**LEGEND**

- 1% PROPOSED STREET GRADE
- PROPOSED STORM DRAINAGE STRUCTURE/PIPE
- S PROPOSED SANITARY SEWER
- S EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- X EXISTING FENCE
- OR EXISTING UTILITY POLE
- EXISTING TREES
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEAN OUT
- 700 EXISTING CONTOUR
- B.L. BUILDING SETBACK LINE

NOTES

1. THERE WILL BE A MINIMUM 20' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
2. THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY AND STORM WATER LINES.
3. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
4. ALL STREETS WILL HAVE A 50' RIGHT-OF-WAY AND 32' WIDE PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL CUL-DE-SACS WILL HAVE A 47' RADIUS RIGHT-OF-WAY AND 38' RADIUS PAVEMENT.
6. ALL EXISTING STRUCTURES ON THIS TRACT WILL BE REMOVED.
7. WATER DISTRIBUTION WILL BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1.
8. CONTOUR INTERVAL IS TWO (2) FEET.

EXISTING UTILITIES

SEWER: CITY SEWER ACROSS SITE

WATER: 4" MAIN ON SOUTH SIDE OLD PLANK RD. (CPWSD#1)
12" MAIN ON NORTH SIDE OLD PLANK RD. (CW&L)

GAS: AVAILABLE TO SITE

ELEC: 3-PHASE OVERHEAD ON NORTH SIDE OLD PLANK RD.

FLOOD PLAIN STATEMENT

THE APPROXIMATE LOCATION OF THE 100-YEAR FLOOD PLAIN IS LOCATED AS SHOWN.

SITE DATAZONING: R-1
ACREAGE: 68.3 ACRES
LOCATION: N 1/2 SECTION 2-47-13

WARRANTY DEED RECORDED IN BOOK 1121, PAGE 281

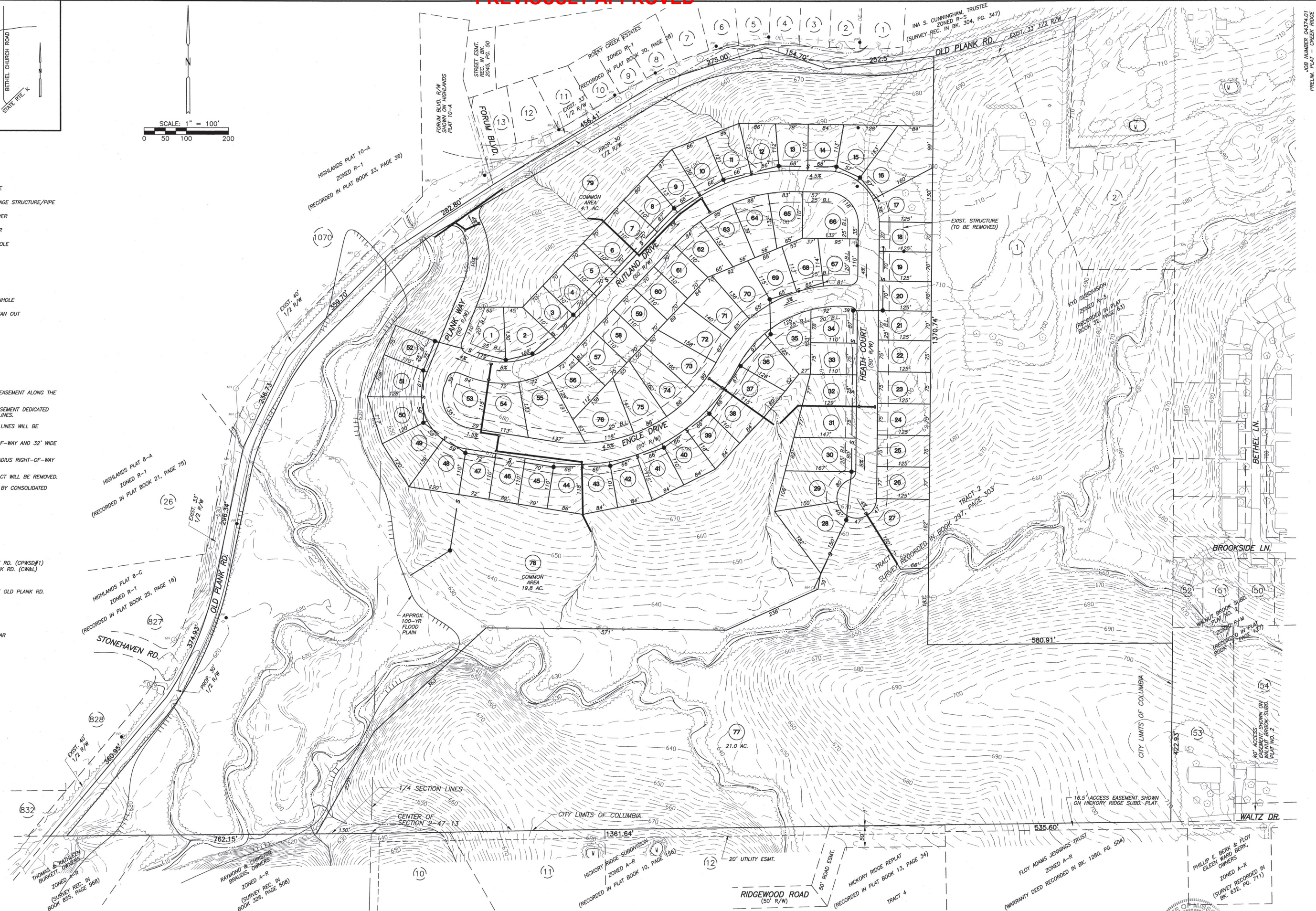
OWNER / DEVELOPERJEFFREY E. SMITH DEVELOPMENT CO.
P.O. BOX 7688
COLUMBIA, MISSOURI 65205

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 12TH DAY OF MARCH, 2005.

CHAIRPERSON

KARL EKALA, VICE-

1:2004\04374.01-RICHTER\DWG\RICHTER-BASE.dwg, PRE-PLAT



PRELIMINARY PLAT

CREEK RIDGE

JANUARY 20, 2005

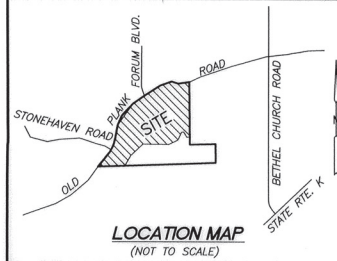
PREPARED BY
ALLSTATE CONSULTANTS, P.C.
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MISSOURI 65201
(573) 875-8799

STATE OF MISSOURI
MICHAEL J. MCANAN
E-30332
DATE 2/10/05
PROFESSIONAL ENGINEER

JOB #04374.01
PRELIM. PLAT - CREEK RIDGE

FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.FINAL PLAT
CREEK RIDGE PLAT 1

APRIL 11, 2005

LOCATION MAP
(NOT TO SCALE)NORTH 1/4 CORNER OF SECTION
2-47-13 AS SHOWN BY THE
HIGHLANDS PLAT 10-C, RECORDED
IN PLAT BOOK 24, PAGE 10SCALE: 1" = 60'
0 30 60 120BEARINGS ARE REFERENCED TO GRID NORTH
FROM THE MISSOURI STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, OBTAINED FROM GPS
OBSERVATIONS.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- PERMANENT MONUMENT
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- DH* DRILL HOLE WITH CHISELED "X"
- ⊙ CENTERLINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE

THE HIGHLANDS PLAT 10-A
RECORDED IN PLAT BOOK 23, PAGE 56FORUM BLVD. R/W SHOWN ON
THE HIGHLANDS PLAT 10-AROCKY CREEK ESTATES SUBDIVISION
RECORDED IN PLAT BOOK 30, PAGE 28EXIST. 33'
1/2 R/WOLD PLANK ROAD
N 59°34'15"E 644.00'76
4.06 ACRES
(COMMON AREA)RUTLAND DRIVE
(50' R/W)ENGLE DRIVE
(50' R/W)

MATCH LINE

(SEE SHEET 2 OF 2)

CURVE DATA				
Δ	R	L	Δ	T
A	52°20'45"	175.00'	159.88'	86.01'
B	68°25'15"	200.00'	238.83'	135.97'
C	47°13'30"	400.00'	329.69'	174.86'
D	90°00'00"	100.00'	157.08'	100.00'
E	63°10'40"	300.00'	330.80'	184.48'
F	71°28'25"	400.00'	498.98'	287.82'
G	102°54'00"	100.00'	179.60'	125.49'
AA	90°00'00"	20.00'	31.42'	-
BB	69°55'25"	20.00'	24.41'	-
CC	83°01'20"	30.00'	43.47'	-
DD	103°27'50"	30.00'	54.17'	-
EE	57°32'20"	47.00'	47.20'	-

EXISTING HOUSE
(TO BE REMOVED)TRACT 2
SURVEY RECORDED IN BOOK 297, PAGE 303

FLOOD PLAIN STATEMENT

THE APPROXIMATE LOCATION OF THE 100-YEAR
FLOOD PLAIN IS LOCATED AS SHOWN.SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.James R. Jeffries
JAMES R. JEFFRIES PLS 2500APRIL 27, 2005
DATERecorded in Boone County, Missouri
Date and Time: 06/07/2005 at 02:27:43 PM
Instrument #: 2005015440 Book: 39 Page: 48
Grantor: JEFFREY E SMITH DEVELOPMENT INC
Grantee: CREEK RIDGE PLAT 1
Instrument Type: PLAT
Recording Fee: \$119.00
No. of Pages: 2
Bettie Johnson, Recorder of Deeds

FINAL PLAT - CREEK RIDGE PLAT 1

SHEET 1 OF 2

APRIL 11, 2005

KNOW ALL MEN BY THESE PRESENTS

JEFFREY E. SMITH DEVELOPMENT, INC., BEING SOLE OWNER OF THE DESCRIBED TRACT,
HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, JEFFREY E. SMITH HAS CAUSED THESE PRESENTS TO BE SIGNED.

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

PLANK WAY, RUTLAND DRIVE, HEATH COURT, ENGLE DRIVE AND THE ADDITIONAL
RIGHT-OF-WAY FOR OLD PLANK ROAD ARE HEREBY DEDICATED FOR PUBLIC USE
FOREVER.

JEFFREY E. SMITH DEVELOPMENT, INC.

JEFFREY E. SMITH, PRESIDENT

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 29th DAY OF APRIL, IN THE YEAR 2005, BEFORE ME, J. BURCHFIELD, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFFREY E. SMITH, PRESIDENT OF JEFFREY E. SMITH DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 26, 2005

J. BURCHFIELD
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires December 26, 2005

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

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- PERMANENT MONUMENT
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- DH^x DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE

CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2648, PAGE 80 AND PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 297, PAGE 303 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 2-47-13; THENCE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, S89°25'20"W, 130.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING S89°25'20"W, 632.15 TO THE SOUTHEAST CORNER OF THE HIGHLANDS PLAT 8-C, RECORDED IN PLAT BOOK 25, PAGE 16 IN THE CENTER OF OLD PLANK ROAD; THENCE LEAVING SAID SOUTH LINE AND WITH THE CENTER OF OLD PLANK ROAD AS SHOWN BY SAID THE HIGHLANDS PLAT 8-C, N40°04'20"E, 430.86 FEET; THENCE N31°25'30"E, 171.75 FEET; THENCE N11°59'30"E, 456.15 FEET TO THE SOUTHERMOST CORNER OF THE HIGHLANDS PLAT 10-C, RECORDED IN PLAT BOOK 23, PAGE 36; THENCE WITH THE LINES OF SAID THE HIGHLANDS PLAT 10-C, S30°13'30"E, 316.33 FEET; S30°13'30"E, 355.70 FEET; THENCE N56°55'15"E, 282.80 FEET TO THE SOUTHEAST CORNER OF SAID THE HIGHLANDS PLAT 10-C AND THE SOUTHWEST CORNER OF ROCKY CREEK ESTATES SUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 28; THENCE LEAVING THE LINES OF SAID THE HIGHLANDS PLAT 10-C AND WITH THE LINES OF SAID ROCKY CREEK ESTATES, N59°34'15"E, 644.00 FEET; THENCE S81°53'30"E, 270.00 FEET; THENCE N81°53'40"E, 150.55 FEET TO THE SOUTHEAST CORNER OF SAID ROCKY CREEK ESTATES; THENCE LEAVING THE LINES OF SAID ROCKY CREEK ESTATES, CONTINUING N81°53'40"E, 75.85 FEET; THENCE LEAVING THE CENTER OF SAID OLD PLANK ROAD AND WITH THE CENTER OF SAID OLD PLANK ROAD AS SHOWN BY SAID PLAT 297, PAGE 303, S04°07'55"E, 1208.90 FEET; THENCE LEAVING SAID EAST LINE, S82°58'15"W, 75.01 FEET; THENCE N31°40'35"W, 135.00 FEET; THENCE S47.20 FEET ALONG A 47.00- FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S87°05'35"W, 45.24 FEET; THENCE S25°51'45"W, 200.11 FEET; THENCE S65°59'20"W, 220.49 FEET; THENCE N89°27'00"W, 570.45 FEET; THENCE S47°15'30"W, 364.65 FEET; THENCE S29°35'00"W, 277.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.33 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND
SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT
MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.

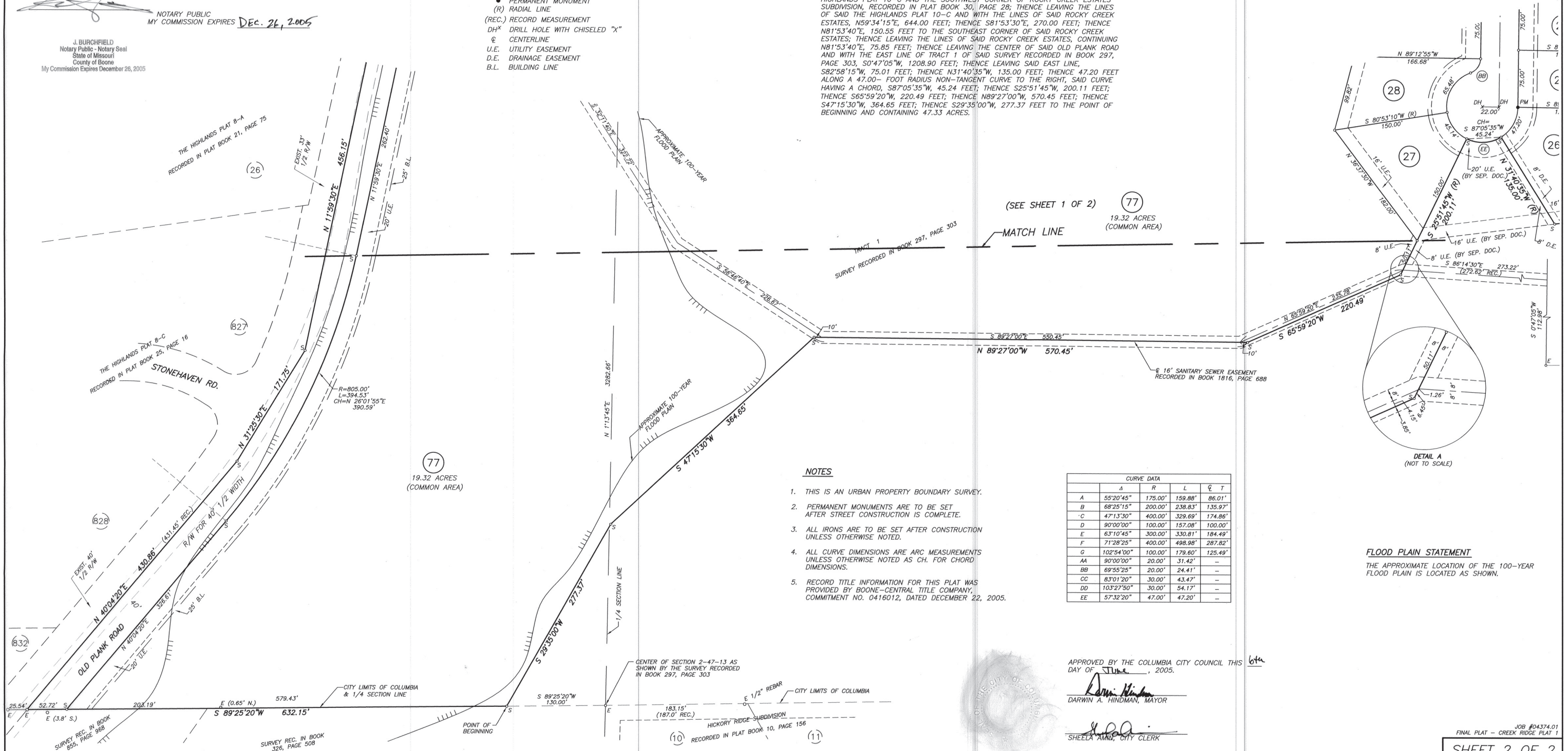
James R. Jeffries
JAMES R. JEFFRIES PLS 2500
APRIL 27, 2005
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 27th DAY OF April 2005.

Marla E. Oglesby
MARLA E. OGLESBY

NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 10, 2008



CURVE DATA				
	Δ	R	L	\hat{Q}
A	55°20'45"	175.00'	159.88'	86.01'
B	68°25'15"	200.00'	238.83'	135.91'
C	47°13'30"	400.00'	329.69'	174.81'
D	90°00'00"	100.00'	157.08'	100.00'
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G	102°54'00"	100.00'	179.60'	125.41'
AA	90°00'00"	20.00'	31.42'	—
BB	69°55'25"	20.00'	24.41'	—
CC	83°01'20"	30.00'	43.47'	—
DD	103°27'50"	30.00'	54.17'	—
EE	57°32'20"	47.00'	47.20'	—

FLOOD PLAIN STATEMENT

THE APPROXIMATE LOCATION OF THE 100-YEAR
FLOOD PLAIN IS LOCATED AS SHOWN.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS DAY OF June, 2005. 6/4

DARWIN A. HINDMAN, MAYOR

SHEELA AMIN, CITY CLERK

JOB #04374.01
FINAL PLAT - CREEK RIDGE PLAT 1

LOCATION MAP

NOT TO SCALE

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

E EXISTING
S SET
o SET 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
□ STONE
⊗ PERMANENT MONUMENT
P.O.B. POINT OF BEGINNING
(R) RADIAL LINE
DH X DRILL HOLE
W/ CHISELED X

R= 805.00'
L= 394.53'
CH=N 26°01'5
390.59'

(77)

77A

12.16 AC.

NOTES:

1. PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0290D, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS. (PRELIMINARY PLATTED BEFORE SEPTEMBER 6, 2005)
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
6. LOTS 4A THROUGH 14A INCLUSIVE, SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO OLD PLANK ROAD.
7. ANY STORMWATER BMP CONSTRUCTED WILL BE LOCATED ON A PLATTED COMMON LOT THAT HAS ACCESS COMPLIANT WITH SECTION 25-53(3) OF THE SUBDIVISION REGULATIONS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 16th DAY OF July, 2015.

Kenneth Farris
KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 17th
DAY OF August, 2015.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

Recorded in Boone County, Missouri
Date and Time: 08/18/2015 at 02:48:26 PM
Instrument #: 2015017738 Book: 4485 Page: 188
Instrument Type: SUR
Recording Fee: \$39.00 S
No. of Pages: 2

Nora Dietzel, Recorder of Deeds

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE
- (UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- P.O.B. POINT OF BEGINNING
- (R) RADIAL LINE
- DH X DRILL HOLE
- W/ CHISELED X

SCALE: 1"=60'

0 30 60 120

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

