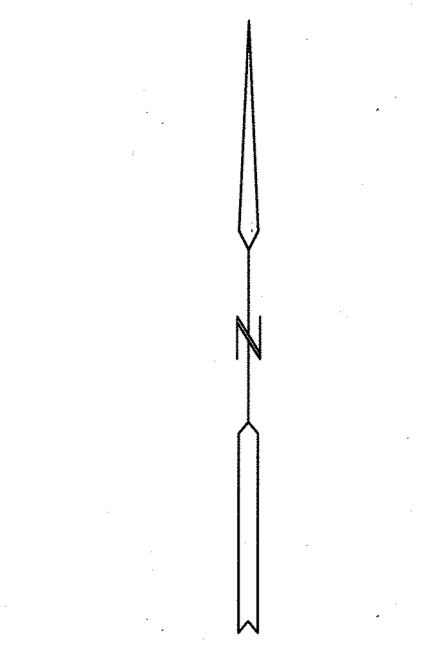


LOCATION MAP  
(NOT TO SCALE)



BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 827, THE HIGHLANDS PLAT 8-C, RECORDED IN PLAT BOOK 25, PAGE 16.

**LEGEND**

- O IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- I.P. IRON PIPE
- RE. REBAR
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- X<sub>CH</sub> DRILL HOLE WITH CHISELED "X"
- CL CENTERLINE
- OE OVERHEAD ELECTRIC LINE
- L1 SEE STREAM BUFFER LINE TABLE
- STREAM BUFFER LINE

**NOTES**

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040(2)(A).
2. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
4. A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT. EASEMENTS ARE LOCATED AS SHOWN ON THE FINAL PLAT THE HIGHLANDS PLAT 8-C.
5. THERE IS NO DIRECT ACCESS FOR DRIVEWAYS ALLOWED FROM THE LOTS TO OLD PLANK ROAD.
6. THE 20' UTILITY EASEMENT AND PEDWAY EASEMENT ALONG THE COMMON LOT LINE IS A DUAL PURPOSE EASEMENT. THE INTENT OF THE EASEMENT IS TO ALLOW FOR FUTURE UTILITY CONNECTIONS AND ALLOW FOR AN 8' WIDE PEDWAY TO BE CONSTRUCTED TO CONNECT A FUTURE SIDEWALK ALONG OLD PLANK WITH THE END OF STONEHAVEN ROAD. IF THE PEDWAY IS CONSTRUCTED, TEMPORARY CONSTRUCTION EASEMENTS FOR SOME GRADING AND FILLING MAY BE NECESSARY.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

BRIAN TREECE, MAYOR

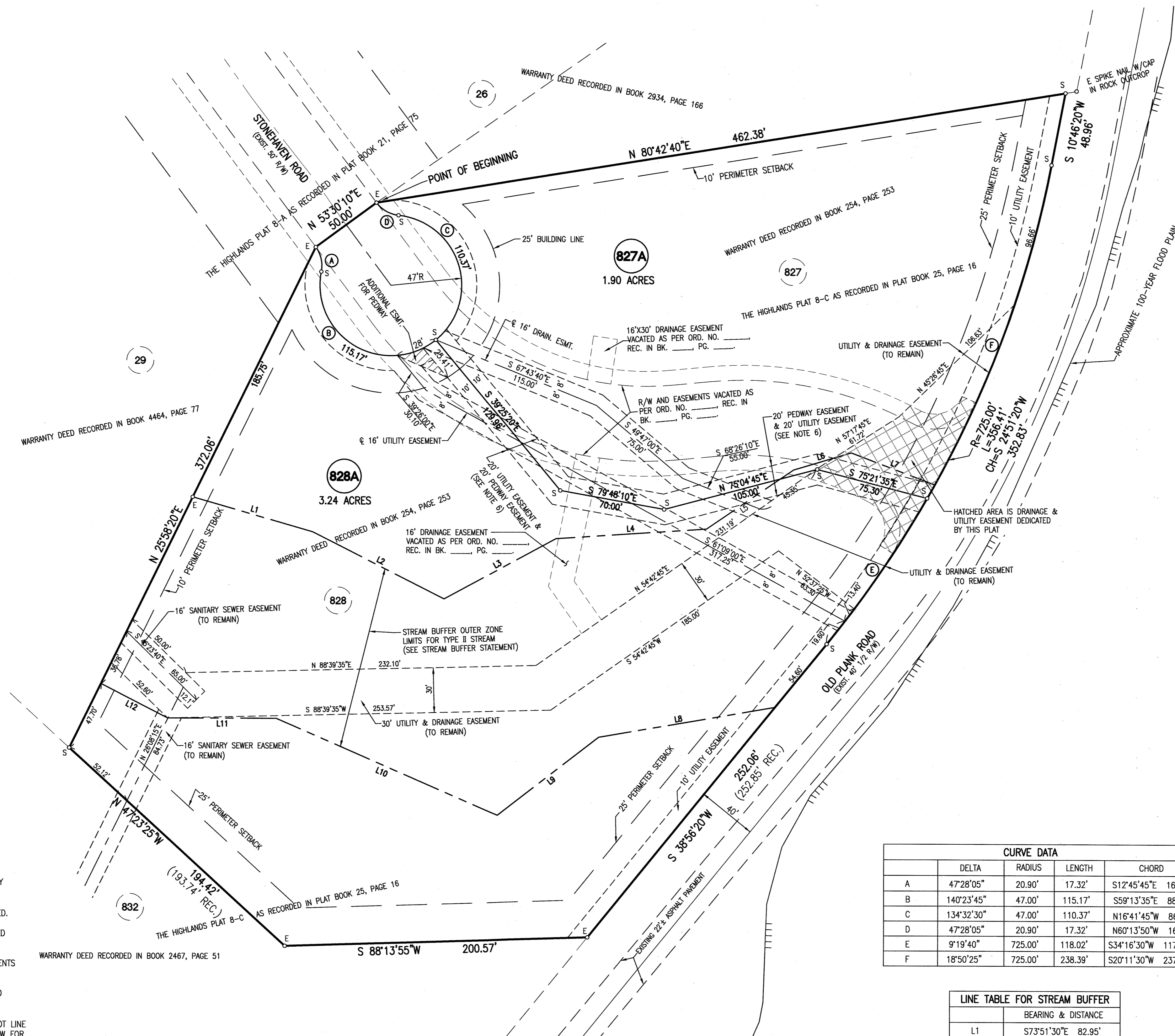
SHEELA AMIN, CITY CLERK

**FLOOD PLAN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA OR THE 100-YEAR FLOOD PLAIN) AS SHOWN BY THE FIRM PANEL NUMBER 29019C0290D, DATED MARCH 17, 2011.

**STREAM BUFFER STATEMENT**

THE TYPE II STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY. U.S.G.S. QUADRANGLE MAP "COLUMBIA" WAS USED TO DETERMINE THE TYPE OF STREAM.



CURVE DATA				
	DELTA	RADIUS	LENGTH	CHORD
A	47°28'05"	20.90'	17.32'	S12°45'45"E 16.82'
B	140°23'45"	47.00'	115.17'	S59°13'35"E 88.44'
C	134°32'30"	47.00'	110.37'	N16°41'45"W 86.70'
D	47°28'05"	20.90'	17.32'	N60°13'50"W 16.82'
E	9°19'40"	725.00'	118.02'	S34°16'30"W 117.89'
F	18°50'25"	725.00'	238.39'	S20°11'30"W 237.32'

**LINE TABLE FOR STREAM BUFFER**

	BEARING & DISTANCE
L1	S73°51'30"E 82.95'
L2	S62°57'30"E 97.80'
L3	N61°24'00"E 84.25'
L4	N86°09'00"E 100.00'
L5	N55°34'30"E 70.00'
L6	N73°12'00"E 40.00'
L7	S69°06'00"E 59.20'
L8	S80°08'00"W 118.55'
L9	S52°09'00"W 85.00'
L10	N66°21'30"W 160.00'
L11	N89°57'00"W 72.05'
L12	N63°35'30"W 49.85'

**KNOW ALL MEN BY THESE PRESENTS**

HIGHLAND PROPERTIES CO., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, DENNIS R. HARPER HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

RIGHT-OF-WAY FOR STONEHAVEN ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

HIGHLAND PROPERTIES CO.

*Dennis R. Harper*  
DENNIS R. HARPER, MANAGING PARTNER

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 13<sup>th</sup> DAY OF April, IN THE YEAR 2017, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DENNIS R. HARPER, MANAGING MEMBER OF HIGHLAND PROPERTIES CO., 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.

*Betty Lou Cobb* NOTARY PUBLIC  
BETTY LOU COBB MY COMMISSION #15690689  
EXPIRES DECEMBER 6, 2019

**CERTIFICATION**

A REPLAT OF LOTS 827, 828 AND THE VACATED RIGHT-OF-WAY OF STONEHAVEN ROAD, ALL OF THE HIGHLANDS PLAT 8-C, RECORDED IN PLAT BOOK 25, PAGE 16 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 254, PAGE 253, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 827; THENCE WITH THE LINES OF SAID LOTS 827 AND 828, N80°42'40"E, 462.38 FEET; THENCE S10°46'20"W, 48.96 FEET; THENCE S56°41' FEET ALONG A 725.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S24°51'20"W, 352.83 FEET; THENCE S38°56'20"W, 252.06 FEET; THENCE S88°13'55"W, 200.57 FEET; THENCE N47°23'25"W, 194.42 FEET; THENCE N25°58'20"E, 372.06 FEET; THENCE N53°30'10"E, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.31 ACRES.

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

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

*Betty Lou Cobb* Notary Public - Notary Seal  
State of Missouri  
County of Boone  
My Commission Expires December 6, 2019  
Commission #15690689

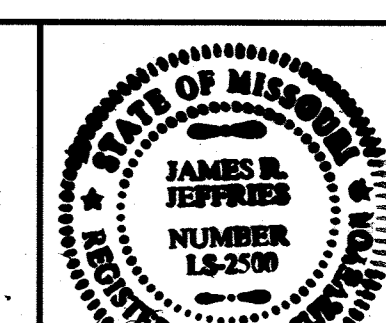
*James R. Jeffries*  
JAMES R. JEFFRIES, PLS-2500  
APRIL 12, 2017  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 12<sup>th</sup> DAY OF April, 2017.

*Betty Lou Cobb* NOTARY PUBLIC  
BETTY LOU COBB MY COMMISSION #15690689  
EXPIRES DECEMBER 6, 2019

FINAL PLAT  
**THE HIGHLANDS PLAT 8-D**  
A REPLAT OF LOTS 827 & 828, THE HIGHLANDS PLAT 8-C  
LOCATED IN SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI



DATE	JOB NUMBER	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500
3/13/2017	16203.01	

RESERVED FOR RECORDER'S STAMP  
**ALL STATE CONSULTANTS**  
3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
(573) 875-8799  
ALLSTATE CONSULTANTS LLC  
MO PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY #2007000167

*James R. Jeffries*  
DATE: 4/12/17

JOB #1603.01 THE HIGHLANDS PLAT 8-D FINAL PLAT