

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 325-13

AN ORDINANCE

approving the Final Plat of Discovery Park Subdivision Plat 2-A, a Replat of Discovery Park Subdivision Plat 1; accepting the dedication of rights-of-way and easements; authorizing a performance contract; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Discovery Park Subdivision Plat 2-A, a Replat of Discovery Park Subdivision Plat 1, as sealed by the surveyor on October 22, 2013, a subdivision located west of the U.S. Highway 63 and Discovery Parkway interchange, containing approximately 39.10 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. The City Manager is hereby authorized to execute a performance contract with P1316, LLC in connection with the approval of the Final Plat of Discovery Park Subdivision Plat 2-A. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PERFORMANCE CONTRACT

This contract is entered into on this _____ day of _____, 20____ between the City of Columbia, MO ("City") and P1316, LLC ("Subdivider").

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of Dawson Park Subdivision, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider's equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until all utilities and improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City's Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys' fees, incurred by City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.
7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.
8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.

9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: _____
Mike Matthes, City Manager

ATTEST:

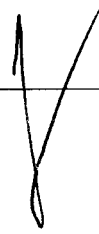
Sheela Amin, City Clerk

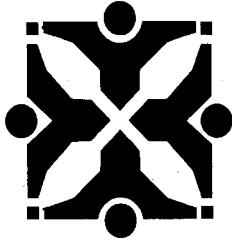
APPROVED AS TO FORM:

Nancy Thompson, City Counselor

Subdivider

BY: _____

A handwritten signature, likely in black ink, is written over the signature line. The signature is stylized, starting with a vertical stroke, curving to the right, and then looping back down and to the left.



Source: Community Development - Planning

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Nov 4, 2013

Re: Discovery Park Subdivision, Plat 2-A - final major (Case # 13-183)

EXECUTIVE SUMMARY:

A request by P1316, LLC (owner) for an 18 lot final plat to be known as "Discovery Park Subdivision Plat 2-A, A Replat of Discovery Park Subdivision Plat 1". The subject 39.10 acre tract is located east of A. Perry Phillips Park, north of Gans Road, and west of US Highway 63. **(Case # 13-183).**

DISCUSSION:

This is a request to approve an 18 lot final plat to be known as Discovery Park Subdivision, Plat 2-A, A Replat of Discovery Park Subdivision Plat 1. The plat is the first phase of the proposed Discovery Park Subdivision (Case # 13-182) which has a total of 23 lots. The subject property is a portion of the previously platted 8 lot Discovery Park Subdivision, Plat 1.

A request to vacate the previously recorded final plat is being considered concurrently with this request. Approval to vacate the previous final plat will be needed prior to the approval of this 18-lot final plat. Vacation of the existing final plat is necessary to allow for the abandonment of all previously recorded rights-of-way and utility easements that are no longer needed for the proposed development.

The plat has been reviewed by internal and external departments/agencies and found to comply with the Subdivision Regulations and is recommended for approval. Construction and design drawings for the public infrastructure (i.e. roads and stormwater) will be submitted separately and reviewed for compliance with the development conditions imposed on the property during its annexation and zoning in 2004. No permits will be issued for infrastructure construction prior to satisfaction of these conditions.

The proposed 18 lots lie within a combination of C-P, O-P, and PUD 4 zoning classifications. Prior to the issuance of building permits for development on any of the lots a formal "planned district" site plan will be required. This site plan will need to comply with specialized development standards imposed on the property during its annexation and zoning in 2004 as well. The formal site plans will be reviewed by the Planning and Zoning Commission and approved by City Council.

Locator maps and a reduced copy of the proposed final plat are attached.

FISCAL IMPACT:

None

VISION IMPACT:

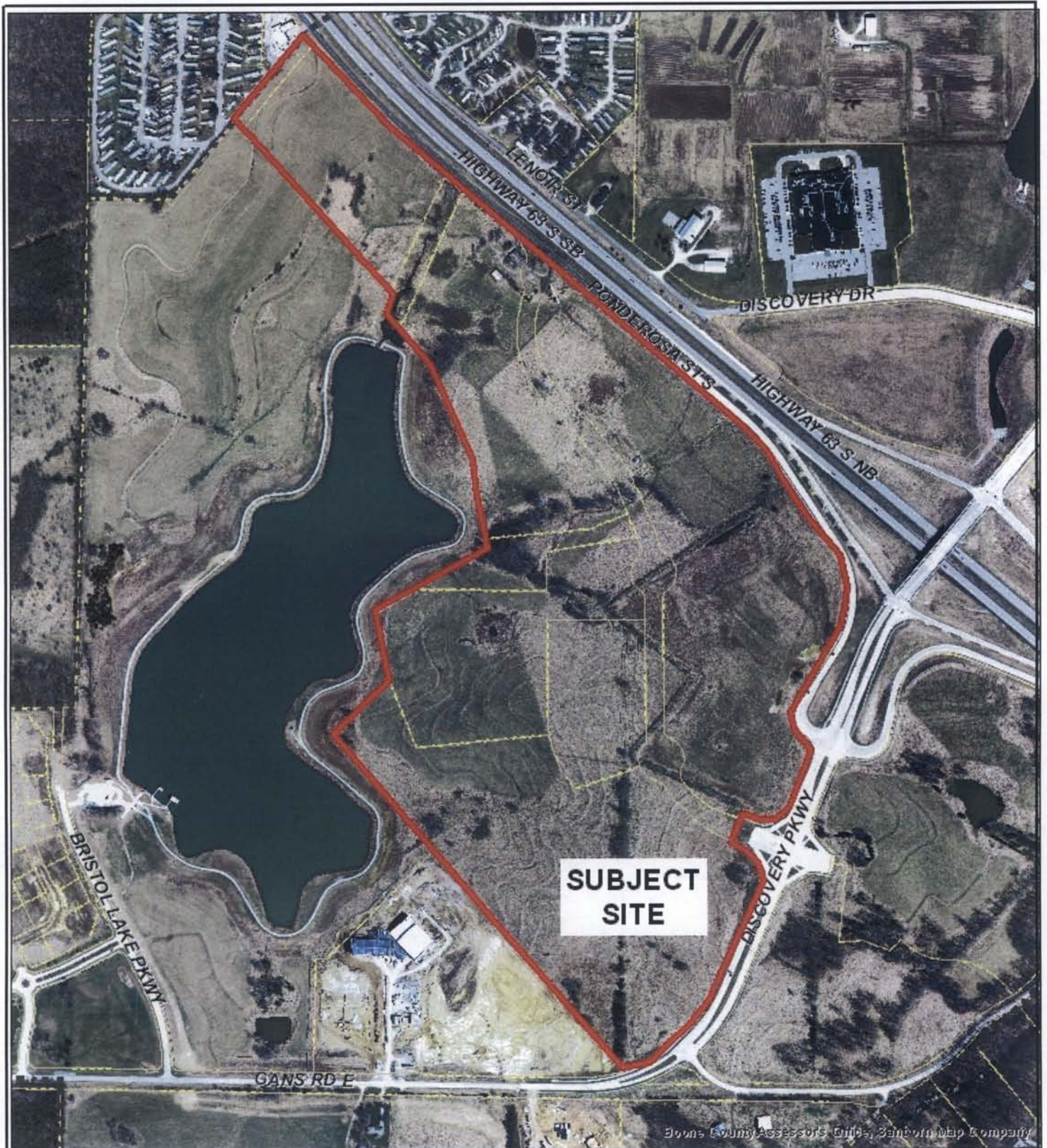
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approve the propose 18 lot final plat as it is in substantial compliance with the preliminary plat.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

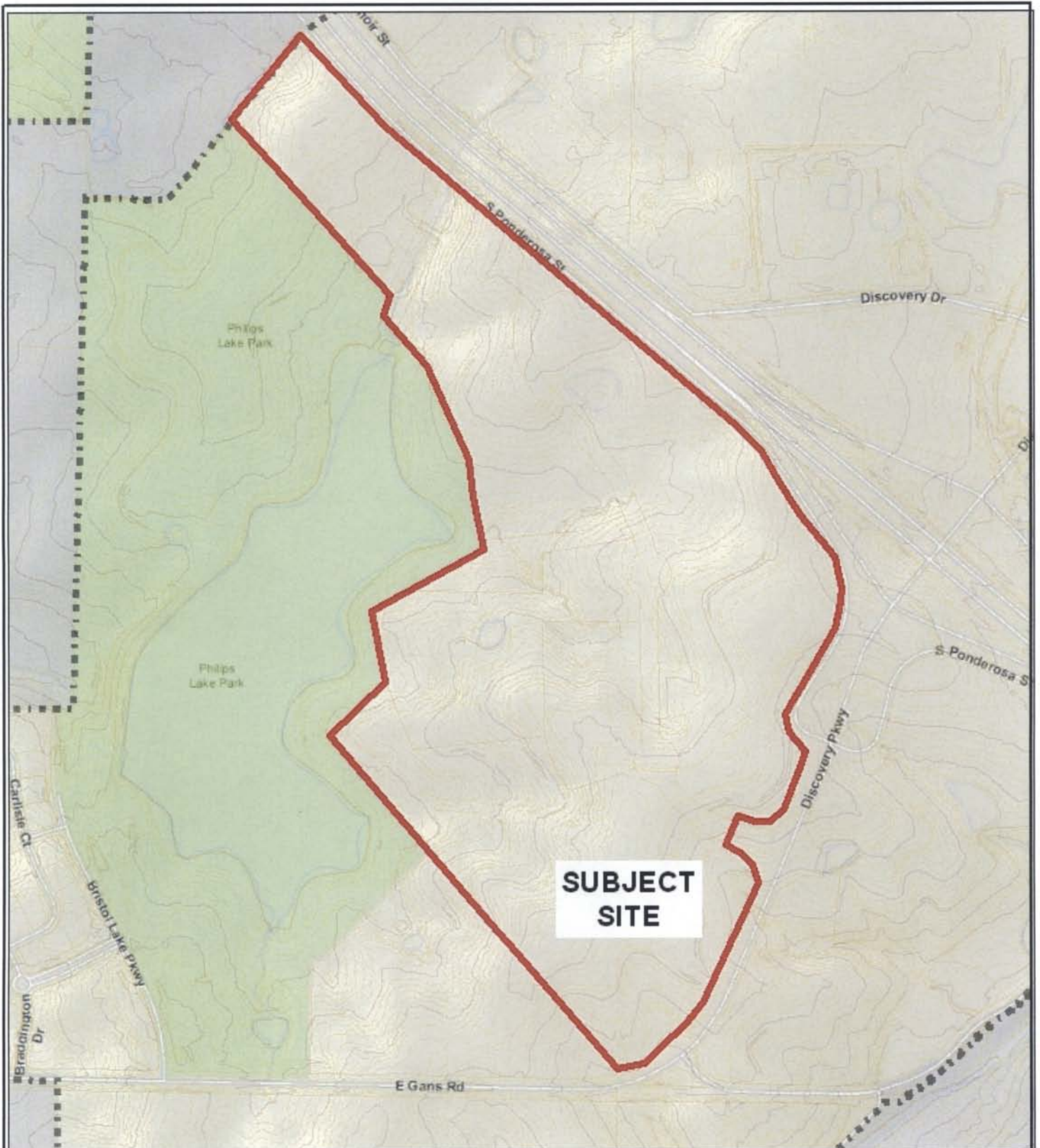


**13-183 Final Plat
Discovery Park Subdivision**

0 345 690 1,380
Feet



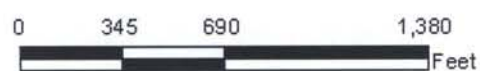
Parcel Data
Source: Boone County Assessor

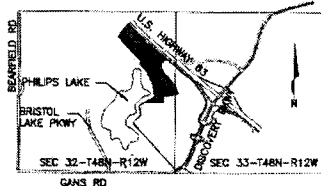


**13-183 Final Plat
Discovery Park Subdivision**



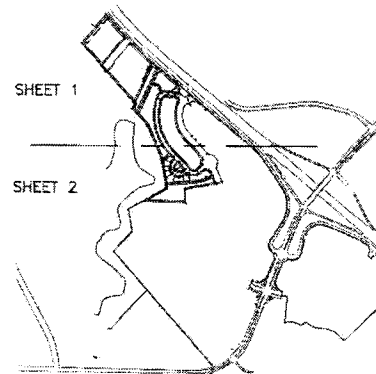
Parcel Data
Source: Boone County Assessor





LOCATION
MAP Not
To Scale

SHEET INDEX



NOTES

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY
RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY
RECORDS.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY
STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2013

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

ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.

ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE TO
BE REMOVED

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE
ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE
EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION
33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE
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THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE
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BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE
SOUTH RIGHT OF WAY OF U.S. HIGHWAY 63.

PARCEL ACCESS TO FUTURE PUBLIC STREETS IS SUBJECT TO
CITY TRAFFIC ENGINEER AND SITE SPECIFIC DEVELOPMENT PLAN
APPROVAL.

ACCESS TO LOTS 4, 10, 12, & 17 SHALL BE RESTRICTED TO
THE LOWEST ORDER STREET ADJACENT TO THE PARCEL.

LOT 18 IS RESERVED FOR STORMWATER PURPOSES AND CAN
NOT BE DEVELOPED.

ALL PREVIOUSLY PLATTED UTILITY EASEMENTS AND
RIGHTS-OF-WAY SHOWN IN PLAT BOOK 47, PAGE 31 HAVE
BEEN VACATED PER ORDINANCE # _____ RECORDED AT
BOOK _____ PAGE _____

DISCOVERY PARK SUBDIVISION PLAT 2-A
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 1
P1316 LLC.
A PORTION OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE
31 OF THE BOONE COUNTY RECORDS.
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED AUGUST 27, 2013

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR
FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS:
COMMUNITY-PANEL# 290019C0295D. DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE
INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS
OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S
CODE OF ORDINANCES. THERE SHALL BE NO CLEARING,
GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION
WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY
THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS
SURVEY IS COLUMBIA.

LEGEND

S SET
F FOUND
CH DRILL HOLE
1/2" IRON ROD OR PIPE
5/8" OR LARGER IRON
+ DRILL HOLE OR CHISEL
+ RIGHT OF WAY MARKER
+ STONE MONUMENT
+ CORNER POST
X FENCE LINE
ONE OVERHEAD ELECTRIC
G GAS LINE
S SEWER LINE
BUILDING SETBACK LINE
EASEMENT LINE



0 100 200
SCALE: 1"=100'

Line Table		
Line #	Direction	Length
L-1	N85°10'00"W	154.26
L-2	N85°10'00"W	108.82
L-3	S49°10'00"E	36.58
L-4	S85°17'08"E	88.58
L-5	N74°17'26"W	96.10
L-6	S41°03'28"W	0.50
L-7	S49°10'00"E	129.05
L-8	S70°17'50"W	2.80

Curve Table			
Curve #	Length	Radius	Chord
C-1	76.60	125.00	S80°38'30"W, 76.60
C-2	25.88	80.00	S37°42'00"W, 25.88
C-3	43.86	42.00	S4°32'58"W, 42.00
C-4	14.73	108.00	S30°38'50"W, 14.73
C-5	7.78	170.00	N40°36'28"W, 7.78
C-6	46.88	100.00	N84°09'40"E, 46.88
C-7	98.36	125.00	S40°18'00"W, 98.36
C-8	29.59	34.00	N8°17'35"W, 29.59
C-9	32.90	108.00	N19°17'35"W, 32.90
C-10	39.36	34.00	S52°17'10"W, 39.36
C-11	41.34	108.00	S88°29'55"W, 41.34
C-12	43.86	41.80	S78°28'35"W, 43.86
C-13	23.80	86.80	N82°22'05"W, 23.80
C-14	31.91	108.00	S77°08'18"W, 31.91

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY
OF A PORTION OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES
48 & 49 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
MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE
RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STEVEN R. PROCTOR, P.L.S. 2000148566
Date: OCTOBER 10, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 10TH DAY OF
OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
NOTARY PUBLIC

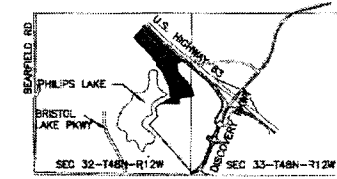
THHinc
Consulting Engineers
TRARUE, HANSEN &
HINSHAW, INC.
1301 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 514-1598
Fax (573) 514-1128

RECEIVED

OCT 22 2013

PLANNING DEPT.

Filed for Record, Boone County, Missouri
Bettie Johnson, Recorder of Deeds



LOCATION
MAP Not
To Scale



SCALE: 1"=40'

LEGEND
S SET
F FOUND
DH DRILL HOLE
+ 1/2" IRON ROD OR PIPE
+ 3/8" OR LARGER IRON
+ DRILL HOLE OR CHISEL
+ RIGHT OF WAY MARKER
+ STONE MONUMENT
+ CORNER POST
x FENCE LINE
- OVERHEAD ELECTRIC
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PARCEL ACCESS TO FUTURE PUBLIC STREETS IS SUBJECT TO CITY TRAFFIC ENGINEER AND SITE SPECIFIC DEVELOPMENT PLAN APPROVAL

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ALL PREVIOUSLY PLATTED UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN IN PLAT BOOK 47, PAGE 31 HAVE BEEN VACATED PER ORDINANCE # _____ RECORDED AT PLAT BOOK _____, PAGE _____

SEE PAGE 1

10' UTILITY EASEMENT (TYP.)

SURVEY A. PERRY PHILIPS PARK
RECORDED IN PLAT BOOK 43, PAGE 9

5/8" IRON ROD
(PERMANENT MONUMENT)

16' UTILITY EASEMENT

WD BK 3790,
PG 48 & 49

LOT 18
3.38 AC.

WD BK 3790,
PG 48 & 49

LOT 6
6.74 AC.

WD BK 3790,
PG 48 & 49

LOT 10
8083 SQ FT

LOT 12
7932 SQ FT

LOT 9
7122 SQ FT

LOT 11
9233 SQ FT

LOT 13
13254 SQ FT

LOT 14
8138 SQ FT

LOT 15
6406 SQ FT

LOT 16
8200 SQ FT

LOT 17
0.90 AC.

DISCOVERY PARK SUBDIVISION PLAT 1
PLAT RECORDED IN PLAT BOOK 47, PAGE 31

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY OF A PORTION OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STEVEN R. PROCTOR, P.L.S. 2000148666
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DEREK FORBIS
NOTARY PUBLIC

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BOONE COUNTY, MISSOURI
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PAGE 2 OF 3

Line #	Direction	Length
L-4	N89°18'55"W	64.17
L-11	S88°08'55"W	30.01
L-12	S43°08'55"W	44.03
L-14	S8°58'55"E	32.48
L-17	N84°32'05"E	48.44
L-19	N80°43'05"E	14.90

Line #	Direction	Length
L-20	S47°51'05"E	19.29
L-21	S2°50'55"E	30.00
L-22	S42°08'55"W	44.31
L-23	S6°58'55"E	32.48
L-24	N84°32'05"E	4.07
L-25	N84°32'05"E	44.37
L-26	N80°43'05"E	4.11
L-27	N80°43'05"E	12.19

Curve #	Length	Radius	Chord
C-4	7.76	170.00	N40°30'28"W, 7.76
C-6	44.87	80.00	S16°30'30"W, 43.11
C-10	22.01	80.00	S22°00'50"E, 22.00
C-11	62.22	80.00	S68°18'00"E, 49.85
C-12	22.80	80.00	N67°47'38"E, 20.38
C-13	69.58	798.28	S45°42'55"E, 69.54
C-17	20.00	100.00	S38°14'05"W, 20.02
C-18	80.00	100.00	S16°19'50"W, 49.48
C-19	19.09	100.00	S3°27'46"E, 19.06
C-21	3.84	100.00	S10°07'50"E, 3.84
C-22	80.00	100.00	S28°12'20"E, 49.48
C-23	80.00	100.00	S54°08'10"E, 49.48
C-24	46.01	100.00	S81°48'48"E, 46.19
C-27	13.03	100.00	N81°04'10"E, 13.02
C-28	48.58	100.00	N84°02'40"E, 48.18

THHinc
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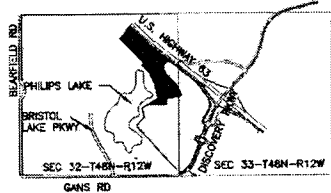
1801 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 614-1988
Fax (573) 614-1128

RECEIVED

OCT 22 2013

PLANNING DEPT.

Filed for Record, Boone County, Missouri
Bettie Johnson, Recorder of Deeds



LOCATION
MAP Not
To Scale

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THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.

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FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 290019C0295D. DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2013

ROBERT MCDAVID, MAYOR

SHEELA AMIN, CITY CLERK

DISCOVERY PARK SUBDIVISION PLAT 2-A
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 1
P1316 LLC.
A PORTION OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31 OF THE BOONE COUNTY RECORDS.
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED AUGUST 27, 2013

DESCRIPTION

A PORTION OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102. LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE PLAT RECORDED IN PLAT BOOK 47, PAGE 31;

THENCE N39°12'15"E, A DISTANCE OF 531.82 FEET TO A 1/2" IRON PIPE FOUND AT THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 63;
THENCE ALONG SAID RIGHT OF WAY LINE 1043.56 FEET ALONG A 5140.53 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S44°08'00"E, A DISTANCE OF 1041.77 FEET) TO A 1/2" IRON ROD SET;
THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S50°49'15"E, A DISTANCE OF 328.57 FEET TO A RIGHT OF WAY MARKER FOUND;
THENCE S49°56'55"E, A DISTANCE OF 300.00 FEET TO RIGHT OF WAY MARKER FOUND;
THENCE S48°59'35"E, A DISTANCE OF 170.96 FEET TO A 1/2" IRON ROD SET;
THENCE LEAVING SAID RIGHT OF WAY LINE S41°00'25"W, A DISTANCE OF 9.50 FEET TO A 1/2" IRON ROD SET;
THENCE 28.20 FEET ALONG A 68.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N62°22'55"W, A DISTANCE OF 27.99 FEET) TO A 1/2" IRON ROD SET;
THENCE N74°27'25"W, A DISTANCE OF 80.10 FEET TO A 1/2" IRON ROD SET;
THENCE 43.89 FEET ALONG A 41.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S75°32'35"W, A DISTANCE OF 41.90 FEET) TO A 1/2" IRON ROD SET;
THENCE 41.34 FEET ALONG A 108.10 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S56°29'55"W, A DISTANCE OF 41.09 FEET) TO A 1/2" IRON ROD SET;
THENCE S70°17'50"W, A DISTANCE OF 2.60 FEET TO A 1/2" IRON ROD SET;
THENCE 31.51 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S77°08'15"W, A DISTANCE OF 31.20 FEET) TO A 1/2" IRON ROD SET;
THENCE 39.35 FEET ALONG A 34.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S52°17'10"W, A DISTANCE OF 37.19 FEET) TO A 1/2" IRON ROD SET;
THENCE 478.69 FEET ALONG A 407.75 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S14°21'40"E, A DISTANCE OF 450.00 FEET) TO A 1/2" IRON ROD SET;
THENCE S47°51'10"E, A DISTANCE OF 74.14 FEET TO A 1/2" IRON ROD SET;
THENCE 88.10 FEET ALONG A 552.25 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S43°16'55"E, A DISTANCE OF 88.01 FEET) TO A 1/2" IRON ROD SET;
THENCE S38°42'40"E, A DISTANCE OF 171.51 FEET TO A 1/2" IRON ROD SET;
THENCE 31.93 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S67°18'00"E, A DISTANCE OF 30.63 FEET) TO A 1/2" IRON ROD SET;
THENCE 237.83 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S52°48'10"E, A DISTANCE OF 192.60 FEET) TO A 1/2" IRON ROD SET;
THENCE 29.38 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S03°59'50"W, A DISTANCE OF 28.54 FEET) TO A 1/2" IRON ROD SET;
THENCE S22°17'25"E, A DISTANCE OF 206.55 FEET TO A 1/2" IRON ROD SET;
THENCE S22°00'25"E, A DISTANCE OF 5.46 FEET TO A 1/2" IRON ROD SET;
THENCE S66°18'35"W, A DISTANCE OF 86.50 FEET TO A 1/2" IRON ROD SET;
THENCE S80°35'25"W, A DISTANCE OF 442.72 FEET TO A 1/2" IRON ROD SET;
THENCE S00°26'10"E, A DISTANCE OF 190.80 FEET TO A 1/2" IRON ROD SET;
THENCE N88°34'50"W, A DISTANCE OF 812.70 FEET TO A 1/2" IRON ROD SET;
THENCE N60°29'00"E, A DISTANCE OF 382.87 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N08°54'00"W, A DISTANCE OF 429.00 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N23°27'05"W, A DISTANCE OF 508.86 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N41°26'40"W, A DISTANCE OF 315.31 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N21°32'20"E, A DISTANCE OF 78.58 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N41°26'40"W, A DISTANCE OF 1142.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 39.10 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3790 PAGES 48 & 49 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY OF A PORTION OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STEVEN R. PROCTOR, P.L.S. 2000148668
Date: OCTOBER 10, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 10TH DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS

ON THIS _____ DAY OF _____, 2013, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "P1316 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

_____(SIGNED)

MEMBER

_____(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2013 MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 614-1888
Fax (573) 614-1128

RECEIVED

OCT 22 2013

PLANNING DEPT.