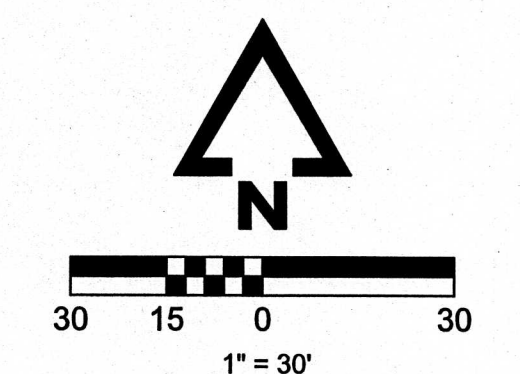




1901 PENNSYLVANIA AVE. COLUMBIA, MO 65202 (573) 814-1588 CERTIFICATE OF AUTHORITY No. LS-2012009395

SURVEY PREPARED FOR: BLACK AND WHITE CONSTRUCTION LLC PROJECT NAME: LOT 121 SETBACK ADJUSTMENT PROJECT LOCATION: BOONE COUNTY, MISSOURI McCLURE PROJECT No. 2023000720



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. MDDOT CORS VRS NETWORK, NAD83 (2011)

GENERAL LEGEND

- BOUNDARY LINE (dashed line)
PROPERTY LINE (solid line)
SETBACK LINE (dotted line)
EASEMENT LINE (dash-dot line)
TREELINE (wavy line)
ROAD CENTERLINE (double line)
FOUND RW MARKER (circle with cross)
FOUND RPP REBAR (circle with dot)
FOUND DRILL HOLE (circle with center dot)
SET 1/2" REBAR (circle with cross)
FOUND PLSS CORNER (square)
ABBREVIATIONS: RIGHT-OF-WAY (RW), BOOK AND PAGE (BK, PG), RECORD (REC), POINT OF BEGINNING (POB), FOUND (FND), CENTERLINE (CL)

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



Christopher M. Sander MO LS-2003013178 May 21, 2023

REVISED REVIEW PLAN RAVENWOOD, PLAT NO. 1, LOT 121

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI BEING ALL OF LOT 121 OF RAVENWOOD, PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGE 10 AND ALSO DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 5693, PAGE 87, ALL OF THE BOONE COUNTY RECORDS.

OWNER:

BLACK AND WHITE CONSTRUCTION LLC, A MISSOURI LIMITED LIABILITY COMPANY BOX P.O. BOX 573 ASHLAND, MO 65010

STATEMENTS:

- PROPOSAL: THE PURPOSE OF THIS PLAN IS TO ADJUST THE FRONT BUILDING SETBACK AND FRONT UTILITY EASEMENT TO THE FRONT 15 FEET OF LOT 121 OF RAVENWOOD, PLAT NO. 1. THIS LOT IS LIMITED IN USE TO SINGLE FAMILY RESIDENTIAL, AGRICULTURAL ACTIVITY WHICH SHALL INCLUDE GREENHOUSES AND NURSERIES, AND HOME OCCUPATION.
EROSION AND SEDIMENTATION CONTROL OF THIS LOT WAS ADDRESSED BY PROPER PERMITTING AT THE TIME OF RAVENWOOD, PLAT NO. 1 RECORDED IN PLAT BOOK 56, PAGE 10 OF THE RECORDS OF BOONE COUNTY.
LANDSCAPE AND BUFFERING PLAN: DEVELOPMENT OF THIS SITE HAS OCCURRED AS PART OF THE ORIGINAL DESIGN OF THE RAVENWOOD REVIEW PLAN DATED 8/25/2014.
STORMWATER CONTROL PLAN: THIS LOT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE AS STATED IN NOTE 6 OF RAVENWOOD, PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGE 10 OF THE RECORDS OF BOONE COUNTY.
PHASING PLAN: THIS LOT IS INCLUDED IN PHASE 1 OF THE PRELIMINARY PLAT / REVIEW PLAN OF RAVENWOOD DATED 08/25/2014.

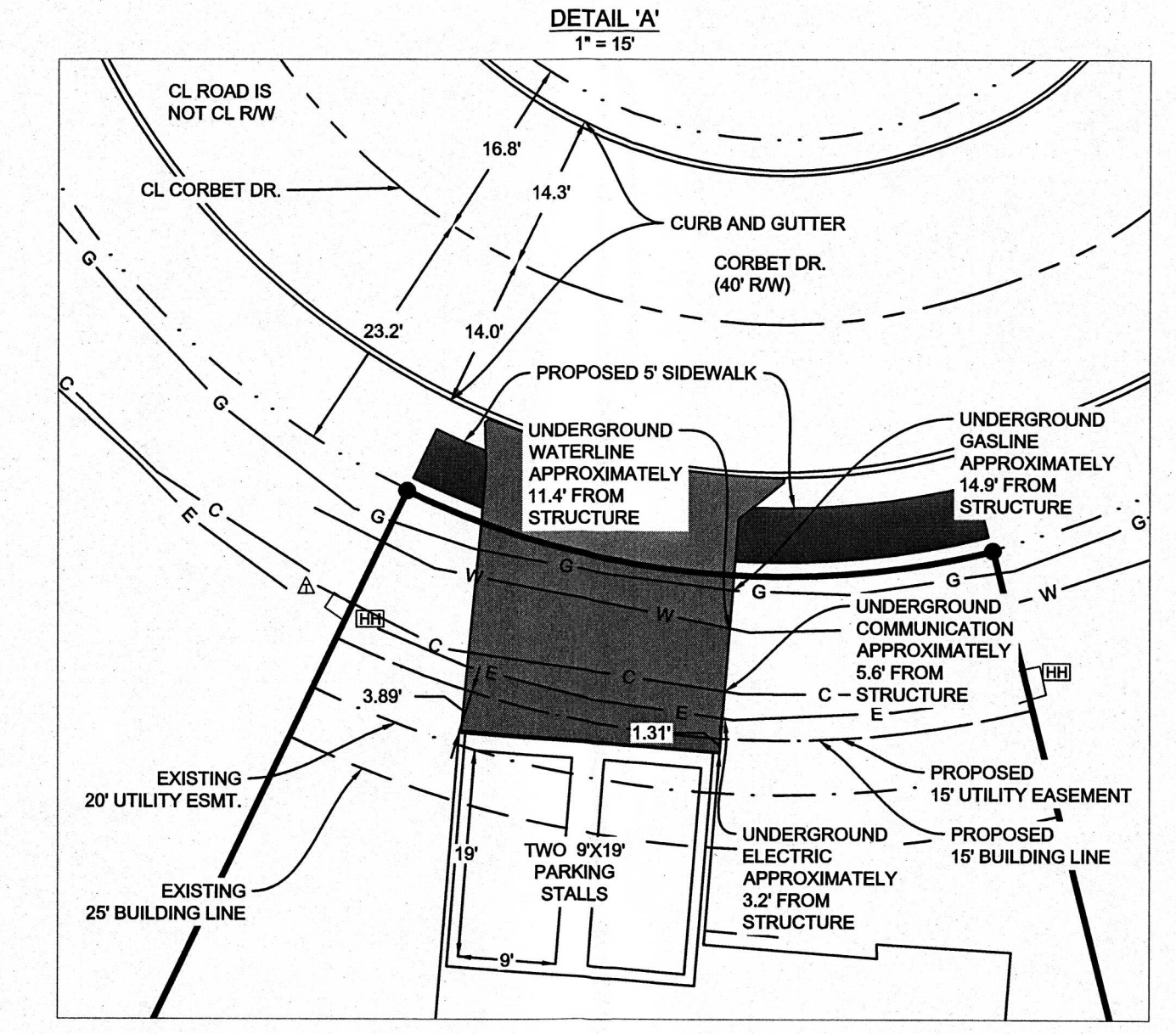
NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0255D, DATED: MARCH 17, 2011.
THIS LOT SHALL CONTAIN A MAXIMUM OF ONE DWELLING UNIT.
THIS LOT SHALL HAVE A MINIMUM 15-FOOT FRONT YARD SETBACK, A MINIMUM 25-FOOT REAR YARD SETBACK, AND A MINIMUM 6-FOOT SIDE YARD SETBACK.
THIS LOT WILL CONTAIN A MINIMUM OF TWO OFF-STREET PARKING SPACES. SAID SPACES AND DRIVEWAY SHALL BE OF A PAVED SURFACE.
THE SUBMITTAL DATE IS MAY 22, 2023.

EXISTING UTILITY

FOR THE PURPOSES OF THE THIS REVIEW PLAN, MISSOURI ONE CALL TICKET #231312176 WAS REQUESTED. UTILITY LOCATIONS ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

EXISTING UTILITIES WERE FOUND TO BE WITHIN THE PLATTED EASEMENT. THAT EASEMENT WILL BE REVISED THROUGH THE PROCESS OF APPROVAL OF THIS REVISED REVIEW PLAN, FINAL PLAN AND RE-PLAT OF THIS LOT TO ADJUST THE UTILITY EASEMENT TO MATCH THE FRONT BUILDING LINE. EXISTING UTILITIES WILL REMAIN WITHIN THE REVISED EASEMENT.



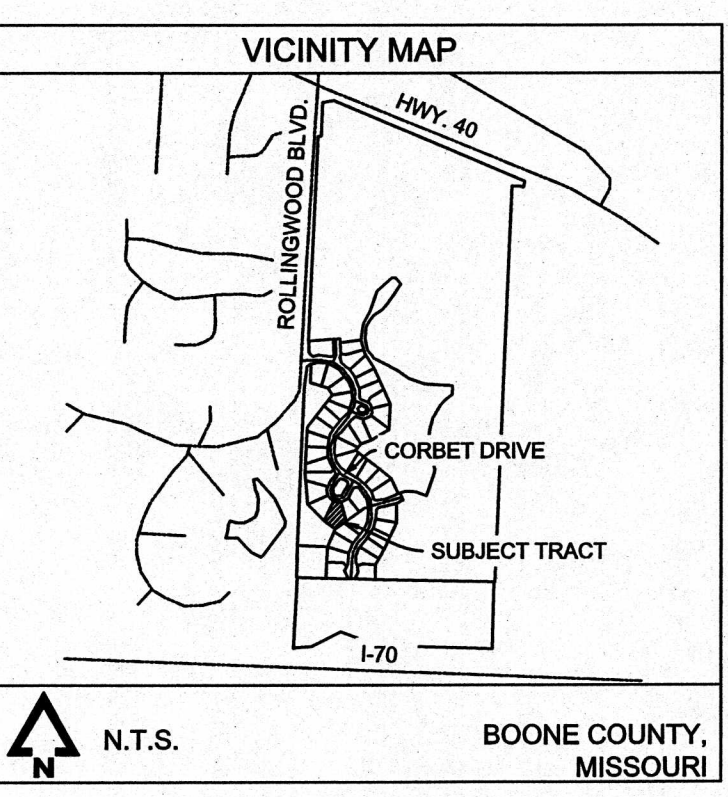
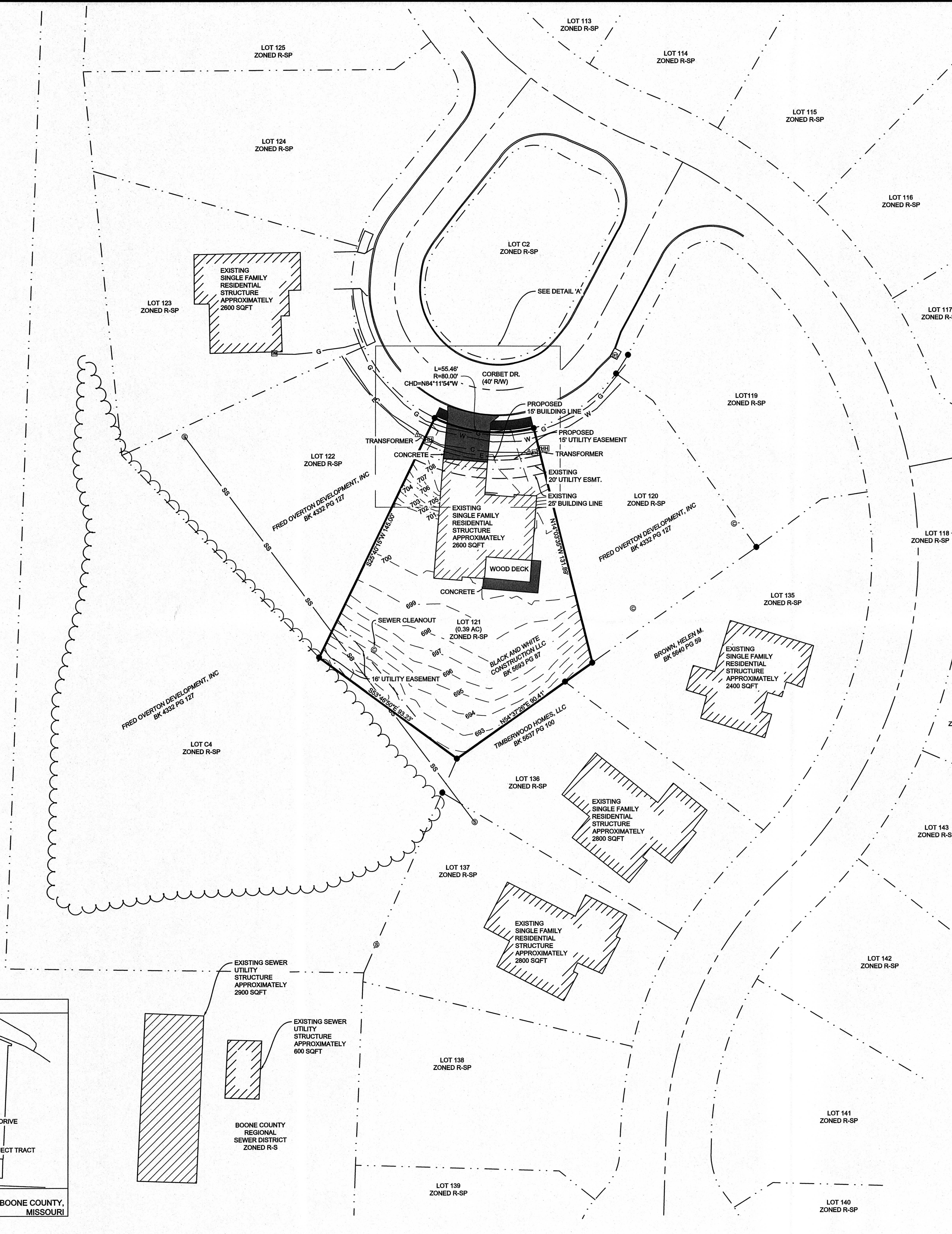
- UTILITY LEGEND: SS - SANITARY SEWER, W - UNDERGROUND WATER, E - UNDERGROUND ELECTRIC, C - UNDERGROUND COMMUNICATIONS, G - UNDERGROUND GAS, TP - TELEPHONE PEDESTAL, SM - GAS METER, EM - ELECTRIC METER, SC - SANITARY SEWER CLEANOUT, SMH - SANITARY SEWER MANHOLE, SSMH - STORM SEWER MANHOLE, TH - TELECOM HANDHOLE

APPROVED BY THE BOONE COUNTY PLANNING & ZONING COMMISSION ON THIS ___ DAY OF ___ 20__

BOYD HARRIS, CHAIRPERSON

APPROVED BY THE BOONE COUNTY COMMISSION ON THIS ___ DAY OF ___ 20__

KIP KENDRICK, PRESIDING COMMISSIONER



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