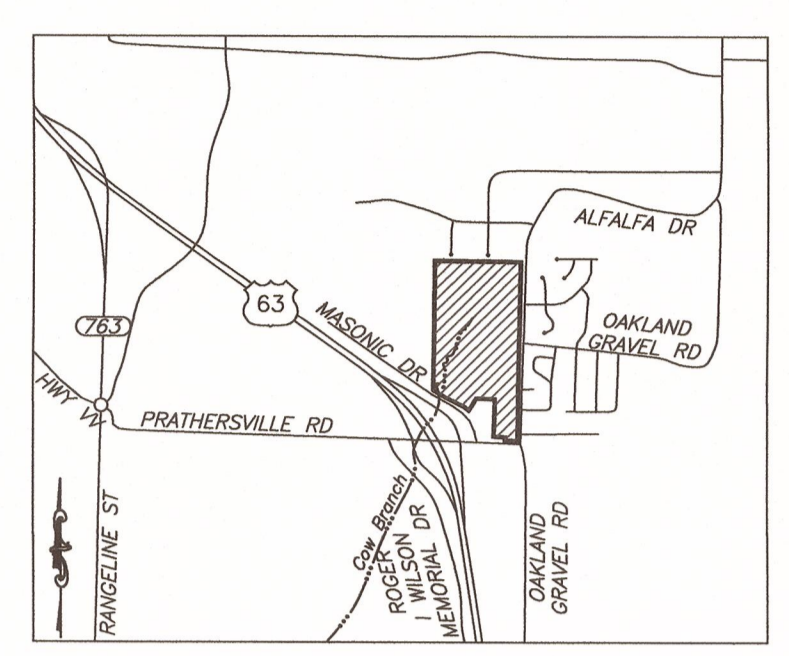


ZONING EXHIBIT
GARY RIDENHOUR TRACT

RECEIVED
 JUL 23 2019
 Boone County
 Planning Department

HATSTACK ACRES ADDITION
 RECORDED IN PB 30, PG 91
 ZONING: A-R

TRACT 1 OF SURVEY RECORDED IN BOOK 4924,
 PAGE 39; PART OF THE NORTHEAST 1/4 OF
 SECTION 19 IN T49N, R12W, BOONE COUNTY,
 MISSOURI
 JULY 22, 2019



LOCATION MAP
 NOT TO SCALE

OWNER
 GARY RIDENHOUR
 16034 TERNGLEN DR
 LITHIA, FL 33547

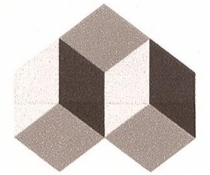
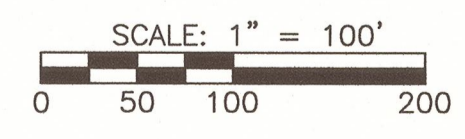
SITE DATA
 ACREAGE: 68.98 ACRES
 LAND IS CURRENTLY VACANT WITH NO BUILDINGS OR USES
 SECTION-TOWNSHIP-RANGE: 19-49-12

PROPOSED ZONING:
 62.36 ACRES R-S W/ DEDICATED R/W
 2.64 ACRES C-N W/ DEDICATED R/W
 3.98 ACRES C-G

STREAM BUFFER STATEMENT
 THE STREAM BUFFER LIMITS SHOWN ON THIS TRACT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(4)(5), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C170E, DATED APRIL 19, 2017.

LEGAL DESCRIPTION
 TRACT ONE (1) OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39, PART OF THE NORTHEAST QUARTER OF SECTION 19 IN TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, AS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3814, PAGE 64, ALL RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 68.98 ACRES.



A CIVIL GROUP
 CIVIL ENGINEERING - PLANNING - SURVEYING
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 SUITE 105
 COLUMBIA, MO 65203
 PH: (573) 817-5750, FAX: (573) 817-1677
 MISSOURI CERTIFICATE OF AUTHORITY: 2001006115