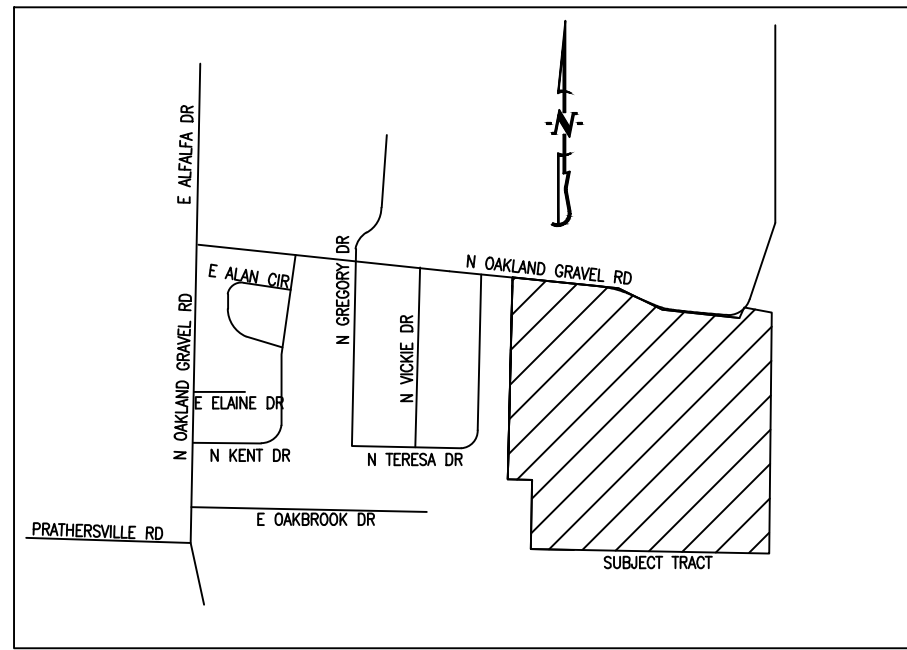
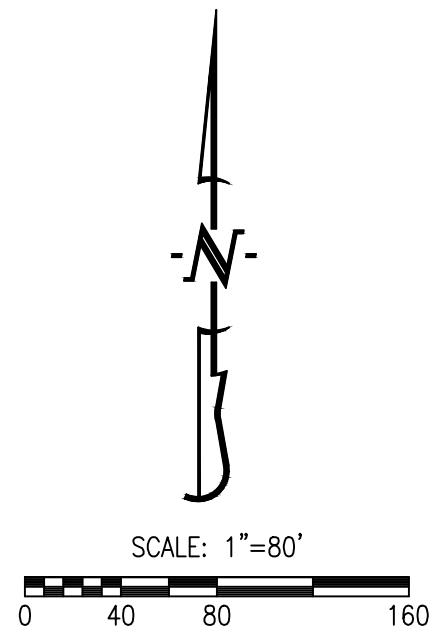


FINAL PLAT TUSCANY ESTATES

A MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
 SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 APRIL 3, 2019



LOCATION MAP
 NOT TO SCALE



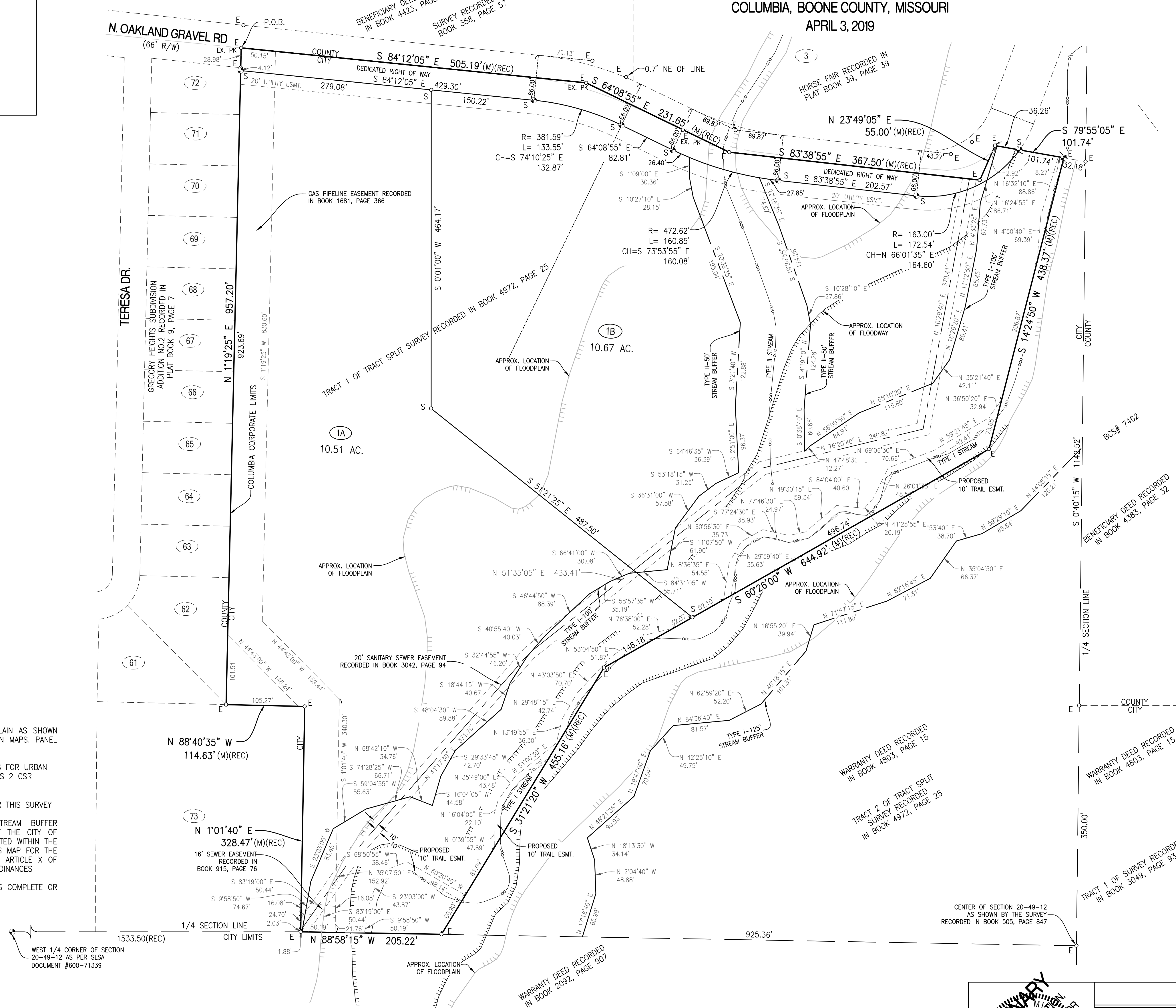
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- BUILDING LINE
- LOT NUMBER
- EXISTING LOT NUMBER
- ||||| 100 YEAR FLOOD PLAN
- ||||| FLOODWAY

NOTES:

1. THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAN MAPS. PANEL NO. 29019C0170E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. ALL THESE TRACTS ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THIS TRACT IS LOCATED WITHIN THE TYPE II STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.



CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR T-VINE ENTERPRISES, INC. OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF TRACT 1 SHOWN IN THE TRACT SPLIT SURVEY RECORDED IN BOOK 4972, PAGE 25 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4998, PAGE 125 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT SPLIT SURVEY AND WITH THE NORTH LINE THEREOF, S 84°12'05"E, 505.19 FEET; THENCE S 64°08'55"E, 231.65 FEET; THENCE S 83°38'55"E, 367.50 FEET; THENCE N 23°49'05"E, 55.00 FEET; THENCE S 79°55'05"E, 101.74 FEET TO THE NORTHEAST CORNER OF TRACT 1; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID TRACT 1, S 14°24'50"W, 438.37 FEET; THENCE S 60°26'00"W, 644.92 FEET; THENCE S 31°21'20"W, 455.16 FEET TO THE SOUTH LINE OF SAID SURVEY, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE WITH SAID SOUTH LINE N 88°58'15"W, 205.22 FEET TO WEST LINE OF SAID SURVEY; THENCE WITH SAID WEST LINE N 1°01'40"E, 328.47 FEET; THENCE N 88°40'35"W, 114.63 FEET; THENCE N 1°19'25"E, 957.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.02 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
 1000 W. NIFONG BLVD. BUILDING 1
 COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

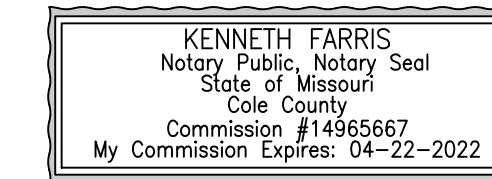
PRELIMINARY

DAVID T. BUTCHER, PLS-2002014095

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2019.

KENNETH FARRIS, NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2022
 COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT T-VINE ENTERPRISES, INC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "TUSCANY ESTATES".

IN WITNESS WHEREOF, T-VINE ENTERPRISES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS _____ DAY OF _____, 2019.

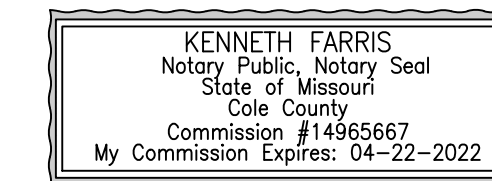
T-VINE ENTERPRISES, INC.

KERSTEN K. CARLSON, PRESIDENT AND SECRETARY

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2019 BEFORE ME PERSONALLY APPEARED KERSTEN K. CARLSON, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS AN OFFICER OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

KENNETH FARRIS, NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2022
 COMMISSION NUMBER 14965667

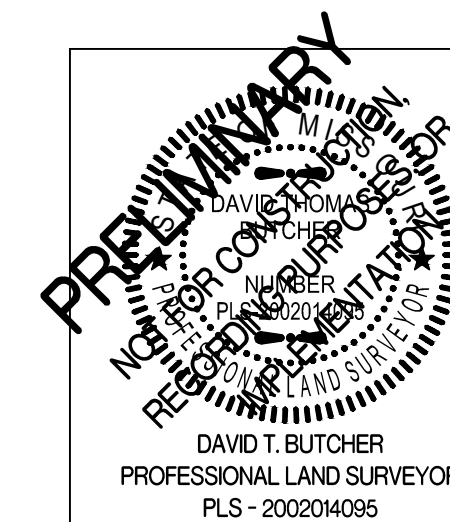


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE _____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR
 ATTEST:
 SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2019.

SARA LOE, CHAIRPERSON



TUSCANY ESTATES	
NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 4/3/2019	SCALE: 1" = 80'
PROJECT: 051386	DRAWN BY: EWD/DWB
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	