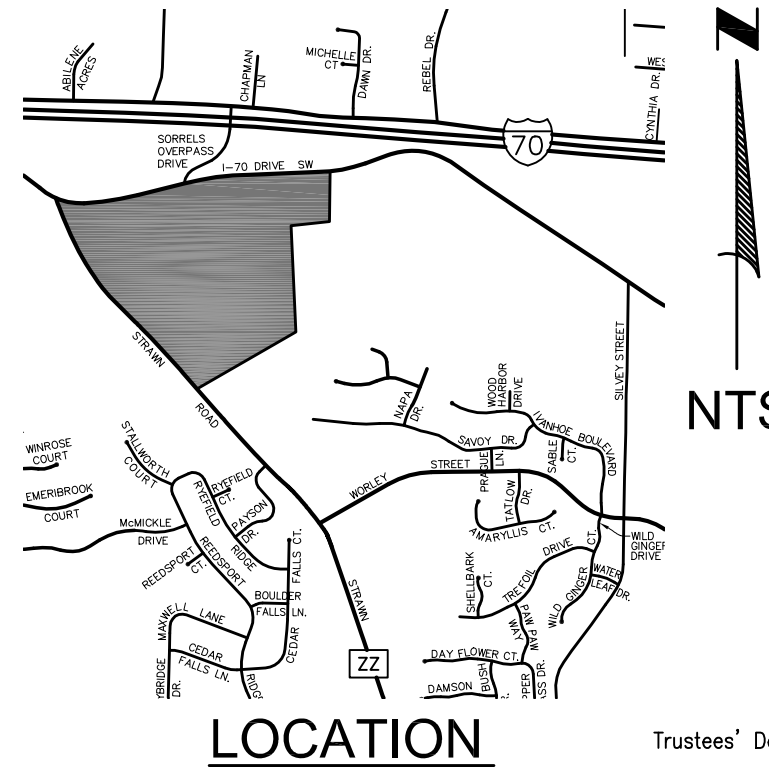


Final Plat

STRAWN ROAD SUBDIVISION

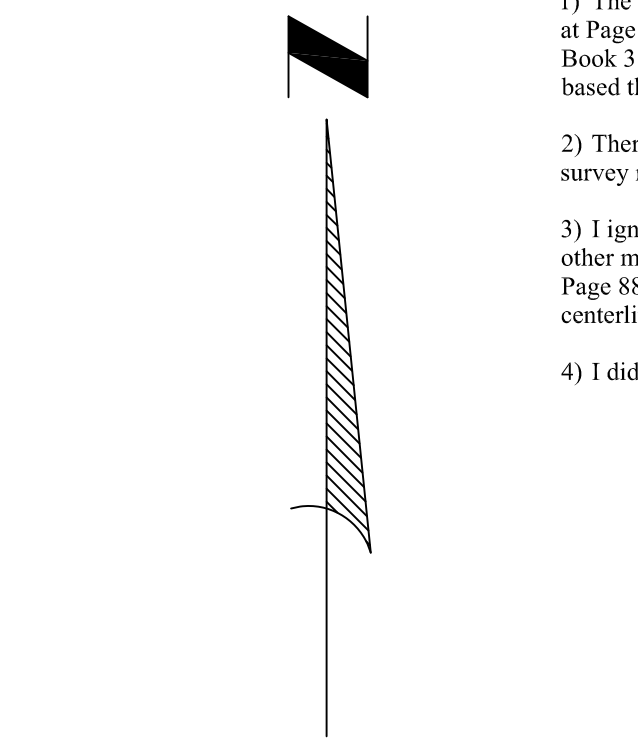
A Major Subdivision located in the Northeast Quarter (¼) of
Section 8, Township 48 North, Range 13 West
in the City of Columbia, Boone County, Missouri

SEPTEMBER 2017



LOCATION

	LINE TABLE
L1	S.0°46'45"E., 53.30'
L2	N.81°20'00"W., 257.66'
L3	S.45°39'45"E., 80.21'
L4	N.85°16'45"W., 127.48'
L5	S.60°45'45"E., 160.46'
L6	S.18°51'45"W., 161.08'
L7	S.10°00'45"E., 335.66'
L8	S.11°38'50"E., 262.93'
L9	S.1°41'30"E., 103.31'
L10	S.18°37'35"E., 147.31'
L11	S.3°58'50"W., 156.11'
L12	S.18°55'00"E., 89.91'
L13	S.22°46'25"E., 29.35'
L14	N.59°33'15"E., 170.48'
L15	N.39°32'50"W., 76.92' - (78.0')
L17	N.45°31'50"W., 26.50'
L18	N.2°33'25"W., 60.01'
L19	N.52°26'05"W., 284.48'
L20	N.86°47'05"W., 10.17'
L21	S.45°31'50"E., 333.98'



SCALE: 1"= 100'

100 0 100 200

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATIONS.

LEGEND

EO	EXISTING IRON PIPE
DH●	EXISTING DRILL HOLE IN ROCK
ROW●	EXISTING RIGHT-OF-WAY MARKER
So	SET IRON PIPE
()	RECORD
PM	SET PERMANENT MONUMENT
SS	SANITARY SEWER

City of Columbia, Missouri
Public Works

701 E. Broadway
Columbia, Missouri 65201
573-874-7111

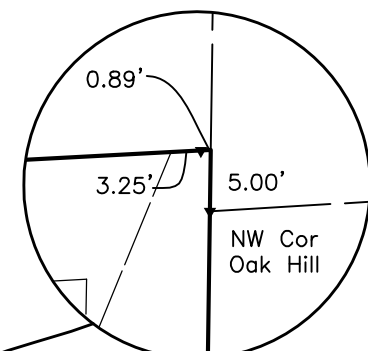
STRAWN ROAD SUBDIVISION

A Major Subdivision located in the Northeast Quarter (1/4) of
Section 8, Township 48 North, Range 13 West in the City of
Columbia, Boone County, Missouri

City of Columbia
Public Works Department
701 E. Broadway
Columbia, Mo 65201

Bill J. Adams, Jr.
Professional Land Surveyor
PLS Number 2285
12 January, 2018

Strawn Road Subdivision
NE ¼ SEC 8, T48N, R13W
Columbia, Boone County, Missouri



NTS

P.O.B.
NW COR OAK HILL
S.22°21'35"W., 22.51'

DESCRIPTION:

A tract of land located in the Northeast Quarter (¼) of Section 8, Township 48 North, Range 13 West, in the City of Columbia, Boone County, Missouri; said tract being described by a part of the Trustees Deed in Book 4735 at Page 116, and being shown by the survey as recorded in said Book 1096 at Page 183, both of the Boone County Records; and being further described as follows:

BEGINNING at the northeast corner of said survey, said corner being on the east line of said Section approximately S.0°48'45"W., 421.0 feet from the northeast corner of said Section (the section corner was not located as it appears to be in the middle of Interstate 70), and N.0°48'45"E., 5.00 feet from the northwest corner of Oak Hill as recorded in Plat Book 15 at Page 88 of said Records; thence along the east line of said survey and the west line of said Oak Hill S.0°48'45"W., 385.41 feet to the northeast corner of the survey as recorded in Book 957 at Page 789 of said Records; thence leaving said line of said Oak Hill and along the lines of said survey the following five (5) calls: N.51°19'50"W., 300.06 feet; S.67°59'10"W., 222.90 feet; S.11°54'00"E., 817.00 feet; S.1°30'15"W., 224.49 feet; S.59°33'15"W., 429.45 feet to the east corner of the survey as recorded in Book 347 at Page 321 of said Records; thence along the lines of said survey as recorded in said Book 347 at Page 321 and the lines of the survey as recorded in said Book 1096 at Page 183 the following two (2) calls: N.57°42'45"W., 267.34 feet; S.61°07'30"W., 334.99 feet to the northeasterly Right-of-Way line of Strawn Road; thence along said line and the lines of said survey as recorded in Book 1096 at Page 183 the following six (6) calls: N.39°32'50"W., 76.92 feet; along a curve to the left having a radius of 1,944.43 feet a distance of 203.06 feet (the chord of said curve having bearing and distance of N.42°32'20"W., 202.96 feet); N.45°31'50"W., 936.00 feet; along a curve to the right having a radius of 347.05 feet a distance of 201.30 feet (the chord of said curve having bearing and distance of N.28°54'50"W., 198.49 feet); N.12°17'50"W., 114.30 feet; along a curve to the right having a radius of 537.86 feet a distance of 123.07 feet (the chord of said curve having bearing and distance of N.5°44'30"W., 122.80 feet); thence leaving said Right-of-Way line and continuing along the line of said survey as recorded in Book 1096 at Page 183 N.70°00'25"E., 108.12 feet to the south Right-of-Way line of I-70 Drive Southwest; thence continuing along the lines of said survey and said Right-of-Way line the following eight (8) calls: S.77°39'50"E., 21.86 feet; along a non-tangent curve to the left having a radius of 985.30 feet a distance of 474.27 feet (the chord of said curve having bearing and distance of N.88°50'45"E., 469.71 feet); N.75°02'10"E., 609.23 feet; along a curve to the right having a radius of 1,368.50 feet a distance of 287.50 feet (the chord of said curve having bearing and distance of N.81°03'20"E., 286.98 feet); S.2°35'30"E., 14.84 feet; N.87°03'15"E., 199.88 feet; N.1°42'10"W., 5.05 feet; N.87°03'05"E., 496.00 feet to the POINT OF BEGINNING and containing 46.86 acres.

CERTIFICATION:

I hereby certify that the above description and attached plat correctly portray a survey and subdivision of urban property made under my direction in September of 2017, for the City of Columbia, and that said survey conforms to the current Missouri Standards for Property Boundary Surveys.

Bill J. Adams, Jr. PLS 2285
City Land Surveyor

Subscribed and affirmed before me this _____ Day of _____, 2018

Notary Public

Flood Plain Statement:

Part of this tract is located within the 100-Year Flood Plain as determined by the City of Columbia Flood Plain Map Panel No. 29019C0260D, dated March 17, 2011.

Stream Buffer Statement:

Part of this tract is located within a Type 1 Stream Buffer as determined by the USGS Map for the Huntsdale Quadrangle. The Stream Buffer, as shown on the Plat, is intended to comply with Article X, Chapter 12A of the City of Columbia Code of Ordinances.

KNOW ALL MEN BY THESE PRESENTS:

The City of Columbia, being the sole owner of the herein described tract, has caused the same to be subdivided into two (2) lots as shown on the plat. The street right-of-way and utility easements are dedicated to the City of Columbia for public use, forever.

In witness whereof the City of Columbia has caused these presents to be signed by one of its officers.

Mike Matthes
City Manager

State of Missouri }
County of Boone } SS

On this _____ Day of _____, 2018, before me appeared Mike Matthes, to me personally known, who being by me duly sworn, did say that said instrument was signed by him 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.

Notary Public
My commission expires _____

Accepted by the City of Columbia, Missouri, Planning and Zoning Commission on this _____ day of _____, 2018

Rusty Strodtman, Chairperson

Approved by the City Council pursuant to Ordinance # _____, on the _____ day of _____, 2018.

Brian Treecé, Mayor

Attest:

Sheela Amin, City Clerk