

LEGAL DESCRIPTION: TRACT 1

A TRACT OF LAND DESCRIBED BY SURVEY RECORDED IN BOOK 4896, PAGE 84 OF THE BOONE COUNTY RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 12 WEST AND A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 11 WEST OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND AT THE QUARTER CORNER BETWEEN SAID SECTION 13, TOWNSHIP 48 NORTH, RANGE 12 WEST AND SECTION 18, TOWNSHIP 48 NORTH, RANGE 11 WEST;

THENCE N88°03'15"W ALONG THE EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 1842.69 FEET TO THE SOUTHEAST CORNER OF A SURVEY IN BOOK 1010, PAGE 104 (A 1/2" IRON ROD FOUND SOUTH 0.43 FEET);
 THENCE N1°18'45"E ALONG THE EAST LINE OF SAID SURVEY, A DISTANCE OF 1567.29 FEET TO A 1/2" IRON ROD FOUND;
 THENCE N87°50'25"W, A DISTANCE OF 814.50 FEET TO THE INTERSECTION WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 13 (A 1/2" IRON ROD FOUND 0.76 FEET EAST);
 THENCE ALONG SAID NORTH-SOUTH QUARTER SECTION LINE N1°09'50"E, A DISTANCE OF 1080.60 FEET TO A 5/8" IRON ROD FOUND AT THE NORTH QUARTER OF SAID SECTION 13;
 THENCE ALONG NORTH LINE OF SAID SECTION 13 S88°07'20"E, A DISTANCE OF 2649.70 FEET TO A COTTON GIN SPINDLE SET AT THE NORTHEAST CORNER OF SAID SECTION 13;
 THENCE ALONG THE WEST LINE OF SAID SECTION 18 N1°05'30"E, A DISTANCE OF 26.41 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID SECTION 18;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 18 N87°56'30"E, A DISTANCE OF 255.29 FEET TO A 1/2" IRON ROD SET;
 THENCE S1°05'30"W PARALLEL WITH THE SECTION LINE BETWEEN SAID SECTIONS 13 AND 18, A DISTANCE OF 2317.42 FEET TO A 1/2" IRON ROD SET;
 THENCE S89°36'55"W, A DISTANCE OF 254.99 FEET TO A 1/2" IRON ROD SET AT THE INTERSECTION WITH THE SECTION LINE BETWEEN SAID SECTIONS 13 AND 18;
 THENCE ALONG SAID SECTION LINE S1°05'30"W, A DISTANCE OF 370.63 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 145.72 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 5395, PAGE 7 OF THE BOONE COUNTY RECORDS, SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

OWNER:
D WHO LAND LLC
7611 PLEASANT RD
WATERFORD, WI 53185

SUBDIVIDER:
JR2 DEVELOPMENT
2900 CHINABERRY DR
COLUMBIA, MO 65201

CURRENT ZONING: A-1
CURRENT DEED:
WARRANTY DEED BK 5574, PG 0005

ACREAGE
THE ENTIRE SUBDIVISION: 145.72 ACRES

COMMUNITY ASSETS
THERE ARE NO COMMUNITY ASSETS KNOWN ON THE PROPERTY.

PROPOSED ZONING:
R-SP

FRONT BUILDING SETBACK = 25FT
REAR BUILDING SETBACK = 25FT
SIDE YARD SETBACK = 6FT*

*SIDE YARDS ABUTTING STREET FRONTAGE WILL HAVE A 25FT SETBACK FROM RIGHT OF WAY

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 #29019C0305E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT
THE TYPE II STREAM BUFFER AS SHOWN ON THIS TRACT IS 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.

STORMWATER STATEMENT
THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

STORMWATER MANAGEMENT
THE STORMWATER WILL BE CALCULATED PER BOONE COUNTY ENGINEERING AND A BMP FACILITY WILL NEED TO BE CONSTRUCTED PER BOONE COUNTY SPECIFICATIONS. SIZE AND LOCATION MAY HAVE TO BE REVISED. LOT C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, AND C-10 ARE INTENDED FOR STORMWATER TREATMENT PURPOSES. THE BMPs WITHIN THE DEVELOPMENT WILL SATISFY THE WATER QUALITY AND DETENTION REQUIREMENTS SET FORTH IN THE BOONE COUNTY STORMWATER ORDINANCE.

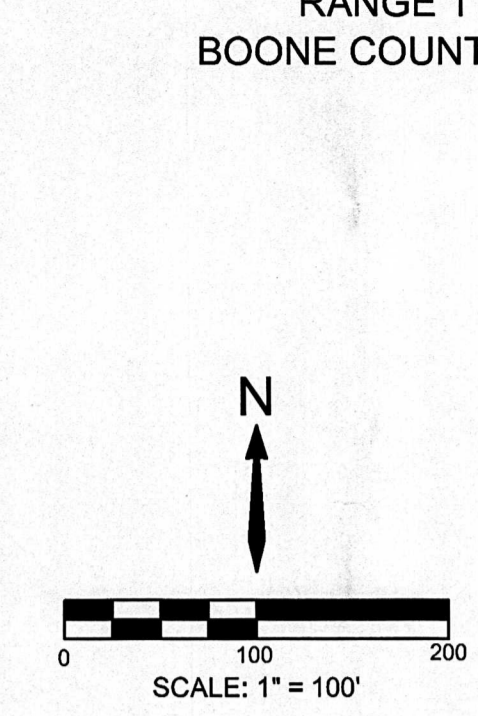
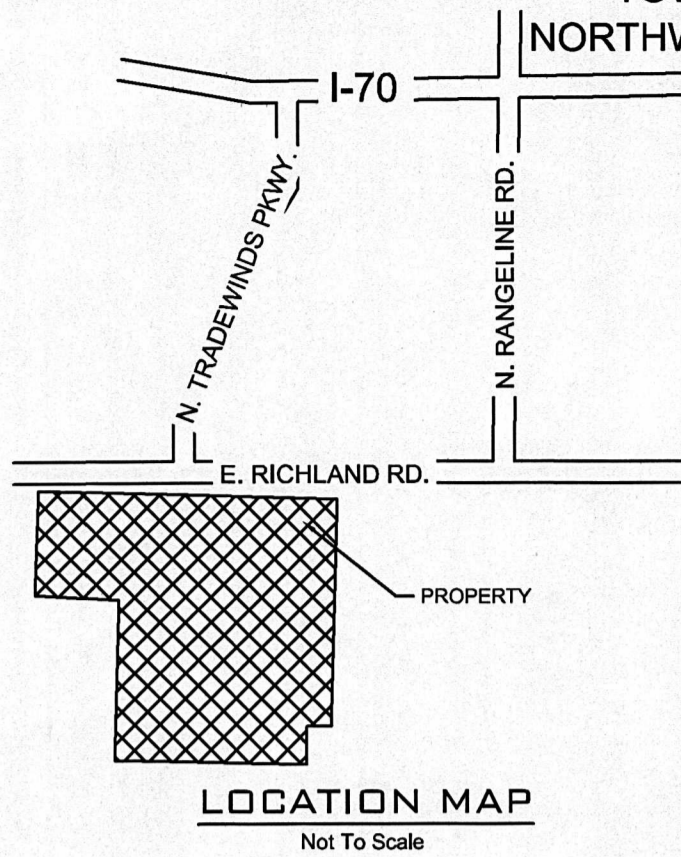
PROPOSED ROAD NAMES
EXTENSION OF TRADEWINDS PKWY
ALEPPO CT. NEW PUBLIC ROADWAY
MARITIME WAY NEW PUBLIC ROADWAY
KIEFER LN. NEW PUBLIC ROADWAY
KIEFER CT. NEW PUBLIC ROADWAY
LOCKPOLE DR. NEW PUBLIC ROADWAY
LOBLOLY DR. NEW PUBLIC ROADWAY
SWISS WAY NEW PUBLIC ROADWAY
PINYON DR. NEW PUBLIC ROADWAY
RADIATA DR. NEW PUBLIC ROADWAY
SCOTCH CT. NEW PUBLIC ROADWAY
PONDPIKE DR. NEW PUBLIC ROADWAY

OFFSITE TRAFFIC IMPROVEMENTS
ROUNDOABOUT COST SHARING TO BE PER ANNEXATION AGREEMENT.

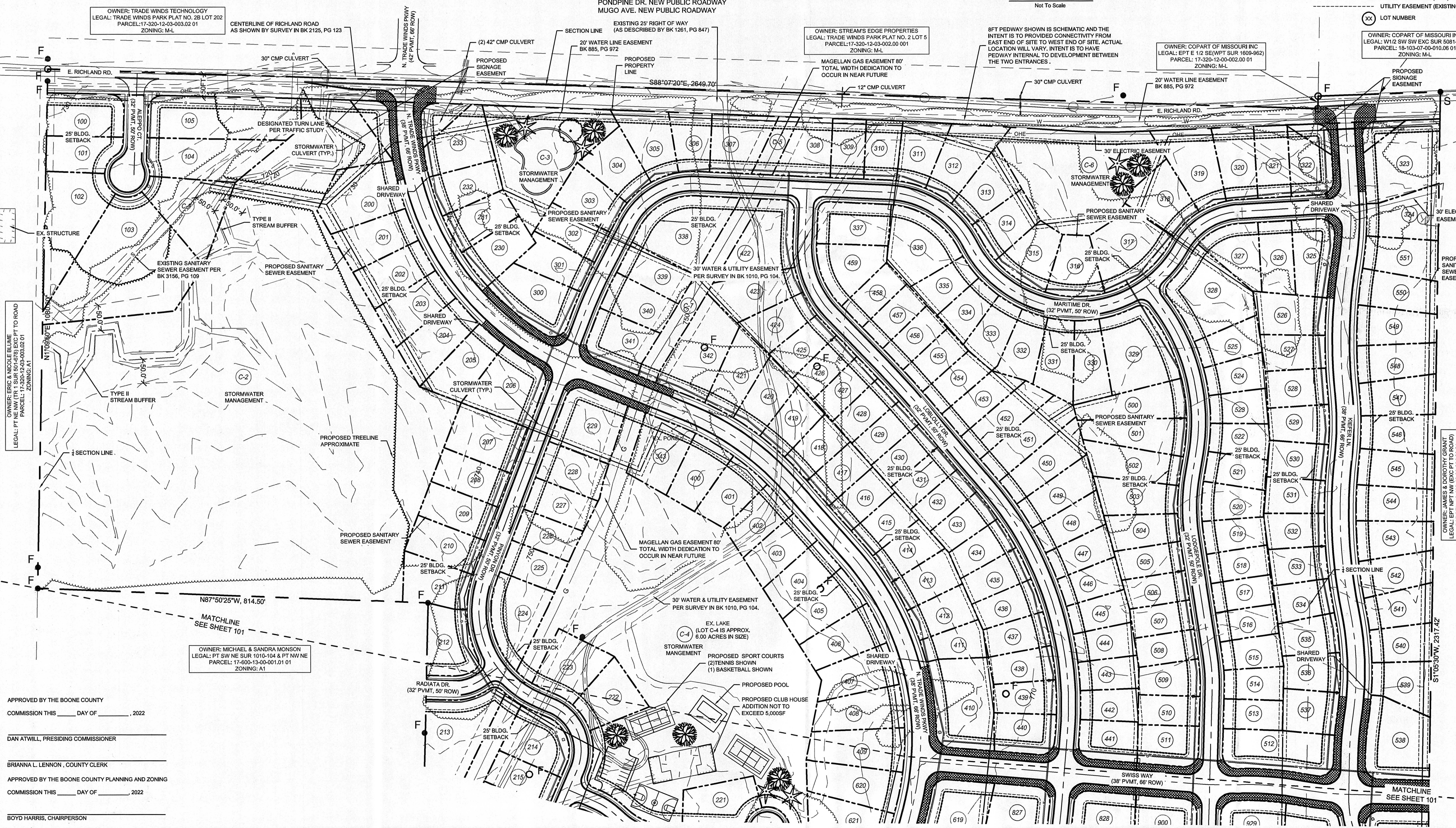
INTERSECTION LIGHT AT BROADVIEW CT. AND RICHLAND RD. WILL BE INSTALLED AT TIME OF PLATTING THE 75TH LOT IN THIS DEVELOPMENT.

THE 2FT WIDE, 300LF OF SHOULDER WILL BE INSTALLED AT TIME OF PLATTING THE 75TH LOT IN THIS DEVELOPMENT. SHOULDER DESIGN TO BE 6" ACC PAVEMENT ON 4" AGGREGATE BASE ON COMPACTED SUBGRADE.

FIVE PINES SUBDIVISION PRD
A REVIEW PLAN & PRELIMINARY PLAT
SUBMISSION DATE: APRIL 25, 2022
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 12 WEST AND A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 11 WEST, BOONE COUNTY, MISSOURI



- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - PM PERMANENT MONUMENT
 - 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
 - ⊥ DRILL HOLE OR CHISEL
 - ▲ RIGHT OF WAY MARKER
 - ⊞ STONE MONUMENT
 - ⊙ CORNER POST
 - (91387) X FENCE LINE
 - X BK/PKG OF RECORD PLAT/SURVEY
 - M MEASURED DISTANCE
 - R RECORD DISTANCE
 - PROPOSED HYDRANT
 - NO DRIVEWAY ACCESS
 - CENTERLINE
 - - - LOT LINE
 - - - BUILDING LINE
 - - - PROPOSED TREE LINE
 - - - EXISTING TREE LINE
 - - - UTILITY EASEMENT (NEW)
 - - - UTILITY EASEMENT (EXISTING)
 - ⊗ LOT NUMBER



SSE
SIMON & STRUMPH ENGINEERING
CREATING CLIENTS FOR LIFE
210 PARK AVENUE
COLUMBIA, MO 65203
P 573.499.1944

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
EXPIRES: DECEMBER 31, 2023

NOTICE:
SSE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

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CCS
CENTRAL COUNTIES SURVEYING

401 S. Cleveland St.
Fayette, MO 65248
Phone (660) 728-5028
Missouri Certificate of Authority #2014035993

DEREK FORBIS, PLS #2021015380
5/11/2022

REVISIONS

FIVE PINES SUBDIVISION RPD
A REVIEW PLAN & PRELIMINARY PLAT
RICHLAND ROAD, BOONE COUNTY, MO

ENGINEER: KKS
DRAWN BY: TRA
CHECKED BY: KKS
SSE PROJECT #: 21028

REVIEW PLAN NORTH
DRAWING NO. C100
SHEET NO. 01 OF 03

APPROVED BY THE BOONE COUNTY COMMISSION THIS _____ DAY OF _____, 2022
DAN ATWILL, PRESIDING COMMISSIONER

BRIANNA L. LENNON, COUNTY CLERK

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2022
BOYD HARRIS, CHAIRPERSON