

A RESOLUTION

approving the Preliminary Plat of Discovery Park Subdivision;
and granting a variance from the Subdivision Regulations.

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

SECTION 1. The City Council hereby approves the Preliminary Plat of Discovery Park Subdivision, as certified and sealed by the surveyor on October 22, 2013, a subdivision located west of the U.S. Highway 63 and Discovery Parkway interchange, containing approximately 143.71 acres, and hereby confers upon the subdivider the following rights for a period of seven years from and after the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities within a period of seven years; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

SECTION 3. Subdivider is granted a variance from the requirements of Section 25-45(1) of the Subdivision Regulations to allow a centerline curve radius of less than 100 feet on Bretona Circle subject to the condition that parking shall be restricted on both sides of the roadway.

ADOPTED this _____ day of _____, 2013.

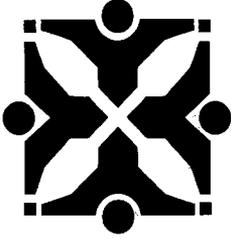
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning ^u

Agenda Item No:

To: City Council
From: City Manager and Staff *MM*

Council Meeting Date: Nov 4, 2013

Re: Discovery Park Subdivision - Preliminary Plat (Case # 13-182)

EXECUTIVE SUMMARY:

A request by P1316, LLC (owner) for a 23-lot preliminary plat to be known as "Discovery Park Subdivision" and approval of a variance to Section 25-45 of the Subdivision Regulations pertaining to roadway curvature. The subject 143.72 acre tract is located east of A. Perry Philips Park, north of Gans Road, and west of US Highway 63. (Case # 13-182).

DISCUSSION:

The subject 143.72 acres is part of the larger Philips Tract that was annexed into the City and permanently zoned in 2004. The Philips Tract has seen limited development since 2004 and is currently home to the Bristol Lake Subdivision, the A. Perry Philips Park, and the Father Tolton Catholic High School. The proposed preliminary plat would permit the creation of 23-lots for future development of the remaining acreage of the Philips Tract north of Gans Road. Two development tracts to the south of Gans Road remain available for development and are restricted under provisions adopted as part of the 2004 annexation and zoning action.

The preliminary plat proposes construction of a new collector roadway that will re-route traffic into the project acreage from existing Ponderosa Street, three future traffic circles, and several new local streets to provide access to future development lots. The plat also provides access to the northern portion of the A. Perry Philips Park as required by the 2004 annexation and zoning action. To ensure compliance with the specialized stormwater requirements imposed on the site as well as meet current stormwater standards, the plat proposes two lots (Lot 3 and 18) as stormwater areas that will not be eligible for future development.

As part of the preliminary plat review, the applicant is seeking relief from Section 25-45 of the Subdivision Regulations as it relates to roadway curvature. The requested variance is to permit a curve along Bretona Circle, a minor internal loop roadway providing access to 10 residential lots, to have a radius of less than the required 100-feet. The purpose for establishing curve radii is to ensure adequate distance between curves so safe vehicle operations can be maintained with vehicles traveling at higher rates of speed. As Bretona Circle is a low-speed internal roadway with limited adjacent development the applicant believes its present non-complaint design is not a public safety hazard. To further ensure that there will not be safety issues the applicant has agreed to restrict parking on the roadway.

In addition to requesting approval of the 23-lot preliminary plat, the applicant has also submitted a concurrent request for approval an 18-lot final plat (Case# 13-183) which represents the first phase of the development. The final plat includes several of the aforementioned public roadways which would need to be installed within 3 years of final plat approval. An existing final plat was approved previously for this acreage and is also being requested to be vacated at this time. The vacation of the existing final plat will need to be considered prior to action on the proposed 18-lot final plat. Separate Council bills are being introduced to address the requested final plat vacation and 18-lot final plat approval.

On October 10, 2013, the Planning and Zoning Commission reviewed the preliminary plat and requested variance and recommended unanimously (9-0) to approve both. In arriving at its recommendation, the Commission noted that the curve radii of the Alderbrook Road (southern portion of the development acreage) did not comply with the curve radii requirements of the Subdivision Regulations. The applicant's agent acknowledged the issue and stated if a final plat were submitted showing Alderbrook Drive as represented a variance would be required. No one except the applicant's agent spoke regarding the matter.

A copy of the staff report, locator maps, reduced copy of the plat, and meeting excerpts are attached.

FISCAL IMPACT:

None

VISION IMPACT:

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

None

SUGGESTED COUNCIL ACTIONS:

Approve the 23-lot preliminary plat and requested variance to Section 25-45 of the Subdivision Regulations pertaining to roadway curvature as recommended by the Planning and Zoning Commission.

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

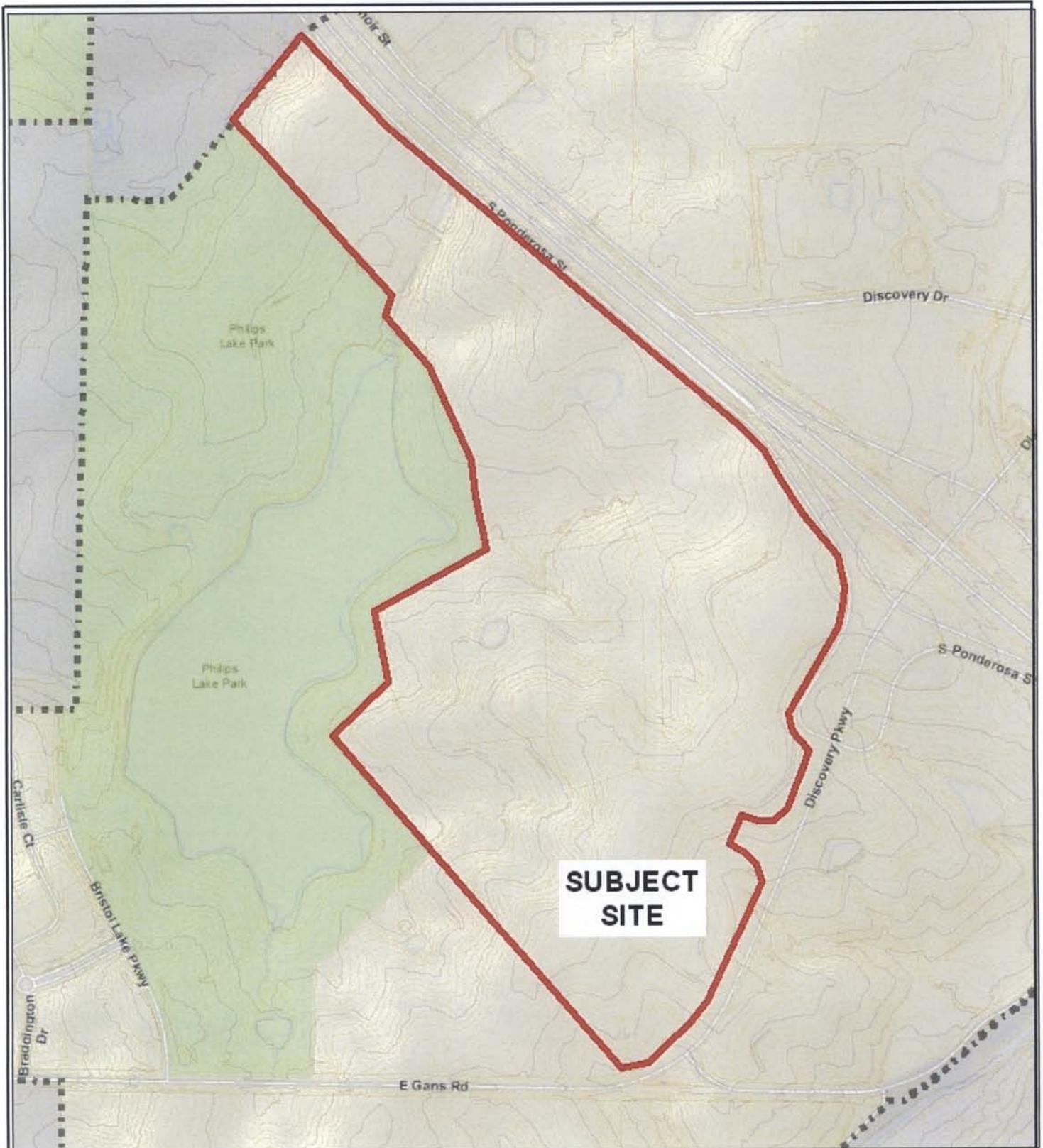


Boone County Assessor's Office, Sanborn Map Company

13-182 Preliminary Plat Discovery Park Subdivision

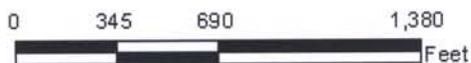


Parcel Data
Source: Boone County Assessor



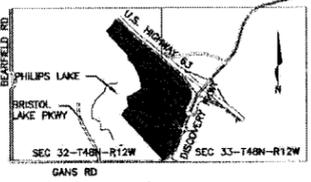
**SUBJECT
SITE**

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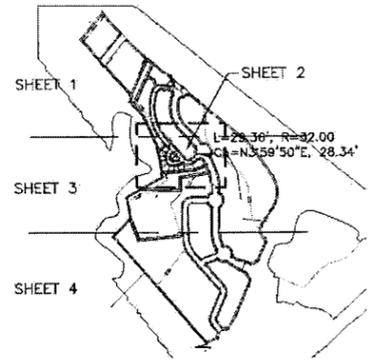
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Filed for Record, Boone County, Missouri
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1501 Pleasantville Dr.
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SHEET INDEX



NOTES
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THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2013
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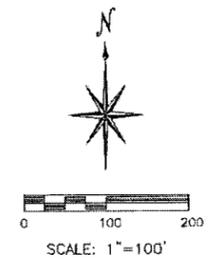
**A PRELIMINARY PLAT OF DISCOVERY PARK SUBDIVISION
P1316 LLC.
ALL OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31
OF THE BOONE COUNTY RECORDS.
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
SUBMITTED AUGUST 27, 2013**

OWNER:
P1316 LLC
3315 BERRYWOOD STE 101
COLUMBIA, MO 65201

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
- OH 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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- GAS LINE
- SEWER LINE
- STEAM LINE
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- BUILDING SETBACK LINE
- EASEMENT LINE



Line Table

Line #	Direction	Length
L-1	N25°14'00"W	114.28
L-2	N83°18'30"W	106.82
L-3	S49°50'59"E	26.89
L-4	S24°27'08"E	66.51
L-5	N50°42'05"E	12.16
L-6	S74°27'28"E	60.10
L-7	N41°00'18"E	0.50
L-8	S48°59'38"E	129.08
L-9	N70°17'50"W	2.80

Curve Table

Curve #	Length	Radius	Chord
C-1	78.80	425.00	S60°39'30"W, 78.40
C-2	16.45	80.00	S81°18'18"W, 16.40
C-3	43.98	42.00	S4°22'05"W, 43.00
C-4	14.78	108.00	S30°38'30"W, 14.72
C-5	7.78	170.00	N40°32'28"W, 7.78
C-6	46.88	100.00	N64°03'40"E, 46.16
C-7	92.25	125.00	S40°19'00"W, 86.78
C-8	29.38	34.00	N2°57'45"W, 28.00
C-9	32.80	108.00	N19°17'38"W, 32.07
C-10	38.35	34.00	N82°17'10"E, 37.18
C-11	43.88	41.90	N75°32'38"E, 41.90
C-12	28.20	66.80	S82°22'58"E, 27.99
C-13	31.81	108.00	N77°08'18"E, 31.20

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY 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.

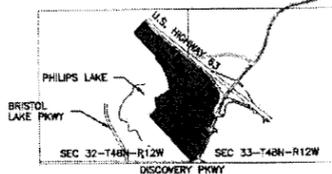
STEVEN R. PROCTOR, P.L.S. 2600142668
Date: OCTOBER 10, 2013

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

DEREK FORBIS
NOTARY PUBLIC

RECEIVED
OCT 22 2013
PLANNING DEPT.

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



OWNER:
 P1318 LLC
 3315 BERRYWOOD STE 101
 COLUMBIA, MO 65201



SCALE: 1"=40'

- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - 1/2" IRON ROD OR PIPE
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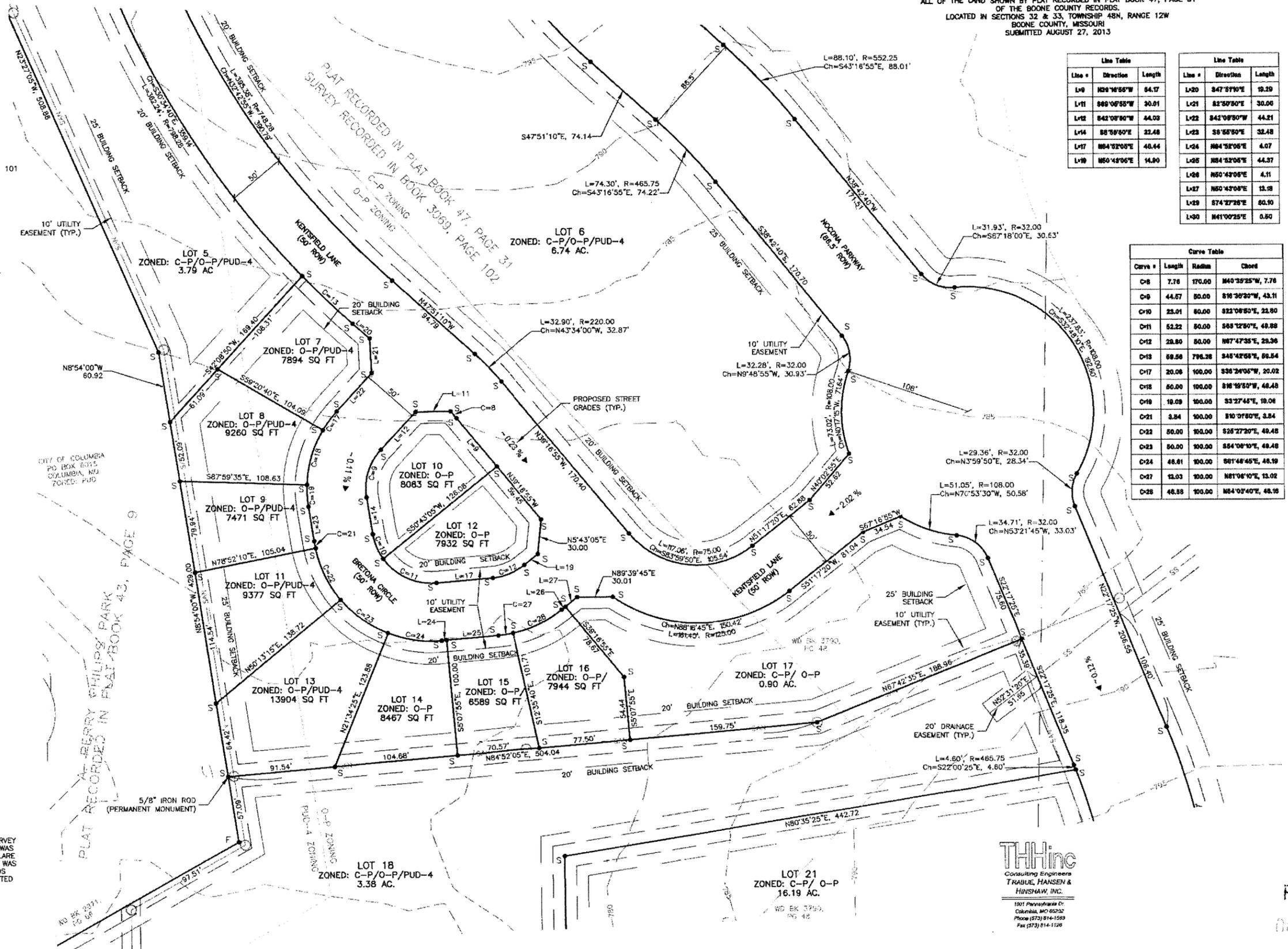
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STEVEN R. PROCTOR, P.L.S. 2000148666
 Date: OCTOBER 10, 2013



Line #	Direction	Length
L=0	N89°16'55"W	54.17
L=11	S89°06'55"W	30.01
L=12	S42°08'50"W	44.03
L=14	S8°58'50"E	22.48
L=17	N84°52'05"E	48.44
L=19	N50°48'06"E	14.90

Line #	Direction	Length
L=20	S47°57'10"E	19.29
L=21	S2°50'50"E	30.00
L=22	S42°08'50"W	44.21
L=23	S8°58'50"E	32.48
L=24	N84°52'05"E	44.37
L=25	N84°52'05"E	44.37
L=26	N50°48'06"E	4.11
L=27	N50°48'06"E	13.18
L=28	S74°27'25"E	80.30
L=30	N41°00'25"E	0.50

Curve #	Length	Radius	Chord
C=8	7.76	170.00	M40°28'25"W, 7.76
C=9	44.67	80.00	S18°30'30"W, 43.11
C=10	23.01	80.00	S22°08'50"E, 22.90
C=11	52.22	80.00	S89°12'50"E, 49.88
C=12	28.80	80.00	N87°47'35"E, 28.36
C=13	69.56	796.28	S48°42'55"E, 69.54
C=17	20.06	100.00	S38°24'05"W, 20.02
C=18	80.00	100.00	S18°18'50"E, 48.48
C=19	19.08	100.00	S32°27'48"E, 19.08
C=21	3.84	100.00	S10°07'50"E, 3.84
C=22	80.00	100.00	S28°27'20"E, 48.48
C=23	80.00	100.00	S84°08'10"E, 48.48
C=24	48.61	100.00	S81°48'45"E, 48.19
C=27	13.03	100.00	N81°06'10"E, 13.02
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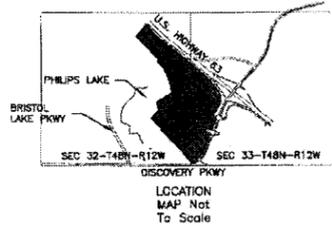
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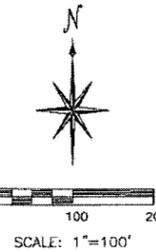
OCT 22 2013

PLANNING DEP

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OWNER:
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 3315 BERRYWOOD STE 101
 COLUMBIA, MO 65201



- LEGEND**
- S SET
 - F FOUND
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 - 1/2" IRON ROD OR PIPE
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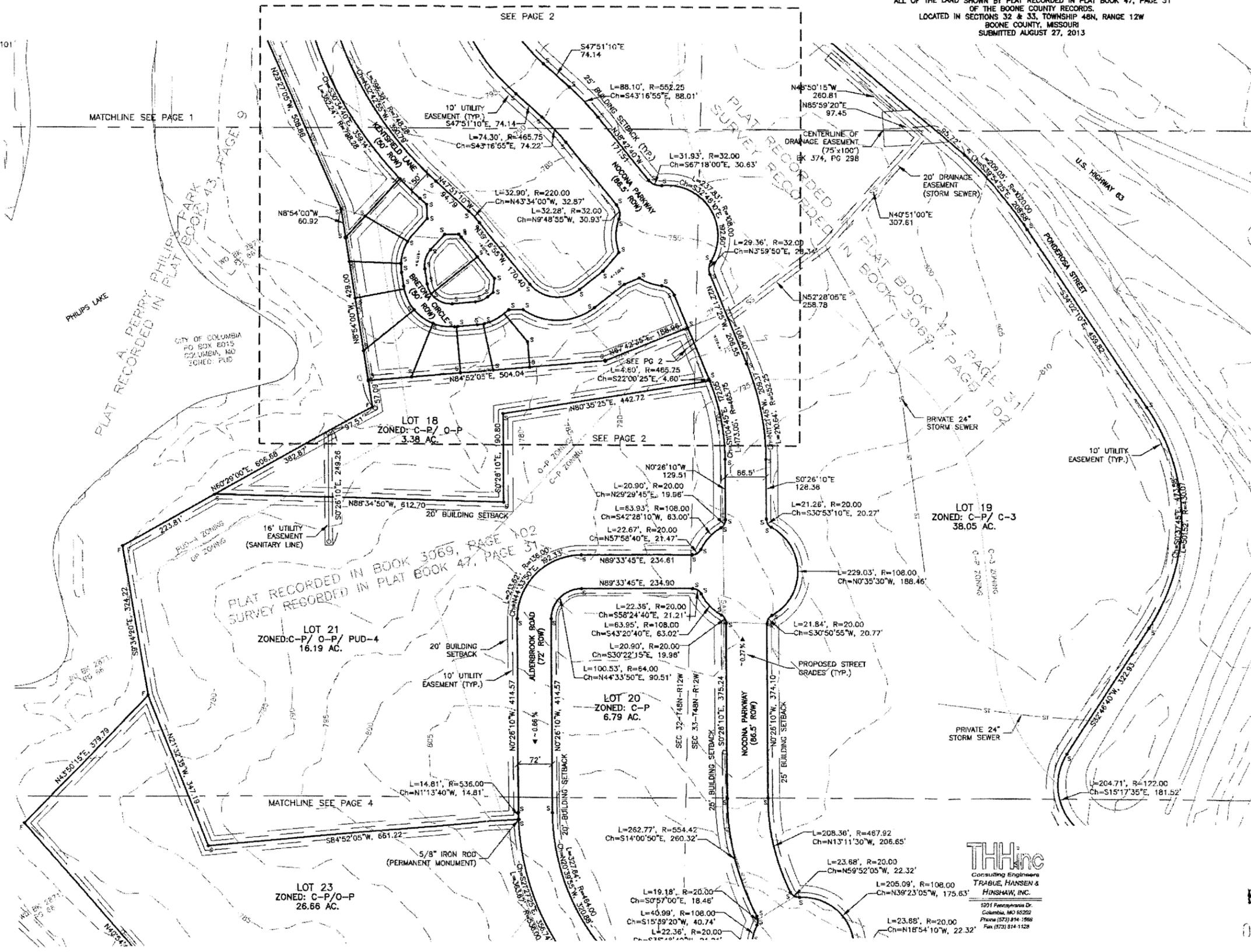
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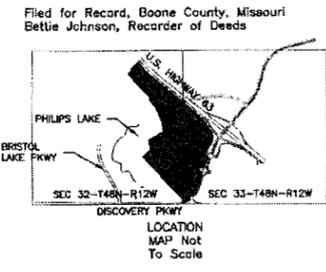
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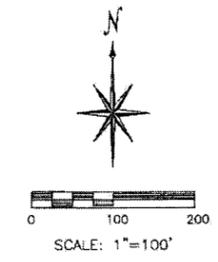
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THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 287. THE EASEMENT IS 20' WIDE AND LOCATED ACROSS THE SE 1/4 OF SECTION 32-48-12, NORTH OF GANS ROAD

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.

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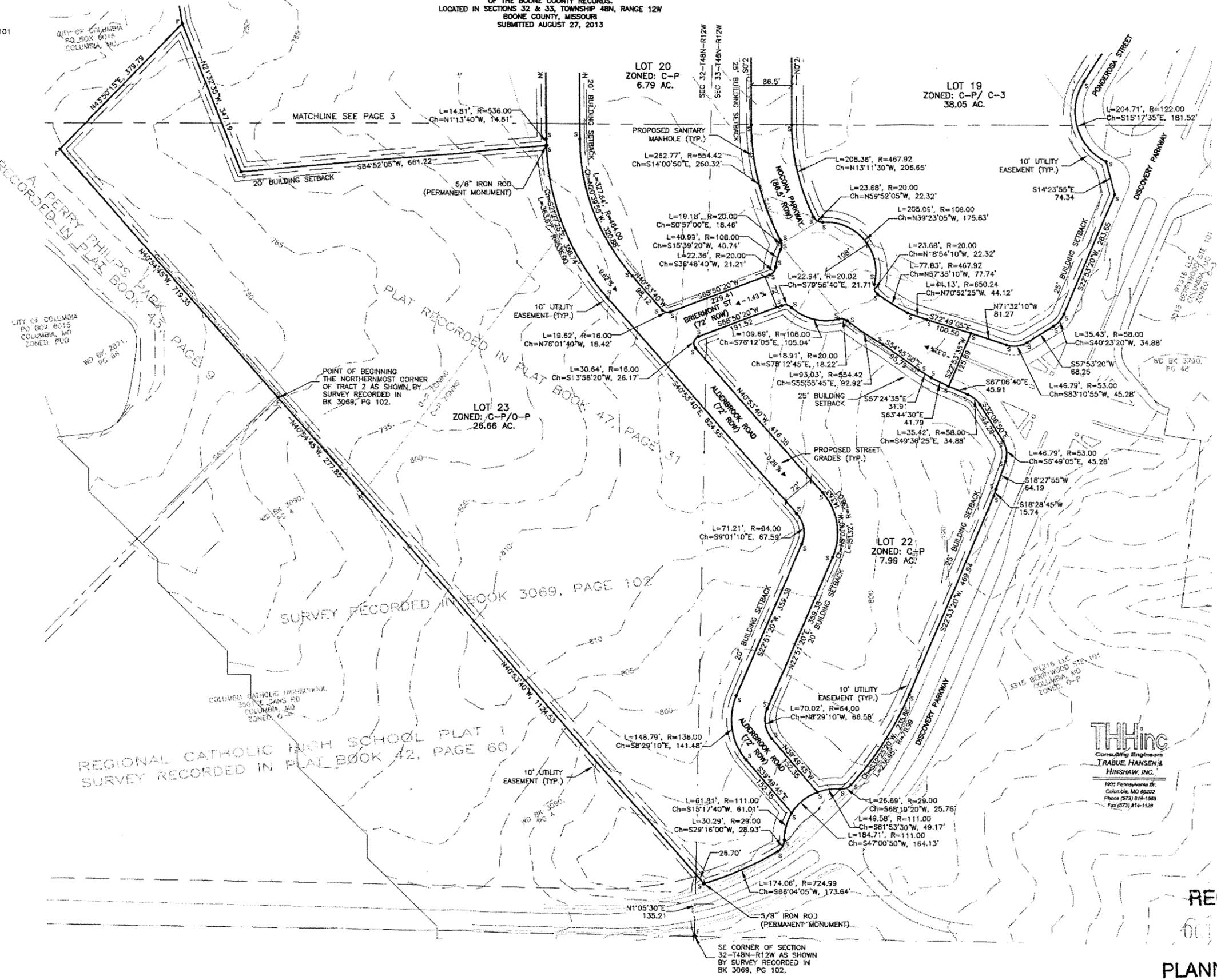
LOT 18 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.

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

DEREK FORBIS
 NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC., A SURVEY 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.

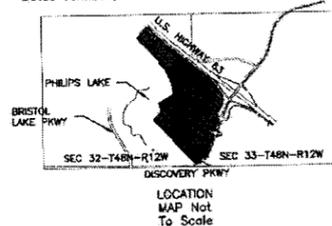
STEVEN R. PROCTOR, P.L.S. 2000148688
 Date: OCTOBER 10, 2013



THHinc
 Consulting Engineers
 TRABUE, HANSEN &
 HINSHAW, INC.
 1801 Pennsylvania Dr.
 Columbia, MO 65202
 Phone (573) 814-1668
 Fax (573) 814-1128

RECEIVED
 001 22 2013
 PLANNING DEPT.

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



A PRELIMINARY PLAT OF DISCOVERY PARK SUBDIVISION
 P1316 LLC.
 ALL 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

OWNER:

P1316 LLC
 3315 BERRYWOOD STE 101
 COLUMBIA, MO 65201

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 GOING TO BE REMOVED

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LOT 1B IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.

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.

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 506.68 FEET TO A 1/2" IRON PIPE FOUND;
 THENCE N23°27'05"W, A DISTANCE OF 429.00 FEET TO A 1/2" IRON PIPE FOUND;
 THENCE N41°26'40"W, A DISTANCE OF 508.86 FEET TO A 1/2" IRON PIPE FOUND;
 THENCE N21°32'20"E, A DISTANCE OF 315.31 FEET TO A 1/2" IRON PIPE FOUND;
 THENCE N41°26'40"W, 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 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 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 208.68 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 501.52 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 S67°08'40"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°35'25"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 26.89 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 29.00 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 A PORTION OF THE SAME LAND DESCRIBED BY DEEDS 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 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

THHinc
 Consulting Engineers
 TRABUE, HANSEN &
 HINSHAW, INC.
 1801 Pennsylvania Dr.
 Columbia, MO 65202
 Phone (573) 614-1288
 Fax (573) 614-1128

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

ROBERT MCDAVID, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING & ZONING COMMISSION,
 COLUMBIA, MO THIS ___ DAY OF _____, 2013

RAMON PURI, CHAIR

RECEIVED

OCT 22 2013

PLANNING DEPT.

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 10, 2013**

SUMMARY

A request by P1316, LLC (owner) for a 23-lot preliminary plat to be known as "Discovery Park Subdivision" and approval of a variance to Section 25-45 of the Subdivision Regulations relating to roadway curvature. The subject 143.72 acre tract is located east of A. Perry Philips Park, north of Gans Road, and west of US Highway 63. **(Case # 13-182)**

DISCUSSION

This is a request for a 23-lot preliminary plat of C-3 (General Business), PUD (Planned Unit Development), C-P (Planned Business), and O-P (Planned Office) zoned land. The plat involves property annexed and rezoned as part of the Philip Tract annexation/development agreement. The 23-lots are located between A. Perry Philips Park and US Highway 63 north of the Gans Road/Discovery Parkway interchange. The final plat (Case # 13-183) for the first 18 lots of the development is undergoing concurrent review and will be forwarded to Council once a recommendation on the preliminary plat has been made by the Commission.

The preliminary plat proposes construction of a new collector roadway that will re-route traffic into the project acreage from existing Ponderosa Street, three future traffic circles, and several new local streets to provide access to future development lots. The plat also provides the required access to the northern portion of the A. Perry Philips Park as required by the development agreement.

The proposed lot boundaries do not correspond to the zoning boundaries established during the annexation and rezoning process. While not problematic at this time, correction of this discrepancy will be required as part of the plan review and approval process for each of the "planned" district tracts. Aligning the proposed lot boundaries with the zoning boundaries is believed essential to ensure compliance with the development limitations applied to each of the original nine development tracts.

To ensure compliance with the specialized stormwater requirements imposed on the site as well as to meet current stormwater standards, the plat proposes two lots (Lot 3 and 18) as stormwater areas that will not be eligible for future development. Lot 3 will be utilized as a stream buffer/filtration area and Lot 18 will be used as a stormwater storage/retention area. Additional LID techniques are being incorporated into the final construction plans for the site. One such LID feature will be the use of a center median along Nacona Parkway as a bio-swale. Additional LID techniques may be shown on the final construction/development plans for each proposed lot.

The project has been reviewed by internal and external departments/agencies and found to be in general compliance with the provisions of the Subdivision Regulations except for a requested variance from Section 25-46 (Curves) of the Subdivision Regulations. The applicant is seeking a variance so the design of Bretona Circle may utilize a curve radius of less than 100-feet.

In evaluating the variance request staff looked at the potential traffic volumes and speeds that would exist on Bretona Circle as well as the proposed development density. Bretona Circle is a minor loop roadway inside the development that will provide access to approximately 10 residential lots. Eight of the lots are intended for single-family structures with the remaining two lots being used for either single-family or duplex structures.

Anticipated traffic volume from these structures will be minimal and potential traffic speeds will be low. The purpose for establishing curve radii is to ensure adequate distance between curves so safe vehicle

operations can be maintained with vehicles traveling at higher rates of speed. Because Bretona Circle is a relatively "tight" circular roadway serving 10 lots operating speeds on the roadway will be lower than elsewhere within the development. To further ensure that there will not be safety issues the applicant has agreed to restrict parking on the roadway.

Considering the purpose of requiring a minimum curve radius, the unlikeliness of high travel speeds, development density, and the restrictions relating to on-street parking, staff does not see a public harm or detriment being created if the requested variance were granted. Staff believes that the spirit of the regulations is being maintained if the design presented were allowed to occur.

Several "minor" technical issues have been identified on the plat which remain outstanding and must be addressed prior to final Council action. With the exception of these "minor" technical issues and the requested variance, the plat meets all of the requirements of the Subdivision Regulations.

RECOMMENDATION

Approval of the proposed preliminary plat subject to addressing technical issues prior to forwarding to Council for final approval;

Approval of the requested variance from Section 25-46 of the Subdivision Regulations

ATTACHMENTS

- Aerial & topographic locator maps
- Preliminary plat
- Variance request
- Proposed final plat (Case #13-183)

SITE HISTORY

Annexation Date	2004
Zoning History	2004: C-3, PUD-4, C-P, O-P
Land Use Plan Designation	Commercial
Subdivision/Legal Lot Status	Previously platted (PB 47, PG 31)

SITE CHARACTERISTICS

Area (acres)	143.71 acres
Topography	Gradually sloping to the southeast
Vegetation/Landscaping	Generally cleared & graded with grassed area
Watershed/Drainage	Bonne Femme
Existing structures	One barn to be demolished

UTILITIES & SERVICES

Sanitary Sewer	All City services are available.
Water	
Fire Protection	
Electric	

ACCESS

Ponderosa Street	
Location	East side of site
Major Roadway Plan	Major Collector (unimproved & City-maintained), adequate right-of-way exists.
CIP projects	None
Sidewalk	5-foot wide sidewalk needed.

Gans Road	
Location	South side of site
Major Roadway Plan	Minor Arterial
CIP projects	None
Sidewalk	Installed

PARKS & RECREATION

Neighborhood Parks Plan	Site is served by A Perry Philips Park
Trails Plan	Trails exist within park
Bicycle/Pedestrian Plan	Urban Trail/Pedway

Report prepared by _____

Approved by Patrick Zenner

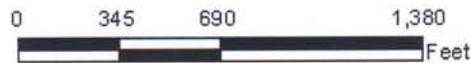


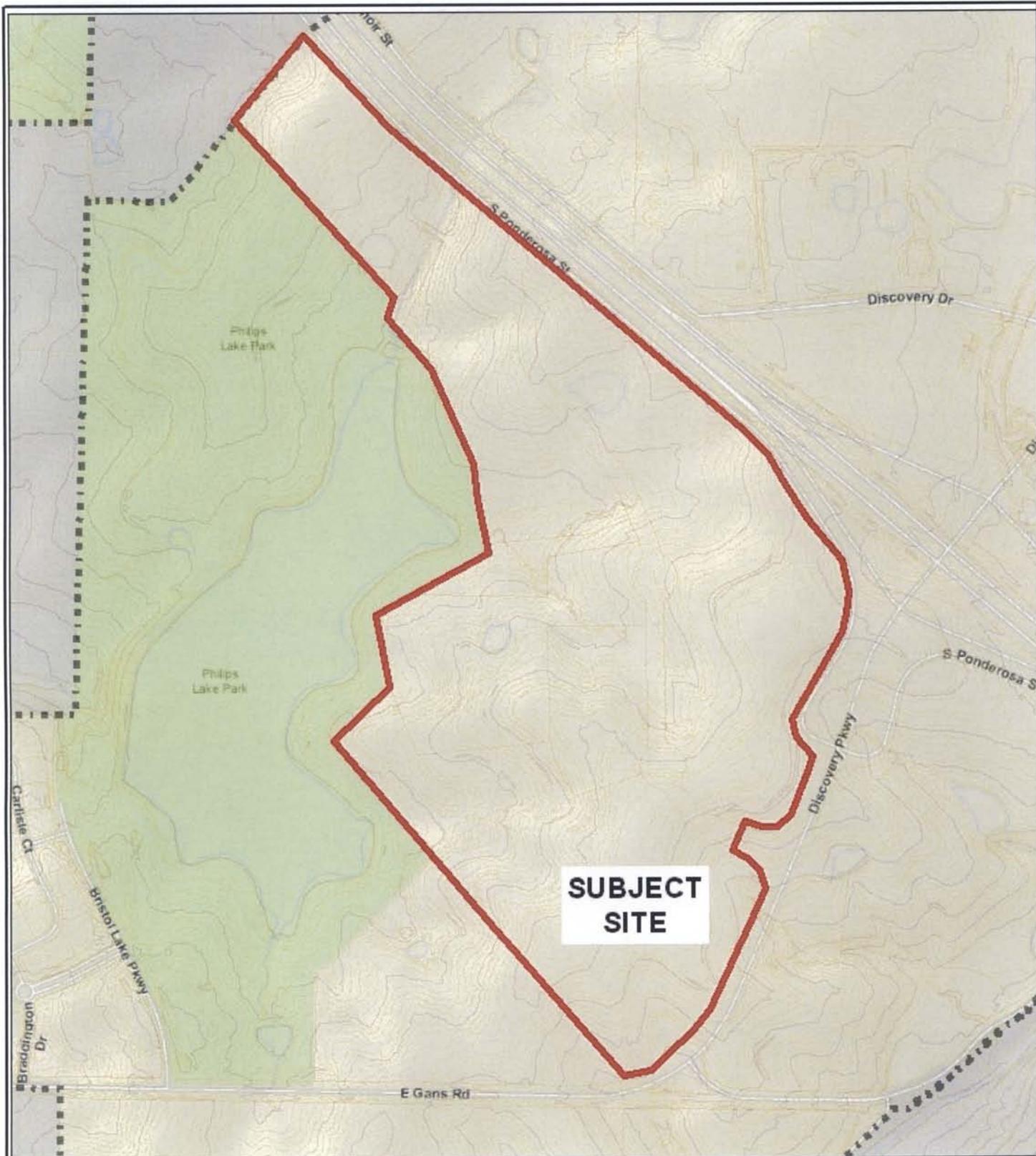
Boone County Assessor's Office, Benton Map Company

13-182 Preliminary Plat Discovery Park Subdivision



Parcel Data
Source: Boone County Assessor





13-182 Preliminary Plat Discovery Park Subdivision



Parcel Data
Source: Boone County Assessor

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
- FENCE LINE
- OVERHEAD ELECTRIC
- GAS LINE
- SAN SEWER LINE
- STORM LINE
- WATER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



SCALE: 1"=100'

A PRELIMINARY PLAT OF DISCOVERY PARK SUBDIVISION
P1316 LLC.
ALL OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31
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LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
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SUBMITTED AUGUST 27, 2013

OWNER:

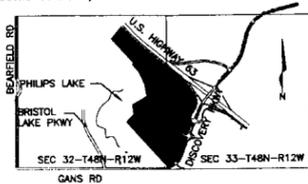
P1316 LLC
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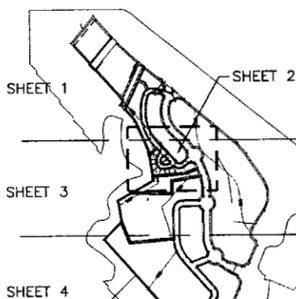
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LOCATION MAP Not To Scale

THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1588
Fax (573) 814-1128

SHEET INDEX



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MATCHLINE SEE PAGE 2

Line #	Direction	Length
L-1	N88°14'06"W	114.28
L-2	N85°16'10"W	104.82
L-3	S49°58'55"E	36.89
L-4	S28°27'04"E	89.59
L-27	N50°43'08"E	13.18
L-28	S74°27'25"E	80.10
L-30	N41°02'25"E	0.80
L-31	S48°59'35"E	128.08
L-32	N70°17'50"E	2.80

Curve #	Length	Radius	Chord
C-1	78.80	128.00	890°38'30"W, 75.40
C-4	16.48	80.00	N33°18'16"W, 16.40
C-6	43.98	42.00	S4°32'58"W, 43.00
C-7	14.73	106.00	S30°38'30"W, 14.72
C-8	7.76	170.00	N40°39'25"W, 7.76
C-28	48.58	100.00	N84°08'40"E, 48.58
C-31	96.28	128.00	S40°19'00"W, 96.78
C-32	29.89	34.00	N2°57'48"W, 28.86
C-33	32.80	108.00	N18°17'38"W, 32.67
C-34	38.38	34.00	N52°17'10"E, 37.18
C-47	41.84	108.10	N58°29'48"E, 41.00
C-48	43.58	41.80	N76°22'38"E, 41.90
C-49	28.20	86.90	S62°22'58"E, 27.99
C-43	31.51	108.00	N77°08'18"E, 31.20

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Steven R. Proctor
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: OCTOBER 3, 2013

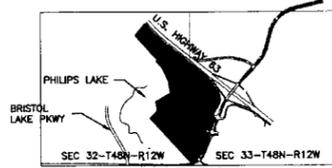
SUBSCRIBED AND SWORN BEFORE ME ON THIS 3RD DAY OF SEPTEMBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
Notary Public - Notary Seal
Comm. Number: 1385812
STATE OF MISSOURI
Boone County
My Commission Expires: May 31, 2017

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

MATCHLINE SEE PAGE 2

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



LOCATION MAP Not To Scale

OWNER:

P1316 LLC
 3315 BERRYWOOD STE 101
 COLUMBIA, MO 65201

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
- FENCE LINE
- OVERHEAD ELECTRIC
- GAS LINE
- SEWER LINE
- STORM LINE
- WATER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



SCALE: 1"=40'

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

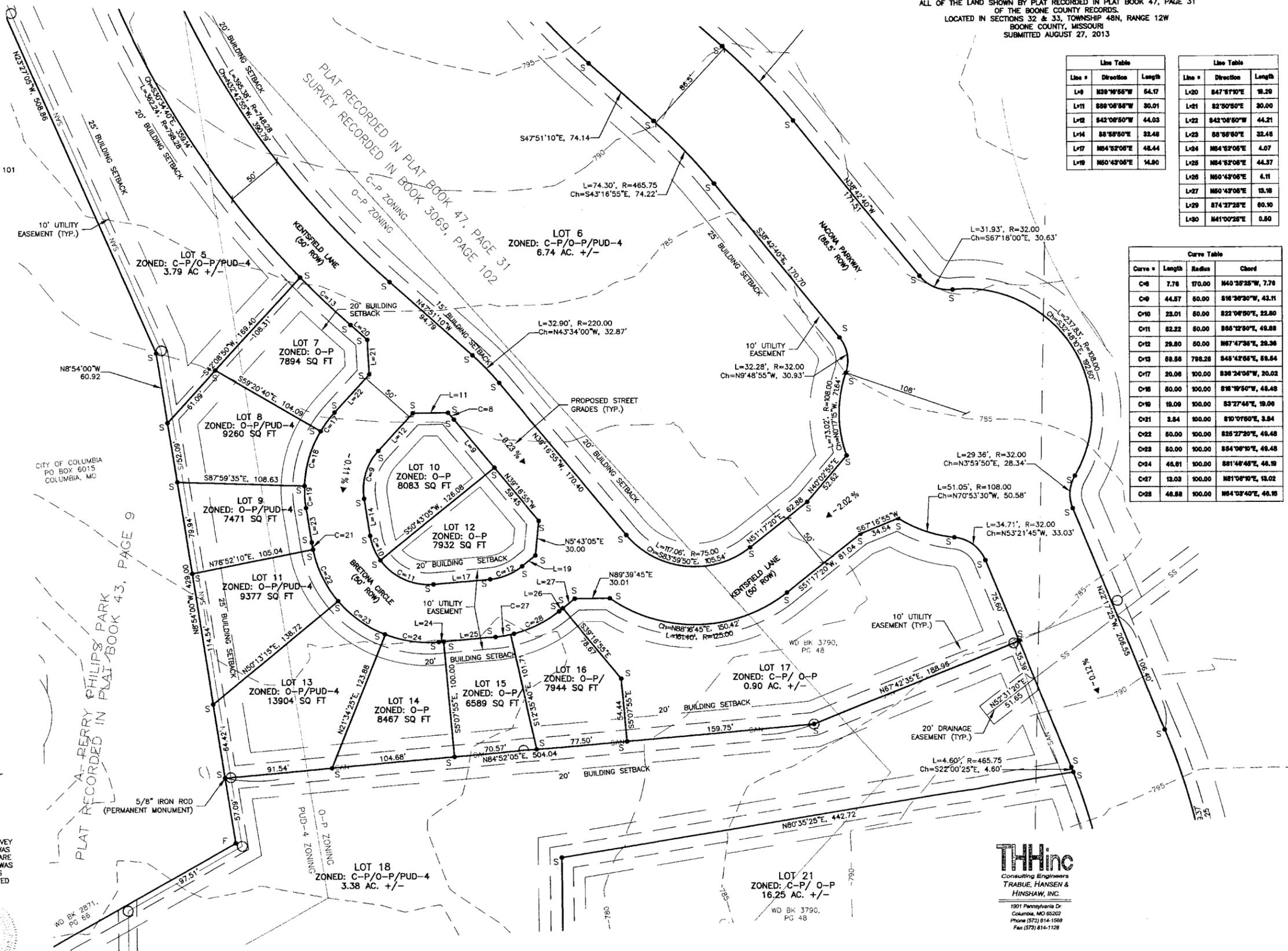
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DEREK FORBIS
 Notary Public - Notary Seal
 Comm. Number: 1305812
 STATE OF MISSOURI
 Boone County
 My Commission Expires: May 31, 2017

Derek Forbis
 DEREK FORBIS
 NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY 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
 STEVEN R. PROCTOR, P.L.S. 2000148566
 Date: OCTOBER 3, 2013



Line #	Direction	Length
L-9	N39°16'55"W	64.17
L-11	S89°08'58"W	30.01
L-12	S42°08'50"W	44.03
L-14	S8°58'50"E	32.48
L-17	N64°52'08"E	48.44
L-19	N60°43'08"E	14.80

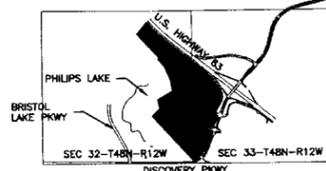
Line #	Direction	Length
L-20	S47°51'10"E	18.28
L-21	S2°50'50"E	30.00
L-22	S42°08'50"W	44.21
L-23	S8°58'50"E	32.48
L-24	N64°52'08"E	4.07
L-25	N64°52'08"E	44.37
L-26	N60°43'08"E	4.11
L-27	N60°43'08"E	13.16
L-29	S74°27'28"E	60.10
L-30	N41°00'28"E	0.80

Curve #	Length	Radius	Chord
C-8	7.76	170.00	N40°38'25"W, 7.76
C-9	44.87	60.00	S18°38'30"W, 43.11
C-10	23.01	60.00	S22°08'50"E, 22.80
C-11	62.22	60.00	S66°12'50"E, 49.88
C-12	28.80	60.00	N67°47'36"E, 28.36
C-13	68.86	798.28	S48°42'56"E, 69.64
C-17	20.06	100.00	S38°24'06"W, 20.02
C-18	60.00	100.00	S18°18'50"W, 48.48
C-19	18.08	100.00	S3°27'44"E, 18.08
C-21	3.84	100.00	S70°15'50"E, 3.84
C-22	60.00	100.00	S25°27'20"E, 48.48
C-23	60.00	100.00	S54°08'10"E, 48.48
C-24	48.61	100.00	S81°48'48"E, 48.19
C-27	13.03	100.00	N81°08'10"E, 13.02
C-28	48.88	100.00	N64°03'40"E, 48.19

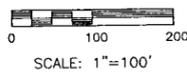
THinc
 Consulting Engineers
 TRABUE, HANSEN &
 HINSHAW, INC.
 1901 Pennsylvania Dr
 Columbia, MO 65202
 Phone (573) 814-1068
 Fax (573) 814-1128

A PRELIMINARY PLAT OF DISCOVERY PARK SUBDIVISION
P1316 LLC.
ALL 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

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



OWNER:
P1316 LLC
3315 BERRYWOOD STE 101
COLUMBIA, MO 65201



- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
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 - OHE OVERHEAD ELECTRIC
 - G GAS LINE
 - SS SAN SEWER LINE
 - SS STORM LINE
 - W WATER LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE

NOTES

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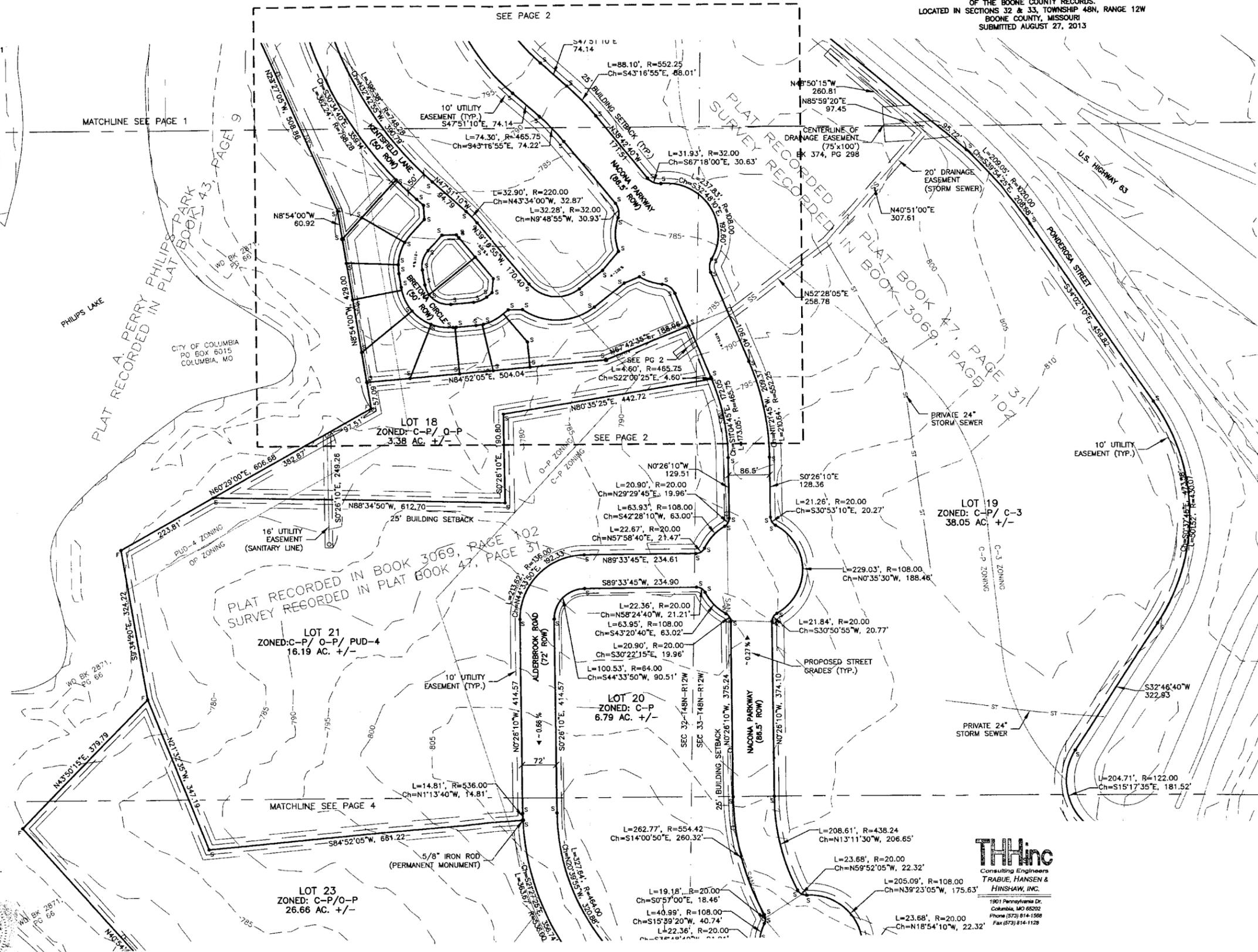
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DEREK FORBIS
Notary Public - Notary Seal
Comm. Number 13803612
STATE OF MISSOURI
Boone County
My Commission Expires May 31, 2017

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

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Steven R. Proctor
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: OCTOBER 3, 2013

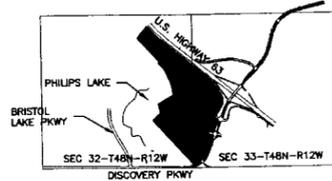


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 P1316 LLC.
 ALL OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31
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 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
 BOONE COUNTY, MISSOURI
 SUBMITTED AUGUST 27, 2013

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

OWNER:

P1316 LLC
 3315 BERRYWOOD STE 101
 COLUMBIA, MO 65201



LOCATION MAP Not To Scale



SCALE: 1"=100'

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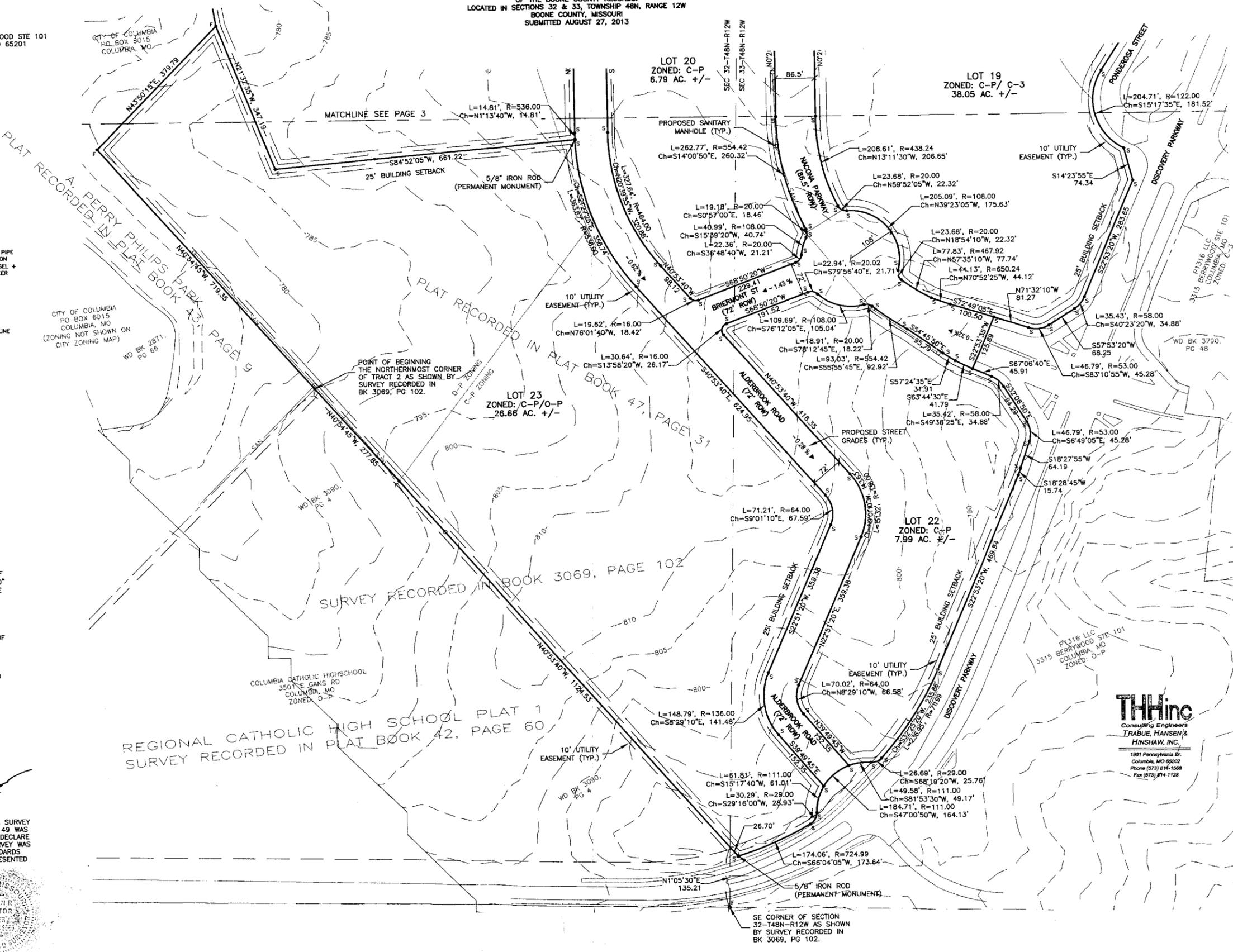
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DEREK FORBIS
 Notary Public - Notary Seal
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 STATE OF MISSOURI
 Boone County
 My Commission Expires: May 31, 2017

Derek Forbis
 DEREK FORBIS
 NOTARY PUBLIC

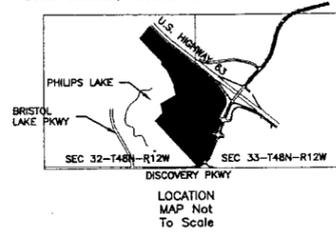
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Steven R Proctor
 STEVEN R. PROCTOR
 P.L.L.C. 2000148668
 Date: OCTOBER 3, 2013



THHinc
 Consulting Engineers
 TRABUE, HANSEN &
 HINSHAW, INC.
 1201 Pennsylvania St.
 Columbia, MO 65202
 Phone (573) 814-1508
 Fax (573) 814-1128

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



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

OWNER:

P1316 LLC
3315 BERRYWOOD STE 101
COLUMBIA, MO 65201

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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.

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 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 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 208.68 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 501.52 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 S67°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 26.89 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 184.13 FEET) TO A 1/2" IRON ROD SET;
THENCE 30.29 FEET ALONG A 29.00 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 A PORTION OF THE SAME LAND DESCRIBED BY DEEDS 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 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
STEVEN R. PROCTOR, P.L.S. 2000148866
Date: OCTOBER 3, 2013



SUBSCRIBED AND SWORN BEFORE ME ON THIS 3RD DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
Notary Public - Notary Seal
Comm. Number 13603612
STATE OF MISSOURI
Boone County
My Commission Expires: May 31, 2017

Derek Forbis
DEREK FORBIS
NOTARY PUBLIC

THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1568
Fax (573) 814-1128

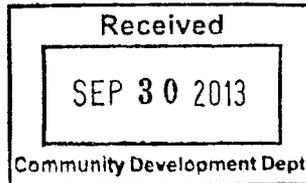
APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2013

ROBERT MCDAVID, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING & ZONING COMMISSION,
COLUMBIA, MO THIS _____ DAY OF _____, 2013

RAMON PURI, CHAIR



September 30, 2013

CCEG #112003-1

City of Columbia
ATTN: Pat Zenner
701 E. Broadway
PO Box 6015
Columbia, MO 65205

RE: Discovery Park Subdivision Variance Request (13-182)

Dear Mr. Zenner:

Please consider this the official request for a variance from Ordinance 24-45 in regards to Bretona Circle on the above reference plat our justification for this request is as follows:

- The curve of the road now denoted as Bretona Circle is still less than 100' centerline radii (59^o29' per the ordinance). We are requesting this variance for the following reasons:
 - This area will be single family homes and thus low volume traffic. Due to the overall mixed density of the larger area we wish for this to remain as a traffic calming feature.
 - We have spoken with Mr. Nichols at Public Works concerning this matter. We mutually agree that since this will be a 28' wide street, this road shall be designated no parking on both sides of the street. Only off-street parking will be allowed for the single-family units.

In addition to this letter, please find enclosed the variance application and the fee for \$250.00. If you should have any questions or comments, please feel free to contact me at this office or by email at mmhall@columbiacivilengineering.com.

Sincerely,

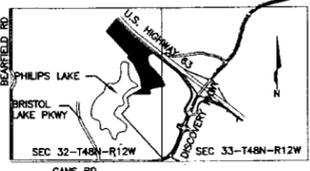
A handwritten signature in black ink, appearing to read "Michael M. Hall".

Michael M. Hall, P.E.
Principal Engineer

Encl.

PC: Derek Forbis – THH

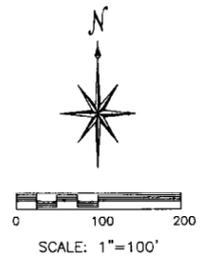
Filed for Record, Boone County, Missouri
Bettie Johnson, Recorder of Deeds



DISCOVERY PARK SUBDIVISION PLAT 2-A
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 1
P1316 LLC.
ALL 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

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
- FENCE LINE
- OVERHEAD ELECTRIC
- GAS LINE
- SEWER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



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# 290019C02950. DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

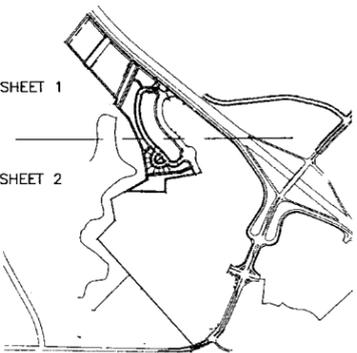
THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED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

Line #	Direction	Length
L-1	N25°14'08"W	114.26
L-2	N65°15'10"W	106.82
L-3	S49°38'55"E	38.89
L-4	S25°27'05"E	82.58
L-29	N74°27'25"W	60.10
L-30	S41°00'28"W	0.50
L-31	S48°59'35"E	129.08
L-32	S70°17'50"W	2.50

Curve #	Length	Radius	Chord
C-1	78.60	125.00	S80°38'30"W, 75.40
C-2	35.65	80.00	N37°42'00"W, 25.46
C-3	43.98	42.00	S4°32'58"W, 42.00
C-7	14.73	108.00	S30°38'30"W, 14.72
C-8	7.76	170.00	N40°38'28"W, 7.76
C-28	46.58	100.00	N64°03'40"E, 46.16
C-31	86.35	125.00	S40°19'00"W, 98.76
C-32	29.58	34.00	N2°57'48"W, 28.66
C-33	32.90	108.00	N10°11'35"W, 32.87
C-34	39.35	34.00	S52°17'10"W, 37.19
C-37	41.54	108.10	S66°29'55"W, 41.09
C-38	43.88	41.90	S78°32'38"W, 41.90
C-40	28.20	88.90	N62°22'55"W, 27.99
C-44	31.91	108.00	S77°08'15"W, 31.20

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 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

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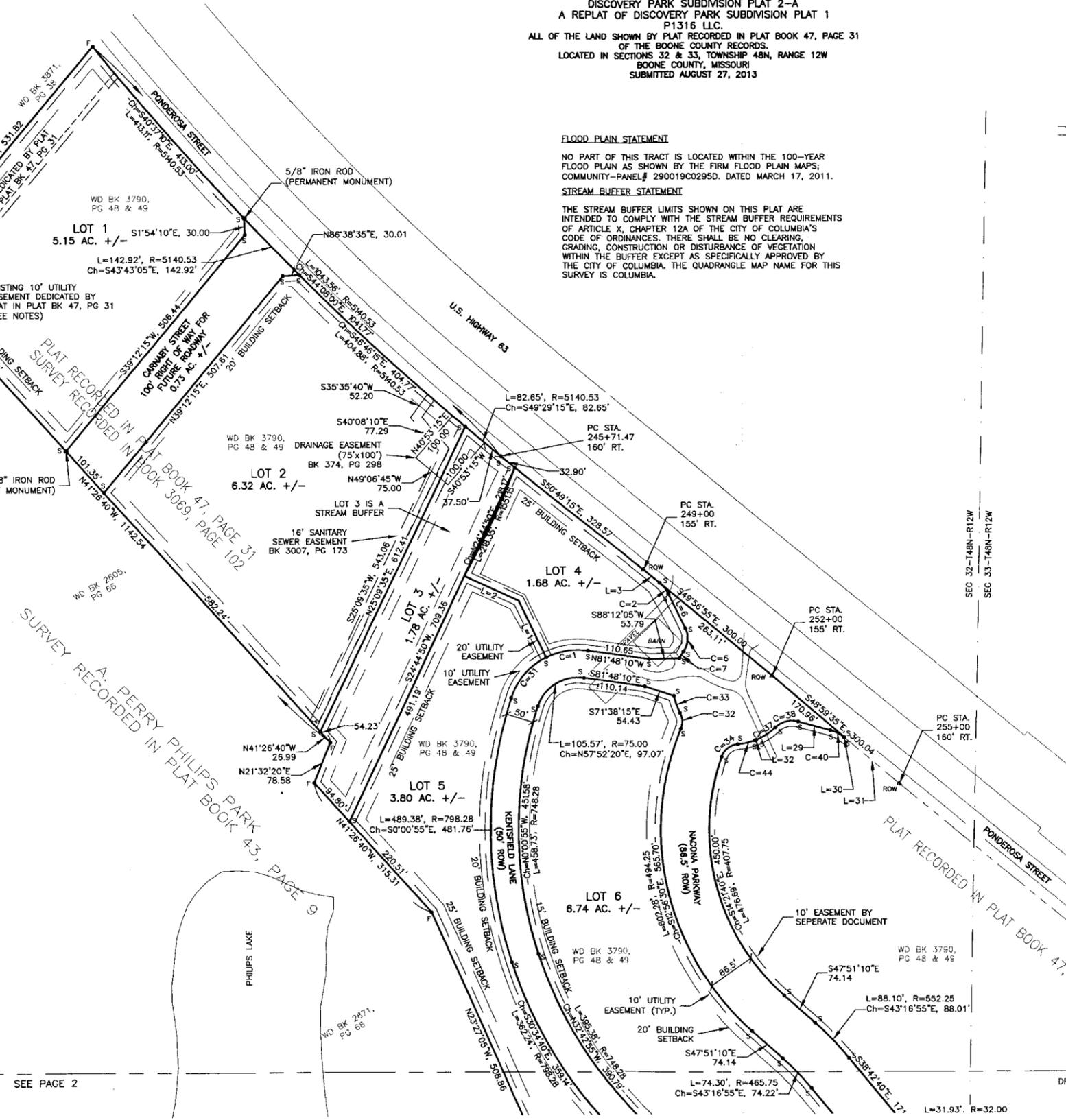
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PARCEL ACCESS TO FUTURE PUBLIC STREETS IS SUBJECT TO CITY TRAFFIC ENGINEER AND SITE SPECIFIC DEVELOPMENT PLAN APPROVAL.

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 PLAT BOOK _____, PAGE _____



THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC., A SURVEY 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
Date: OCTOBER 3, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 3RD DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

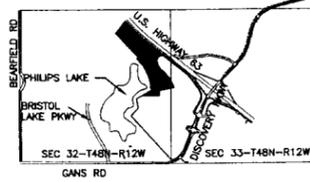
DEREK FORBIS
Notary Public - Notary Seal
Comm. Number 1382612
STATE OF MISSOURI
Boone County
My Commission Expires: May 31, 2017

DEREK FORBIS
NOTARY PUBLIC

THinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1558
Fax: (573) 814-1128

SEE PAGE 2

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



LOCATION MAP Not To Scale



SCALE: 1"=40'

- LEGEND**
- S SET
 - F FOUND
 - OH DRILL HOLE
 - 1/2" IRON ROD OR PIPE
 - 1/4" OR LARGER IRON
 - DRILL HOLE OR CHISEL
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NOTES

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

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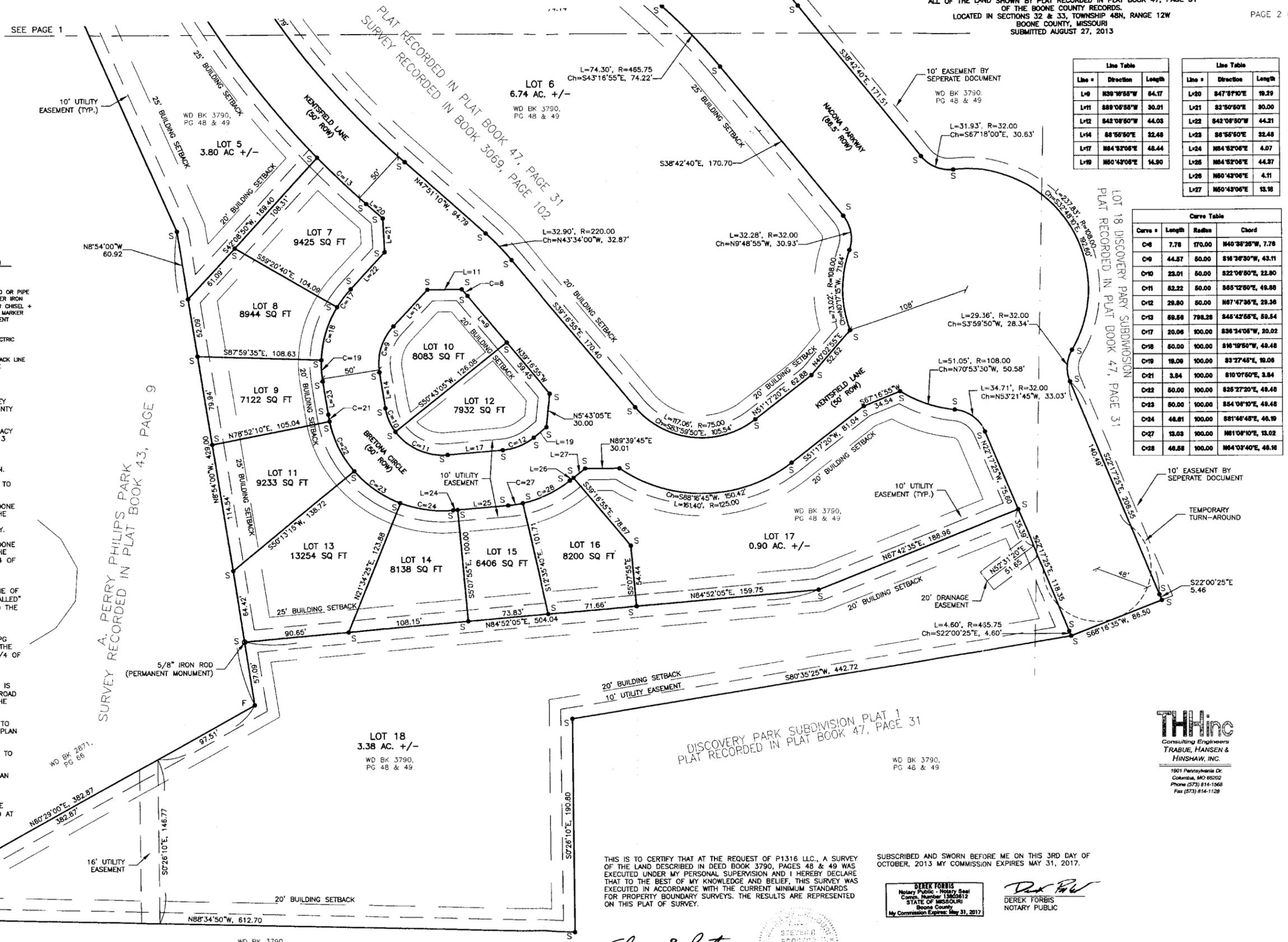
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Line Table

Line #	Direction	Length
L-0	N39°10'55"W	84.17
L-11	S89°08'55"W	30.01
L-12	S42°08'50"W	44.03
L-14	S8°56'50"E	32.48
L-17	N84°32'08"E	48.44
L-19	N60°43'08"E	14.90

Line Table

Line #	Direction	Length
L-20	S47°59'10"E	19.29
L-21	S2°50'50"E	30.00
L-22	S42°08'50"W	44.21
L-23	S8°56'50"E	32.48
L-24	N84°32'08"E	4.57
L-25	N84°32'08"E	44.37
L-26	N60°43'08"E	4.11
L-27	N60°43'08"E	13.18

Curve Table

Curve #	Length	Radius	Chord
C-8	7.78	170.00	N40°34'28"W, 7.78
C-9	44.37	50.00	S16°36'30"W, 43.11
C-10	23.01	50.00	S22°08'50"E, 22.80
C-11	62.22	50.00	S65°12'50"E, 49.88
C-12	29.80	50.00	N87°47'38"E, 29.36
C-13	69.58	788.28	S45°42'58"E, 59.54
C-17	20.06	100.00	S38°14'08"W, 20.02
C-18	50.00	100.00	S18°19'50"W, 49.48
C-19	18.00	100.00	S3°27'48"E, 18.06
C-21	3.84	100.00	S10°07'50"E, 3.84
C-22	50.00	100.00	S25°27'20"E, 49.48
C-23	50.00	100.00	S54°10'10"E, 49.48
C-24	48.81	100.00	S81°44'48"E, 48.19
C-27	13.03	100.00	N81°08'10"E, 13.02
C-28	48.58	100.00	N84°03'40"E, 48.18

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

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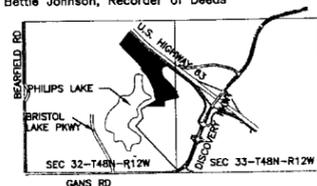
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Derek Forbis
 Notary Public - Henry Seal
 Comm. Number 13303612
 STATE OF MISSOURI
 Boone County
 My Commission Expires: May 31, 2017

Derek Forbis
 DEREK FORBIS
 NOTARY PUBLIC

THHinc
 Consulting Engineers
 TRABUE, HANSEN &
 HINSHAW, INC.
 1901 Pennsylvania Dr.
 Columbia, MO 65202
 Phone (573) 814-1958
 Fax (573) 814-1128

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



LOCATION MAP Not To Scale

DISCOVERY PARK SUBDIVISION PLAT 2-A
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 1
P1316 LLC.
ALL 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

NOTES

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

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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

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 0.50 FEET TO A 1/2" IRON ROD SET;
THENCE 28.20 FEET ALONG A 66.90 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 60.10 FEET TO A 1/2" IRON ROD SET;
THENCE 43.88 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 51.31 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 476.69 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 S32°48'10"E, A DISTANCE OF 192.60 FEET) TO A 1/2" IRON ROD SET;
THENCE 29.36 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S03°59'50"W, A DISTANCE OF 28.34 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 S68°16'35"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 612.70 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 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
Date: OCTOBER 3, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 3RD DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS
Notary Public - Notary Seal
Comm. Number 1380812
STATE OF MISSOURI
Boone County
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

MEMBER _____ (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) 814-1508
Fax (573) 814-1128