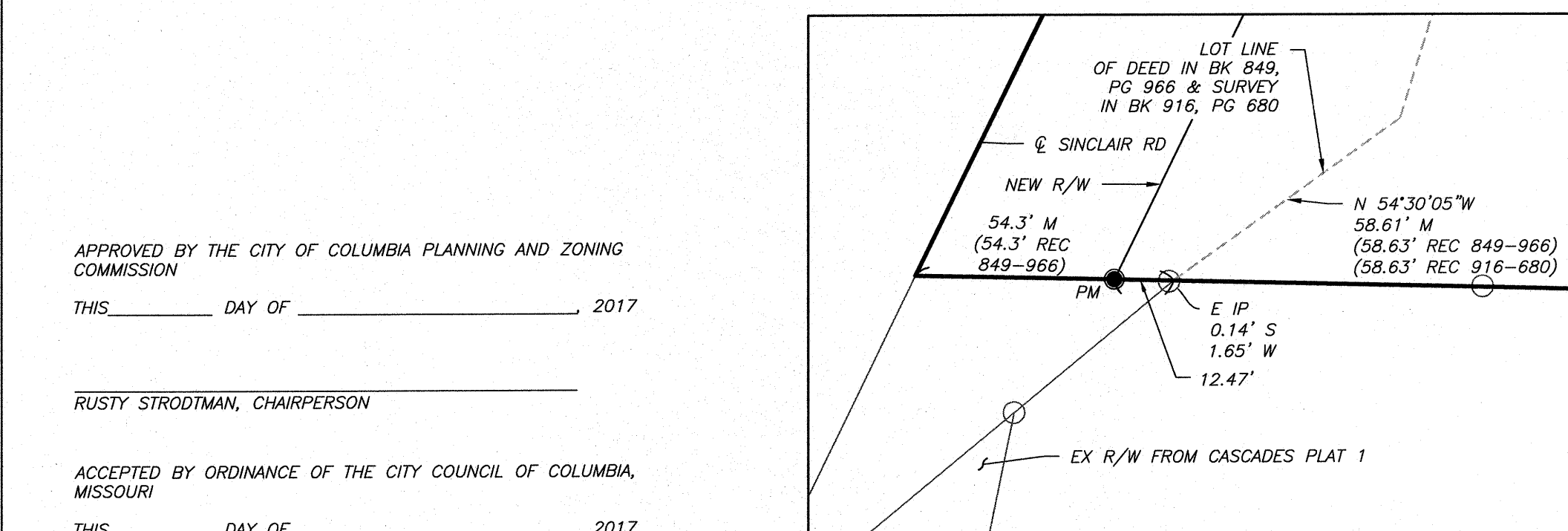
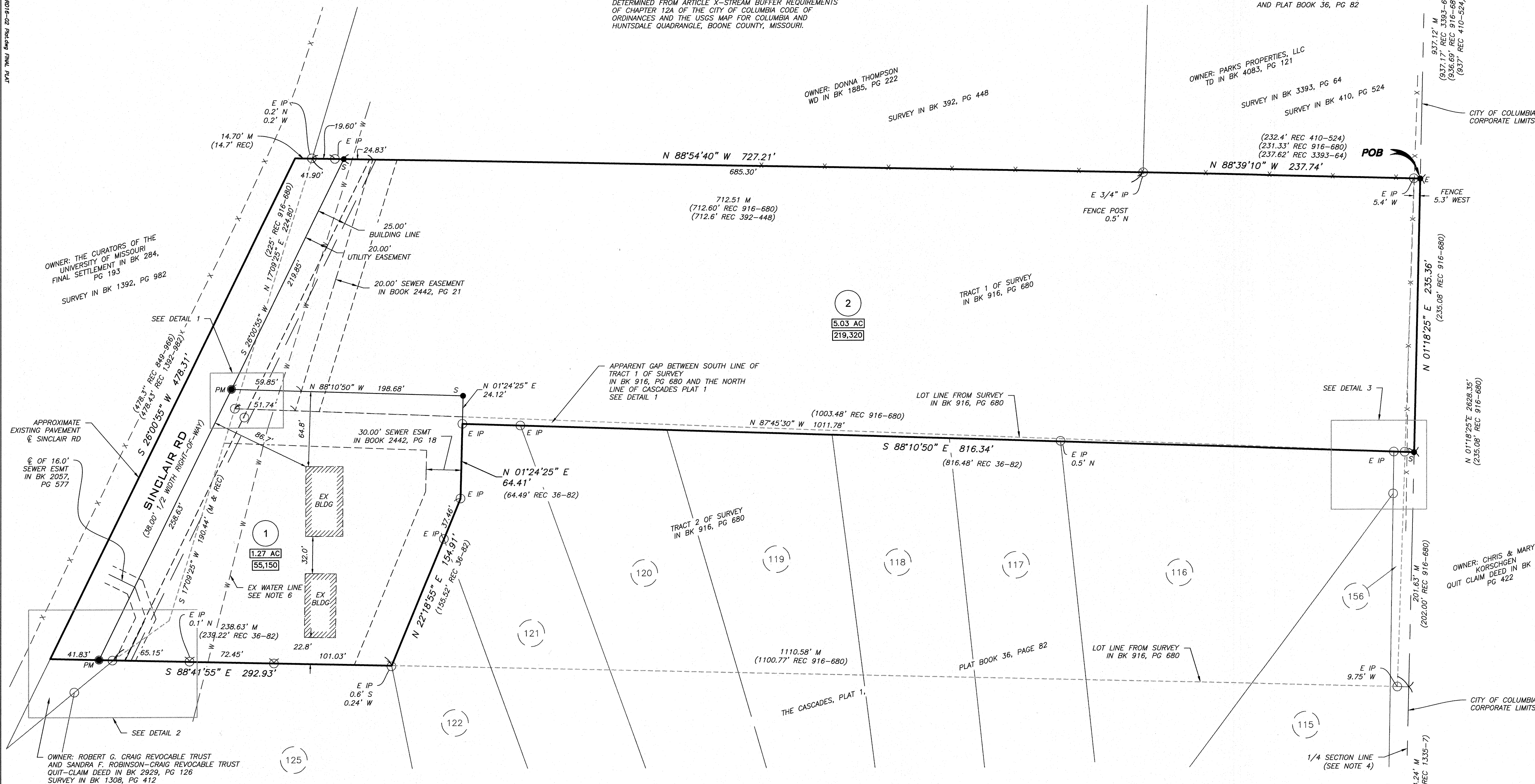
THIS 11th DAY OF JANUARY 2017.

Spencer Haskamp
SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2019.



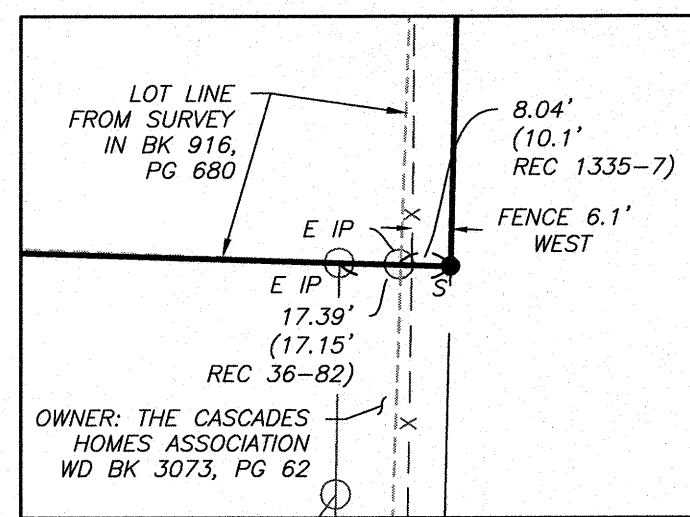
DETAIL 1
1"=30'



DETAIL 2
1"=30'

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(B).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1615891, DATED JUNE 8, 2016.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- THE NORTH-SOUTH 1/4 SECTION LINE WAS ESTABLISHED BY ACCEPTING A FOUND IP AS CENTER OF SECTION 3 AND ACCEPTING THE TYPE 'A' MONUMENT AS THE SOUTH 1/4 CORNER OF SAID SECTION, AS SHOWN. RECORD SURVEY, RECORDED IN BOOK 916, PAGE 680, FOR SUBJECT TRACT INDICATES THE EAST BOUNDARY LINE FOLLOWS THE 1/4 SECTION LINE. FOUND IRONS AND EXISTING FENCE SUPPORT THE RECORD SURVEY DIMENSIONS, HOWEVER, IT CANNOT BE DETERMINED HOW THIS LINE WAS ESTABLISHED, SINCE THERE IS NO TIE TO THE SOUTH 1/4 CORNER. THEREFORE THE EXISTING IRONS AND FENCE HAVE BEEN CALLED OFF IN RECOGNITION TO THE LINE AS ESTABLISHED ON THIS PLAT, AND SUPPORTED BY PREVIOUS SURVEY RECORDED IN BOOK 3394, PAGE 64 AND CASCADES PLAT 1.
- WARRANTY DEED, RECORDED IN BOOK 849, PAGE 966, FOR 0.52 ACRE TRIANGULAR TRACT REFERENCES EXISTING SINCLAIR ROAD CENTERLINE AS THE WESTERLY BOUNDARY LINE. PHYSICAL ROAD CENTERLINE GENERALLY MATCHES DEED LINE DESCRIPTION. THEREFORE SINCLAIR ROAD RIGHT-OF-WAY DEDICATION HAS BEEN SHOWN AS A 38' OFF-SET OF THE SAID LINE.
- THIS TRACT MAY BE SUBJECT TO EASEMENTS FOR WATER LINE PURPOSES, BEING 20' WIDE, AND CENTERED ON THE WATER LINE AS INSTALLED, AS RECORDED IN BOOK 362, PAGE 113, AND BOOK 362, PAGE 200.
- THIS TRACT MAY BE SUBJECT TO A PRIVATE INGRESS-EGRESS EASEMENT AS DESCRIBED IN WARRANTY DEED 1191, PAGE 733.



DETAIL 3
1"=30'

E TYPE 'A' MONUMENT
SOUTH 1/4 CORNER OF
SECTION 3-47-13
AS SHOWN BY MLS DOC #600-54607
AND SURVEYS RECORDED IN
BK 3393, PG 64
AND PLAT BOOK 36, PG 82

LEGEND

- IRON PIPE CAP #2001006115
- EXISTING SET RECORD
- DH (REC) DRILL HOLE
- IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- REBAR
- PM MONUMENT
- PERMANENT MONUMENT
- SQUARE FEET
- POB POINT OF BEGINNING
- FENCE

SCALE: 1" = 50'
0 25 50 100

BEARINGS ARE REFERENCED TO GRID
NORTH OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION, MODOT
CORS VRS NETWORK, NAD83 (2011)

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____, 2017

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI

THIS _____ DAY OF _____, 2017

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK