

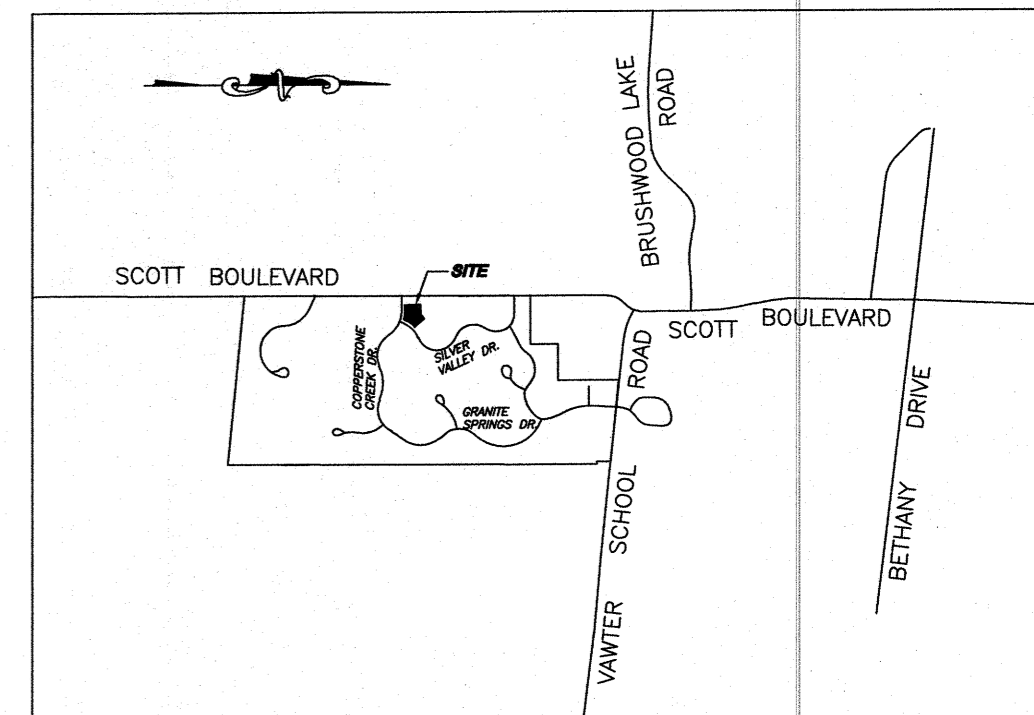
FINAL PLAT
COPPERSTONE PLAT 7A
 A REPLAT OF LOTS 102A AND 217A OF COPPERSTONE PLAT 7
 JULY 28, 2017

FILED FOR RECORD, BOONE COUNTY
 MISSOURI NORA DIETZEL, RECORDER OF
 DEEDS



SCALE: 1" = 20'
 0 10 20 40

BEARINGS ARE REFERENCED TO THE
 NORTH LINE OF SECTION 33,
 TOWNSHIP 48 NORTH, RANGE 13
 WEST, AS RECORDED IN THE SURVEY
 IN BOOK 2880, PAGE 59
 BEARING = S84°30'36" E

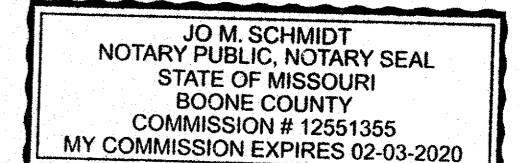


LOCATION MAP
 NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

WOODLAND HILLS PROPERTIES, LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
 IN WITNESS WHEREOF, WOODLAND HILLS PROPERTIES HAS CAUSED THESE PRESENTS TO BE SIGNED.
 David Dunafon, MEMBER

STATE OF MISSOURI } ss
 COUNTY OF BOONE }
 ON THIS 28th DAY OF July, IN THE YEAR 2017, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID DUNAFON
 KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND
 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN
 STATED.
 J.M. Schmidt
 J.M. Schmidt
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2-3-2020



CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 102A AND 217A OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 102A OF SAID COPPERSTONE PLAT 7, THENCE ALONG THE WEST LINE OF SAID LOT 102A, N07°52'15" W, 177.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 102A; THENCE ALONG THE NORTH LINE OF SAID LOT 102A, S80°00'00" E, 114.50 TO THE NORTHEAST CORNER OF SAID LOT 102A; THENCE LEAVING SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID LOT 217A, N58°00'00" E, 79.90 FEET TO THE NORTH CORNER OF SAID LOT 217A; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 217A, S36°00'00" E, 127.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF SILVER VALLEY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT 275.00-FOOT RADIUS CURVE TO THE LEFT, 127.15 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S35°17'35" W, 126.03 FEET; THENCE S22°02'45" W, 12.55 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 28.80 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S63°17'55" W, 26.38 FEET TO AN IRON ON THE NORTH SIDE OF THE COPPERSTONE CREEK DRIVE RIGHT-OF-WAY, THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, 81.94 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N82°40'15" W, 81.72 FEET; THENCE N89°53'35" W, 63.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,485 SQUARE FEET OR 0.93 ACRES.
 I HEREBY CERTIFY THAT IN JUNE, 2017, I COMPLETED A SURVEY FOR WOODLAND HILLS PROPERTIES, LLC FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

JAY GEBHARDT PLS 200101909
 MO LAND SURVEYOR, JULY 28, 2017

A CIVIL GROUP, LLC
 MISSOURI LIMITED LIABILITY COMPANY
 3401 BROADWAY BUSINESS PARK CT SUITE 105
 COLUMBIA, MISSOURI 65203
 PH: (573) 817-5750
 MO CERT OF AUTHORITY: 2001006115

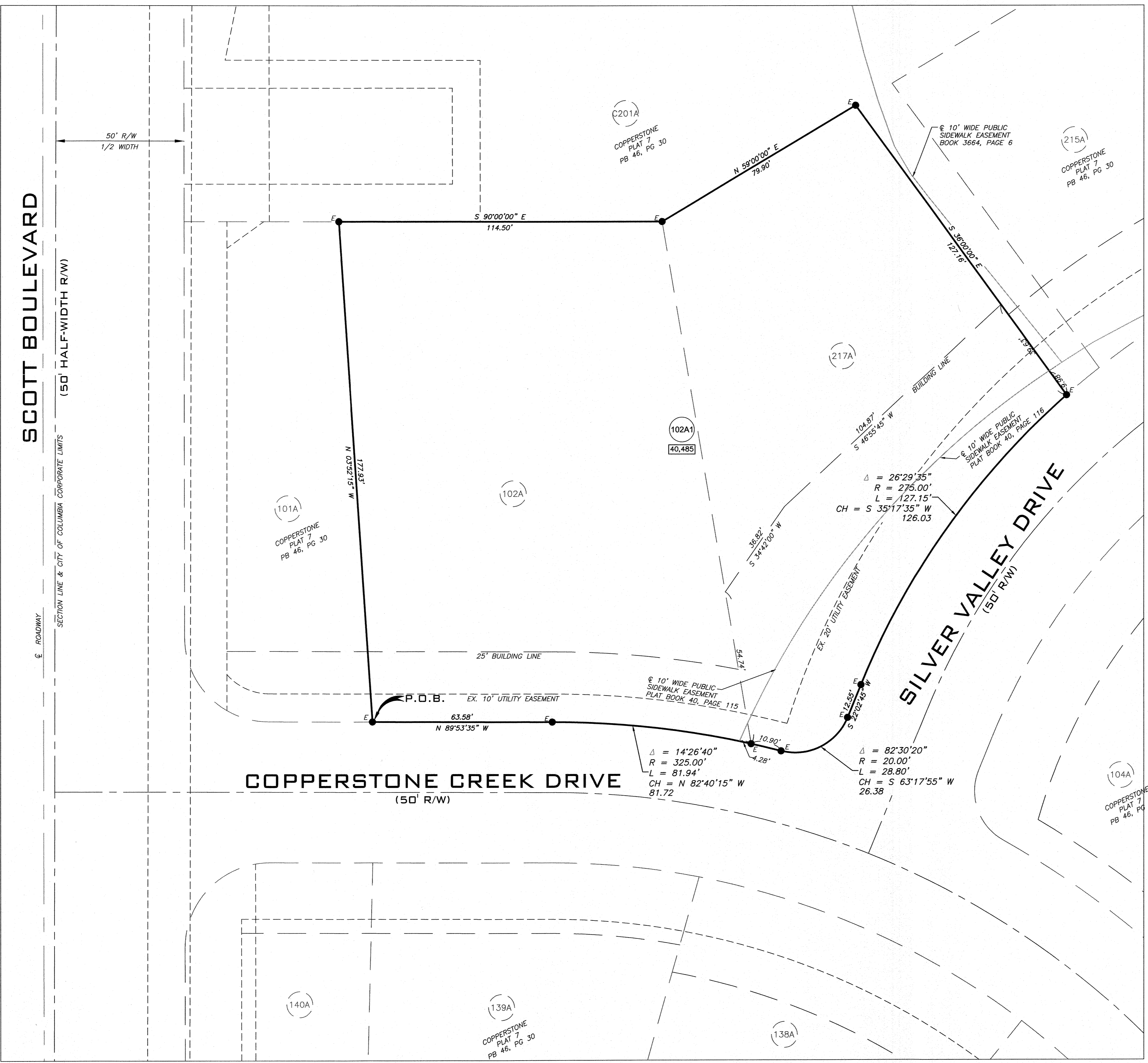
COPPERSTONE PLAT 7A
 COLUMBIA, MO

STATE OF MISSOURI } ss
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 28th DAY
 OF July, 2017.

J.M. Schmidt
 J.M. Schmidt
 NOTARY PUBLIC MY
 COMMISSION EXPIRES: 2-3-2020

J.M. Schmidt
 NOTARY PUBLIC, NOTARY SEAL
 STATE OF MISSOURI
 BOONE COUNTY
 COMMISSION # 12551355
 MY COMMISSION EXPIRES 02-03-2020



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