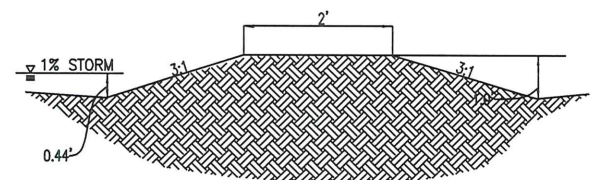


THIS TRACT IS SUBJECT TO THE EXISTING 60-FOOT PIPELINE EASEMENT RECORDED IN BOOK 184, PAGE 636; COMMUNICATION EASEMENT RECORDED IN BOOK 1582, PAGE 960; & PARTIAL RELEASE RECORDED IN BOOK 345, PAGE 245.



Site plan for Spring Mountain Dr. showing property boundaries, building footprints, drainage easements, and utility lines. The plan includes bearings and distances for all boundaries and easements. Key features include a 20' drainage easement, a 25' building line, a 15' utility easement, and a 5' sidewalk. Elevation points are marked for finished ground (FG) and top of curb (TC). A manhole (MH B3) is shown with a rim elevation of 800.77'. The plan also shows a 730-foot finished floor (FF) for a slab.

Boundaries and Distances:

- Top: S 65°24'50" W 94.15'
- Right: N 20°07'55" W 173.23'
- Bottom: S 69°52'05" W 50.47'
- Left: N 25°45'10" W 168.05'

Easements and Building Lines:

- 20' DRAINAGE ESMT.
- 25' BDLG. LINE
- 15' UTILITY ESMT.
- 5' SIDEWALK PER CITY DETAIL

Utility and Elevation Data:

- 796.52 FG
- 797.57 FG
- 799.35 FG
- 800.71 FG
- 799.12 TC
- 800.48 TC
- MH B3, RIM EL.=800.77'
- 730 FF = 802.0 (SLAB)

Other Notes:

- PIPE LINE ESMT. (SEE NOTE)
- 800
- 800

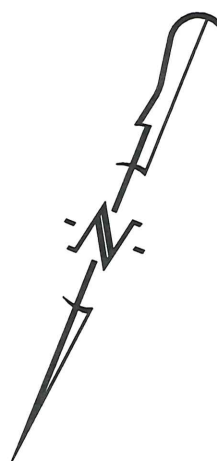
Curved Boundary Data:

- R=275.00'
- L=26.98'
- CH=N 67°03'30" E 26.97'

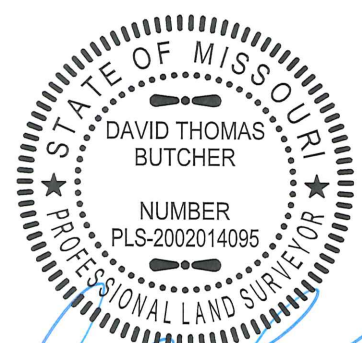
○ 1/2" IRON PIPE
 ⊗ PERMANENT MONUMENT
 (R) RADIAL LINE
 —S— PROPOSED SANITARY SEWER
 —●— PROPOSED LOCATION OF
 SEWER LATERAL
 ⊙ PROPOSED SAN. SEWER MANHOLE
 BASED ON DESIGN PLAN
 (XXX.XX TC) PROPOSED TOP OF CURB EL.
 BASED ON DESIGN PLAN
 FF = XXX.X MINIMUM FINISHED FLOOR
 (TB) TRACER BOX

LOT 730 OF VINEYARDS PLAT No. 7,
RECORDED IN PLAT BOOK 51, PAGE
97, LOCATED IN COLUMBIA, BOONE
COUNTY, MISSOURI.

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECTION. I FURTHER STATE THAT THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA, MISSOURI.




SCALE: 1"=20'



DAVID T. BUTCHER, PLS-2002014095

DATE _____

 <p>CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>	CORPORATE NUMBER: 2000151304		THE VINEYARDS, PLAT No. 7	
	DATE: 11/01/2017	SCALE: 1" = 20'	PLOT PLAN LOT 730 SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
	PROJECT: 041371	DRAWN BY: KGL	ADDRESS:	