

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 139-13

AN ORDINANCE

approving the Final Plat of Discovery Park Subdivision Plat 1, a major subdivision; 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 1, dated April 1, 2013, a major subdivision located west of the U.S. Highway 63 and Discovery Ridge Parkway interchange, containing approximately 143.71 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 1. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

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 DISCOVERY PARK SUBDIVISION PLAT 1, 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

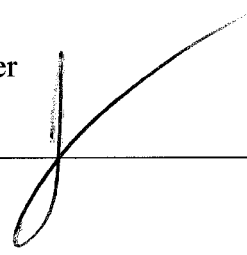
ATTEST:

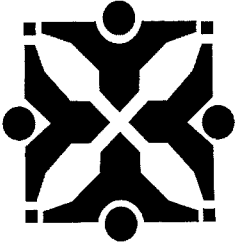
Sheela Amin, City Clerk

APPROVED AS TO FORM:

Fred Boeckmann, City Counselor

Subdivider

BY: _____




Source: Community Development - Planning TH

Agenda Item No:

To: City Council

From: City Manager and Staff ^{MM}

Council Meeting Date: May 20, 2013

Re: Discovery Park, Plat 1 final plat request (Case #13-62)

EXECUTIVE SUMMARY:

A request by TH&H and the Columbia Civil Engineering Group, LLC, on behalf of P1316, LLC (owner), for an eight-lot final plat to be known as "Discovery Park Subdivision Plat 1." The 143.85-acre site is located west of the Highway 63 and Discovery Ridge Parkway interchange. (Case #13-62)

DISCUSSION:

The applicant requests approval of an eight-lot, final major subdivision. The 143.85-acre site is zoned O-P (planned office), C-P (planned business), and C-3 (general business). Site specific development plans for each area zoned for "planned" use will require further review by the Planning and Zoning Commission and approval by City Council prior to issuance of building permits.

The plat will create lots for allowing various proposed uses throughout the site. The platted lot lines do not necessarily follow the zoning district boundaries, though this may be corrected in the future by a replat or during the approval process of the site specific development plans. Ponderosa Street would remain as a frontage road to Highway 63, and platted interior streets such as the Discovery Park Connector would become public streets to serve the site.

Traffic circles are proposed at multiple intersections both on the interior and exterior of the subdivision. The additional rights-of-way for these improvements have been provided on the plat. A 60-foot wide right-of-way has been reserved at the far northeast end of the site as a future access to the A. Perry Philips Park. This right-of-way was required per the development agreement attached to this property.

Public infrastructure improvements (sanitary sewer, stormwater, and water) will be installed by the developer as part of their obligations prior to obtaining building permits. Per the approved development agreement, the subject site is required to comply with stormwater monitoring and other specialized stormwater design requirements. Submission of site specific design plans for stormwater improvements will be evaluated to ensure compliance with these specialized standards prior to the issuance of building permits.

The plat has been reviewed by pertinent departments and agencies, and complies with the Subdivision Regulations. It is recommended for approval.

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

FISCAL IMPACT:

None.

VISION IMPACT:

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

None.

SUGGESTED COUNCIL ACTIONS:

Staff recommends approval of the final 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/Epands 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



Case 13-62: Final Plat
Discovery Ridge Subdivision Plat 1



2011 Orthophoto
Source: Boone County Assessor



1 inch = 600 feet





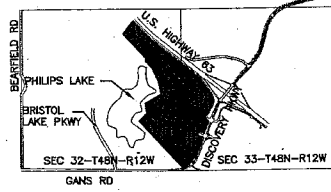
Case 13-62: Final Plat **Discovery Ridge Subdivision Plat 1**



1 inch = 600 feet

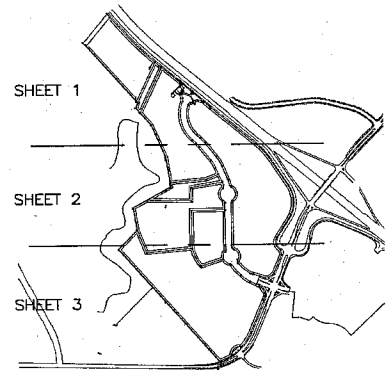


Filed for Record, Boone County, Missouri
Bettie Johnson, Recorder of Deeds



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 APRIL, 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 GOING 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.

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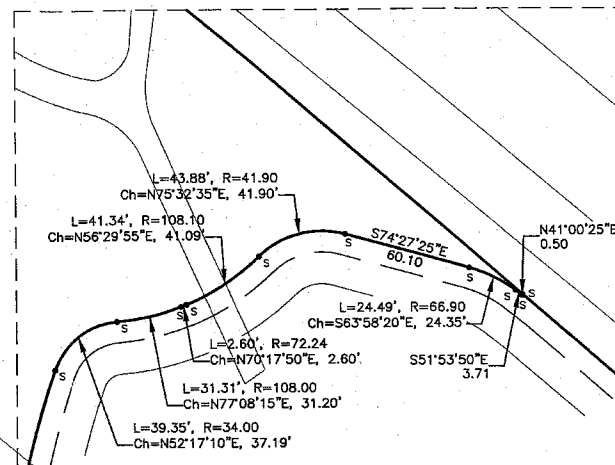
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ALL EXISTING BUILDINGS ARE TO BE REMOVED.

MATCHLINE SEE PAGE 2

DISCOVERY PARK SUBDIVISION PLAT 1
P1316 LLC.
A PORTION OF THE LAND SHOWN BY SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED APRIL 1, 2013



"DETAIL 1"

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.

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC., A SURVEY OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGE 48 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
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: MAY 2, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 2ND DAY OF MAY, 2013 MY COMMISSION EXPIRES MAY 31, 2013.

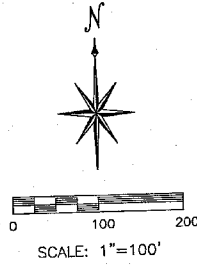
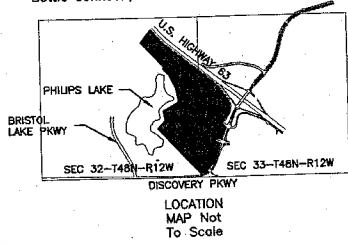
DEREK FORBIS
Notary Public - History Seal
State of Missouri
Commissioned for Boone County
My Commission Expires: May 31, 2013
Commission Number: 05832612

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

THHinc
Consulting Engineers
TRABUE, HANSEN &
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1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1568
Fax (573) 814-1125

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LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED APRIL 1, 2013

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



- LEGEND**
- S SET
 - F FOUND
 - DH 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
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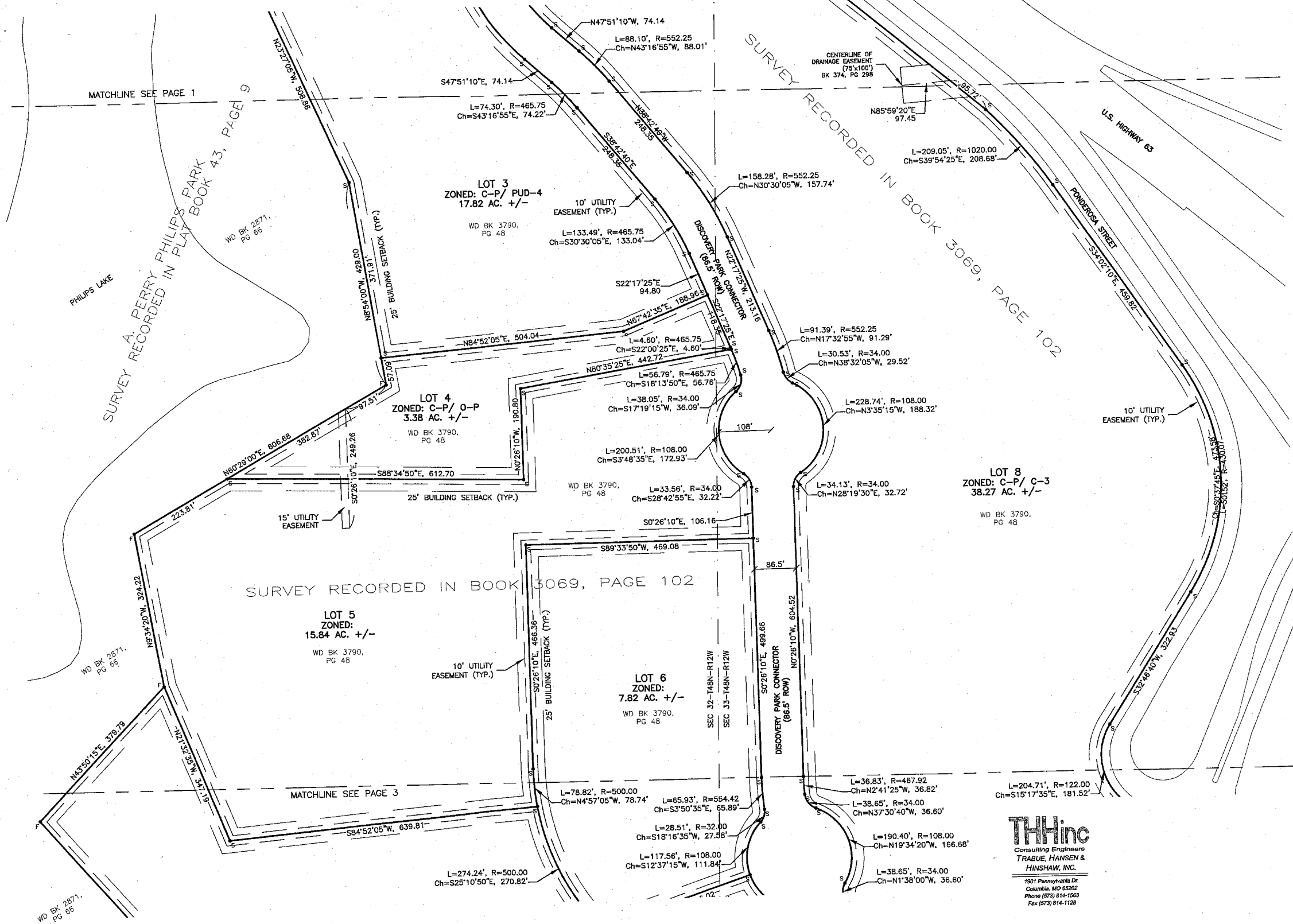
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DEREK FORBIS
Notary Public - Notary Seal
State of Missouri
Commission Expires May 31, 2013
Commission Number: 98802812

DEREK FORBIS
NOTARY PUBLIC

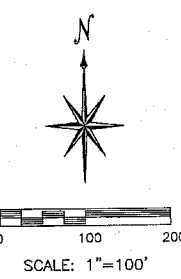
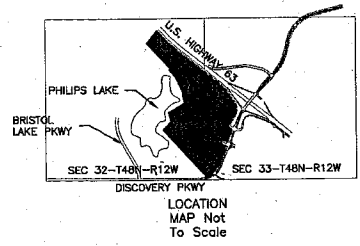
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Date: MAY 2, 2013



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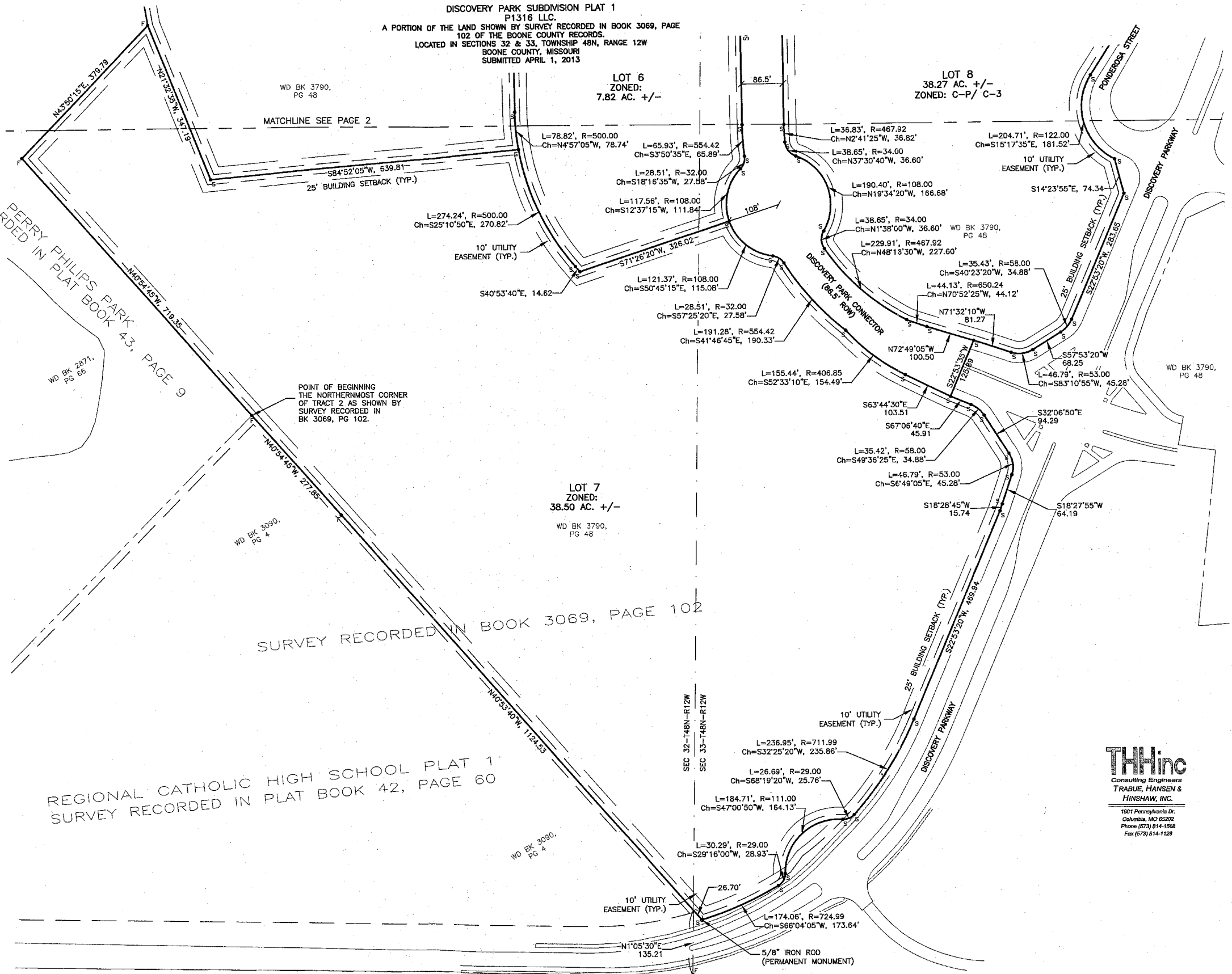
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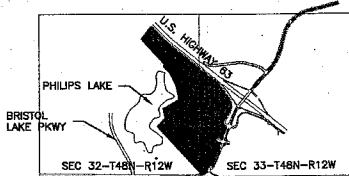
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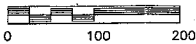
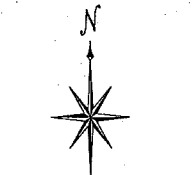


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LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED APRIL 1, 2013



SCALE: 1"=100'

LEGEND

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- F FOUND
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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 NORTHERNMOST CORNER OF TRACT 1, AS SHOWN BY THE SURVEY RECORDED IN BOOK 3069, PAGE 102;

THENCE N40°54'45"W ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 719.35 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N43°50'15"E, A DISTANCE OF 379.79 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N09°34'20"W, A DISTANCE OF 324.22 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N60°29'00"E, A DISTANCE OF 606.68 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 A 1/2" IRON PIPE FOUND;
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 OF U.S. HIGHWAY 63;
THENCE ALONG SAID RIGHT OF WAY 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 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 A RIGHT OF WAY MARKER FOUND;
THENCE S48°59'35"E, A DISTANCE OF 300.04 FEET TO A RIGHT OF WAY MARKER FOUND;
THENCE S49°56'50"E, A DISTANCE OF 895.72 FEET TO A 1/2" IRON ROD SET;
THENCE 209.05 FEET ALONG A 1020.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S39°54'25"E, A DISTANCE OF 208.88 FEET) TO A 1/2" IRON ROD SET;
THENCE S34°02'10"E, A DISTANCE OF 459.82 FEET TO A 1/2" IRON ROD SET;
THENCE S01°52' FEET ALONG A 430.07 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S00°37'45"E, A DISTANCE OF 473.58 FEET) TO A 1/2" IRON ROD SET;
THENCE S32°46'40"W, A DISTANCE OF 322.93 FEET TO A 1/2" IRON ROD SET;
THENCE 204.71 FEET ALONG A 122.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S15°17'35"E, A DISTANCE OF 181.52 FEET) TO A 1/2" IRON ROD SET;
THENCE S14°23'55"E, A DISTANCE OF 74.34 FEET TO A 1/2" IRON ROD SET;
THENCE S22°53'20"W, A DISTANCE OF 283.65 FEET TO A 1/2" IRON ROD SET;
THENCE 35.43 FEET ALONG A 58.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S40°23'20"W, A DISTANCE OF 34.88 FEET) TO A 1/2" IRON ROD SET;
THENCE S57°53'20"W, A DISTANCE OF 68.25 FEET TO A 1/2" IRON ROD SET;
THENCE 46.79 FEET ALONG A 53.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S83°10'55"W, A DISTANCE OF 45.28 FEET) TO A 1/2" IRON ROD SET;
THENCE N71°32'10"W, A DISTANCE OF 81.27 FEET TO A 1/2" IRON ROD SET;
THENCE S22°53'35"W, A DISTANCE OF 125.89 FEET TO A 1/2" IRON ROD SET;
THENCE S87°06'40"E, A DISTANCE OF 45.91 FEET TO A 1/2" IRON ROD SET;
THENCE 35.42 FEET ALONG A 58.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S49°36'25"E, A DISTANCE OF 34.88 FEET) TO A 1/2" IRON ROD SET;
THENCE S32°06'50"E, A DISTANCE OF 94.29 FEET TO A 1/2" IRON ROD SET;
THENCE 46.79 FEET ALONG A 53.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S06°49'05"E, A DISTANCE OF 45.28 FEET) TO A 1/2" IRON ROD SET;
THENCE S18°27'55"W, A DISTANCE OF 64.19 FEET TO A 1/2" IRON ROD SET;
THENCE S18°28'45"W, A DISTANCE OF 15.74 FEET TO A 1/2" IRON ROD SET;
THENCE S22°53'20"W, A DISTANCE OF 469.94 FEET TO A 1/2" IRON ROD SET;
THENCE 236.95 FEET ALONG A 711.99 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S32°25'20"W, A DISTANCE OF 235.86 FEET) TO A 1/2" IRON ROD SET;
THENCE 26.69 FEET ALONG A 29.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S68°19'20"W, A DISTANCE OF 25.76 FEET) TO A 1/2" IRON ROD SET;
THENCE 184.71 FEET ALONG A 111.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S47°00'50"W, A DISTANCE OF 164.13 FEET) TO A 1/2" IRON ROD SET;
THENCE 30.29 FEET ALONG A 28.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S29°16'00"W, A DISTANCE OF 28.93 FEET) TO A 1/2" IRON ROD SET;
THENCE 174.06 FEET ALONG A 724.99 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S66°04'05"W, A DISTANCE OF 173.64 FEET) TO A 5/8" IRON ROD SET (PERMANENT MONUMENT);
THENCE N40°53'40"W, A DISTANCE OF 1124.53 FEET TO A 1/2" IRON PIPE FOUND;
THENCE N40°54'45"W, A DISTANCE OF 277.85 FEET TO THE POINT OF BEGINNING.

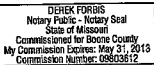
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 143.71 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3790 PAGE 48 OF THE BOONE COUNTY RECORDS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC., A SURVEY OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGE 48 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
STEVEN R. PROCTOR, P.L.S. 2000148668
Date: MAY 2, 2013



SUBSCRIBED AND SWORN BEFORE ME ON THIS 2ND DAY OF MAY, 2013 MY COMMISSION EXPIRES MAY 31, 2013.



Derek Forbis
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 AND PUBLIC USE, FOREVER.

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

_____(SIGNED)
MEMBER

_____(PRINTED)

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

NOTARY PUBLIC

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 APRIL, 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 GOING 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 ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 287. THE EASEMENT IS 20' WIDE AND LOCATED ACROSS THE SE 1/4 OF SECTION 32-48-12, NORTH OF GANS ROAD

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.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 451 AND BK 364, PG 151. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE S 1/2 OF THE NW 1/4 OF SECTION 33-48-12.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 785, PG 608. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE WEST SIDE OF GANS ROAD BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 63.

ALL EXISTING BUILDINGS ARE TO BE REMOVED.

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.

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

ROBERT MCDAVID, MAYOR

SHEELA AMIN, CITY CLERK

