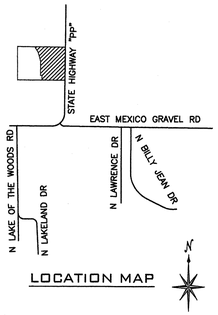
Filed for Record, Boone County, Missouri
Nora Dietzel, Recorder of Deeds

FINAL PLAT
FOX CREEK SUBDIVISION PLAT 1

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



LOCATION MAP

FINAL PLAT LEGEND

	CENTERLINE
	EASEMENT LINE
	EXISTING PROPERTY LINE
	STREAM BUFFER
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	EXISTING TREE LINE
F●	1/2" PROPERTY IRON
F○	5/8" PROPERTY IRON
F⊕	TYPE A MONUMENT
F	FOUND MONUMENT
S	SET MONUMENT
PM	PERMANENT MONUMENT
RAD	RADIAL
(1)	LOT NUMBER

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 FEBRUARY, 2017

3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

4. LOT C1 IS A COMMON AREA. THIS TRACT IS NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.

5. LOT C2 IS A COMMON AREA. THIS TRACT IS INTENDED FOR USE AS A PARK/RECREATION AREA.

6. RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS TRACT.

7. NO RESIDENTIAL DRIVEWAYS ARE ALLOWED TO STATE HIGHWAY "PP"

8. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED.

9. A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.

10. ACCESS TO LOT C1 IS FROM HIGHWAY "PP" BY AN ACCESS AND UTILITY EASEMENT BY SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

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

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL# 29019C0325D. DATED MARCH 17, 2011.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2017

_____
BRIAN TREECE, MAYOR

_____
SHEELA AMIN, CITY CLERK

SUBSCRIBED AND SWORN BEFORE ME ON THIS 24TH DAY OF FEBRUARY, 2017 MY COMMISSION EXPIRES MAY 31, 2017.

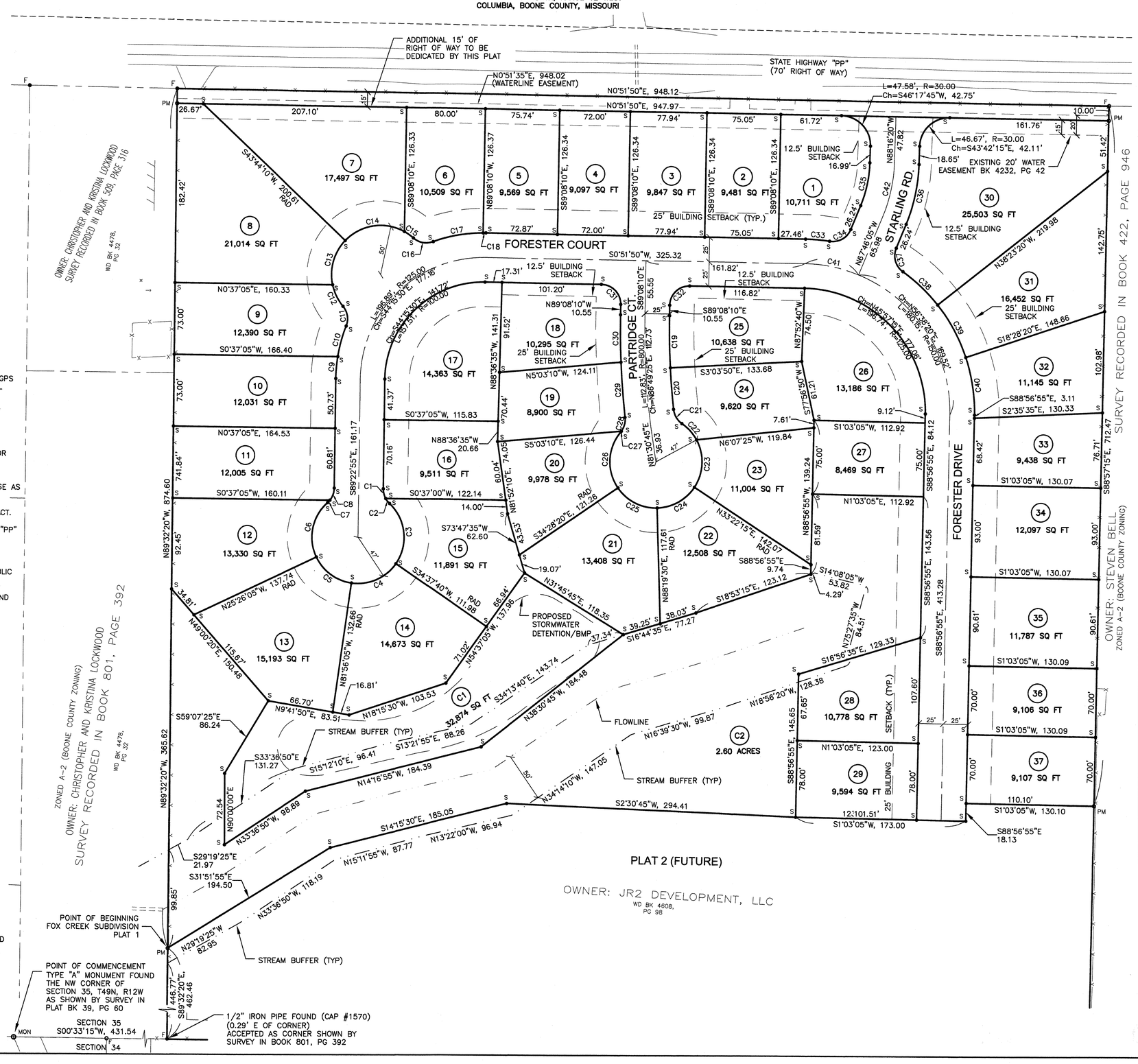
DEREK FORBIS
Notary Public - Notary Seal
Comm. Number 13803612
STATE OF MISSOURI
Boone County
My Commission Expires: May 31, 2017

DEREK FORBIS
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF JR2 DEVELOPMENT, LLC., 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STATE OF MISSOURI · STEVEN R. PROCTOR · NUMBER 2000148666 · LICENSED PROFESSIONAL LAND SURVEYOR

STEVEN R. PROCTOR, P.L.S. 2000148666
Date: FEBRUARY 24, 2017



SITE DATA:

CURRENT ZONING: A-2 (BOONE COUNTY)
PROPOSED ZONING: R-1 (CITY OF COLUMBIA)

SCALE: 1"=50'

Curve Table			
Curve #	Length	Radius	Chord
C1	10.29	20.00	S75°53'00"W, 10.17
C2	6.40	20.00	S51°58'50"W, 6.37
C3	67.15	47.00	S83°44'40"W, 61.59
C4	52.00	47.00	N23°37'45"W, 49.39
C5	46.35	47.00	N36°18'55"E, 44.49
C6	60.59	47.00	S78°30'15"E, 56.48
C7	3.44	20.00	S46°30'10"E, 3.44
C8	13.25	20.00	S70°24'20"E, 13.01
C9	22.36	150.00	S85°06'40"E, 22.34
C10	32.29	150.00	S74°40'30"E, 32.23
C11	21.56	20.00	N80°36'45"E, 20.53
C12	24.44	50.00	N63°53'00"E, 24.20
C13	48.74	50.00	S74°11'20"E, 46.83
C14	65.51	50.00	S8°43'50"E, 60.92
C15	11.24	50.00	S35°14'45"W, 11.22
C16	21.49	20.00	S10°46'00"W, 20.47
C17	51.78	150.00	S10°07'10"E, 51.52
C18	2.87	150.00	S0°19'00"W, 2.87
C19	53.12	775.00	S88°54'00"W, 53.11
C20	42.43	775.00	S85°22'05"W, 42.42
C21	17.32	20.00	S58°59'15"W, 16.79
C22	22.40	47.00	S47°49'45"W, 22.19
C23	50.77	47.00	N87°34'25"W, 48.34
C24	45.08	47.00	N29°09'10"W, 43.37
C25	46.92	47.00	N26°55'35"E, 45.00
C26	60.88	47.00	S87°22'00"E, 56.71
C27	1.21	20.00	S51°59'55"E, 1.21
C28	14.89	20.00	S75°04'00"E, 14.55
C29	56.34	825.00	N85°33'35"E, 56.33
C30	48.20	825.00	N89°11'25"E, 48.19
C31	31.42	20.00	N45°51'50"E, 28.28
C32	31.42	20.00	N44°08'10"W, 28.28
C33	24.51	175.00	S4°52'40"W, 24.49
C34	26.76	20.00	S29°26'20"E, 24.81
C35	44.73	125.00	S78°01'10"E, 44.49
C36	62.63	175.00	N78°01'10"W, 62.29
C37	26.76	20.00	S73°54'15"W, 24.81
C38	48.98	175.00	S43°35'35"W, 48.82
C39	60.83	175.00	S61°34'10"W, 60.52
C40	59.62	175.00	S81°17'10"W, 59.33
C41	55.94	150.00	N11°32'55"E, 55.62
C42	53.68	150.00	S78°01'10"E, 53.39

STEVEN R. PROCTOR, P.L.S. 2000148666
Date: FEBRUARY 24, 2017

C.C.S.
Central Counties Surveying.
600 W. Morrison St, Suite 11
Fayette, MO 65248
Phone (660) 728-5028
Missouri Commision # 2014035993
Steven R. Proctor PLS # 2000148666
Anthony Derboven PLS # 2016019005

JR2 DEVELOPMENT, LLC
Fox Creek Subdivision Plat 1
Columbia, Boone County, MO

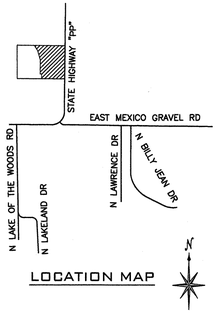
Plotted: 2/24/2017

SHT. 1 OF 03

Filed for Record, Boone County, Missouri
Nora Dietzel, Recorder of Deeds

FINAL PLAT
FOX CREEK SUBDIVISION PLAT 1

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



LOCATION MAP

FINAL PLAT LEGEND

- CENTERLINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- STREAM BUFFER
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- 1/2" PROPERTY IRON
- 5/8" PROPERTY IRON
- TYPE A MONUMENT
- F — FOUND MONUMENT
- S — SET MONUMENT
- PM — PERMANENT MONUMENT
- RAD — RADIAL
- (1) — LOT NUMBER

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 FEBRUARY, 2017

3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

4. LOT C1 IS A COMMON AREA. THIS TRACT IS NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.

5. LOT C2 IS A COMMON AREA. THIS TRACT IS INTENDED FOR USE AS A PARK/RECREATION AREA.

6. RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS TRACT.

7. NO RESIDENTIAL DRIVEWAYS ARE ALLOWED TO STATE HIGHWAY "PP"

8. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED.

9. A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.

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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

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL# 29019C0325D. DATED MARCH 17, 2011.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2017

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

SUBSCRIBED AND SWORN BEFORE ME ON THIS 24TH DAY OF JANUARY, 2017 MY COMMISSION EXPIRES MAY 31, 2017.

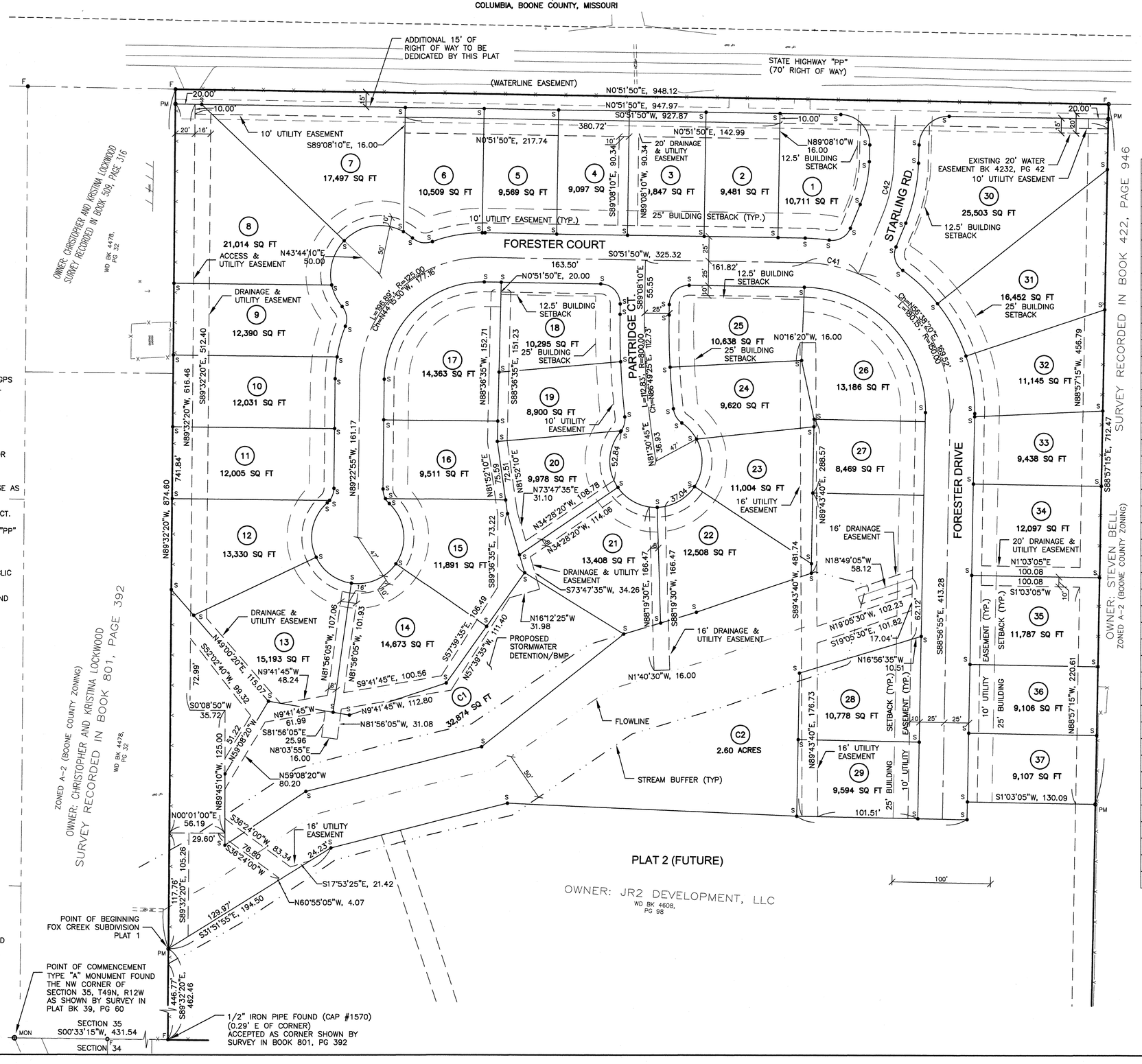
DEREK FORBIS
Notary Public - Notary Seal
Comm. Number 13803612
STATE OF MISSOURI
Boone County
My Commission Expires: May 31, 2017

DEREK FORBIS
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF JR2 DEVELOPMENT, LLC., 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STATE OF MISSOURI STEVEN R. PROCTOR NUMBER LS-2000148666 RICHARD PROCTOR SURVEYOR

STEVEN R. PROCTOR, P.L.S. 2000148666
Date: FEBRUARY 24, 2017



SITE DATA:

CURRENT ZONING: A-2 (BOONE COUNTY)
PROPOSED ZONING: R-1 (CITY OF COLUMBIA)

N

0 50 100

SCALE: 1"=50'

Curve Table			
Curve #	Length	Radius	Chord
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C27	1.21	20.00	S51°59'55"E, 1.21
C28	14.89	20.00	S75°04'00"E, 14.55
C29	56.34	825.00	N85°33'35"E, 56.33
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C31	31.42	20.00	N45°51'50"E, 28.28
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C38	48.98	175.00	S43°35'35"W, 48.82
C39	60.83	175.00	S61°34'10"W, 60.52
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C41	55.94	150.00	N11°32'55"E, 55.62
C42	53.68	150.00	S78°01'10"E, 53.39

STATE OF MISSOURI STEVEN R. PROCTOR NUMBER LS-2000148666 SURVEYOR

Steven R Proctor

STEVEN R. PROCTOR, P.L.S. 2000148666
Date: FEBRUARY 24, 2017

C.C.S.
Central Counties Surveying.
600 W. Morrison St, Suite 11
Fayette, MO 65248
Phone (660) 728-5028
Missouri Commision # 2014035993
Steven R. Proctor PLS # 2000148666
Anthony Derboven PLS # 2016019005

JR2 DEVELOPMENT, LLC
Fox Creek Subdivision Plat 1
Columbia, Boone County, MO

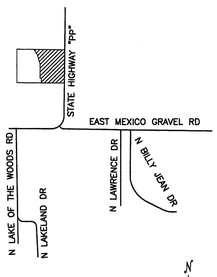
Plotted: 2/24/2017

SHT. 2 OF 03

Filed for Record, Boone County, Missouri
Nora Dietzel, Recorder of Deeds

FINAL PLAT
FOX CREEK SUBDIVISION PLAT 1

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



LOCATION MAP

OWNER/SUBDIVIDER:

JR2 DEVELOPMENT, LLC.
2900 CHINABERRY DRIVE
COLUMBIA, MO 65201

SITE DATA:

ZONING: R-1 (CITY OF COLUMBIA)

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 FEBRUARY, 2017

3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

4. LOT C1 IS A COMMON AREA. THIS TRACT IS NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.

5. LOT C2 IS A COMMON AREA. THIS TRACT IS INTENDED FOR USE AS A PARK/RECREATION AREA.

6. RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS TRACT.

7. NO RESIDENTIAL DRIVEWAYS ARE ALLOWED TO STATE HIGHWAY "PP"

8. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED.

9. A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.

10. ACCESS TO LOT C1 IS FROM HIGHWAY "PP" BY AN ACCESS AND UTILITY EASEMENT BY SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

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

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL# 29019C0325D. DATED MARCH 17, 2011.

DESCRIPTION: FOX CREEK SUBDIVISION PLAT 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 12 WEST (LYING WEST OF STATE HIGHWAY "PP";

COMMENCING AT A TYPE "A" ALUMINUM MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID SECTION 35 AS SHOWN BY THE SURVEY IN PLAT BOOK 39, PAGE 60 OF THE BOONE COUNTY RECORDS; THENCE S00°33'15"W ALONG THE WEST LINE OF SAID SECTION 35 AND THE EAST LINE OF MARYLAND HEIGHTS SUBDIVISION, A DISTANCE OF 431.54 FEET (A 1/2" IRON PIPE FOUND 0.29 EAST) TO THE SOUTHWEST CORNER OF A SURVEY RECORDED IN BOOK 801, PAGE 392; THENCE S89°32'20"E ALONG THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 801 PAGE 392, A DISTANCE OF 462.46 FEET TO A PERMANENT MONUMENT SET AND THE POINT OF BEGINNING;

THENCE LEAVING THE SOUTH LINE OF SAID SURVEY S31°51'55"E, A DISTANCE OF 194.50 FEET TO A 1/2" IRON ROD SET;
THENCE S14°15'30"E, A DISTANCE OF 185.05 FEET TO A 1/2" IRON ROD SET;
THENCE S02°30'45"W, A DISTANCE OF 294.41 FEET TO A 1/2" IRON ROD SET;
THENCE S01°03'05"W, A DISTANCE OF 173.00 FEET TO A 1/2" IRON ROD SET;
THENCE S88°56'55"E, A DISTANCE OF 18.13 FEET TO A 1/2" IRON ROD SET;
THENCE S01°03'05"W, A DISTANCE OF 130.10 FEET TO A PERMANENT MONUMENT SET AT THE INTERSECTION WITH THE NORTH LINE OF THE SURVEY IN BOOK 422, PAGE 946;
THENCE ALONG THE NORTH LINE OF SAID SURVEY S88°57'15"E, A DISTANCE OF 712.47 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID SURVEY AND THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "PP";
THENCE N00°51'50"E ALONG THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "PP", A DISTANCE OF 948.12 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A SURVEY RECORDED IN BOOK 509, PAGE 316;
THENCE N89°32'20"W ALONG THE SOUTH LINE OF THE SURVEYS RECORDED IN BOOK 509 PAGE 316 AND BOOK 801 PAGE 392, A DISTANCE OF 874.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 16.15 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 4608 PAGE 98 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

KNOW ALL MEN BY THESE PRESENTS

ON THIS 27th DAY OF FEBRUARY, 2017, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ _____ TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "JR2 DEVELOPMENT, LLC", A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

THE STREET RIGHTS OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER

James M Krogman (SIGNED)
MEMBER
JAMES M. KROGMAN (PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS 27 DAY OF Feb., 2017 MY COMMISSION EXPIRES 11 04, 2018.

Dixie Ervin
NOTARY PUBLIC

DIXIE ERVIN
Notary Public
Notary Seal
STATE OF MISSOURI
Commission #14410762
My Commission Expires 11/04/2018

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2017

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

THIS IS TO CERTIFY THAT AT THE REQUEST OF JR2 DEVELOPMENT LLC., 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Steven R Proctor

STEVEN R. PROCTOR, P.L.S. 2000148666
Date: FEBRUARY 24, 2017

STATE OF MISSOURI
STEVEN R. PROCTOR
NUMBER
2000148666
REGISTERED LAND SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME ON THIS 24TH DAY OF FEBRUARY, 2017 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
Notary Public - Notary Seal
Comm. Number 13803612
STATE OF MISSOURI
Boone County
My Commission Expires: May 31, 2017

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

STATE OF MISSOURI
STEVEN R. PROCTOR
NUMBER
2000148666
REGISTERED LAND SURVEYOR

Steven R Proctor
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: FEBRUARY 24, 2017

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Anthony Derbovan PLS # 2016019005

JR2 DEVELOPMENT, LLC
Fox Creek Subdivision Plat 1
Columbia, Boone County, MO

Plotted: 2/24/2017

SHT. 3 OF 03