

THE SHOPPES AT SOMERSET VILLAGE PLAT 1

FINAL PLAT

A REPLAT OF PART OF LOT 101 OF SOMERSET VILLAGE PLAT 1

MARCH 11, 2019

STREAM BUFFER OUTER ZONE LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N06°11'10"E	42.40'
L2	S20°10'00"E	52.52'
L3	S01°24'45"E	71.15'
L4	S23°57'45"W	48.33'
L5	S46°19'20"W	26.60'
L6	S10°30'00"E	38.70'
L7	S18°21'10"W	50.27'
L8	S34°41'35"W	40.58'
L9	S05°07'05"E	89.20'
L10	S18°56'50"W	42.36'
L11	S35°04'05"W	34.59'
L12	S01°04'00"W	49.92'
L13	S14°34'10"E	59.77'
L14	S01°57'40"W	30.25'

SANITARY SEWER EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
S15	S74°23'50"E	86.00'
S16	N86°34'50"E	112.84'
S17	N22°08'10"E	4.54'
S18	S11°44'00"W	254.62'
S19	S06°07'00"W	314.45'
S20	S01°03'25"W	23.04'

DRAINAGE EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
D21	N13°45'30"E	43.56'
D22	N73°13'45"E	21.95'
D23	N11°44'00"E	64.33'
D24	S88°56'35"E	62.64'
D25	S01°03'25"W	71.62'

EMERGENCY ACCESS EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
A26	N10°27'55"W	6.86'
A29	N41°14'30"E	30.50'
A30	N55°15'40"W	79.47'
A31	N48°45'30"W	235.04'
A32	S41°14'30"W	235.31'
A33	N18°49'10"E	29.49'
A34	N18°49'10"E	34.64'
A35	S41°14'30"W	214.47'
A36	N48°45'30"W	207.57'
A37	N55°15'40"W	79.47'
A38	N48°45'30"W	27.48'
A39	N41°14'30"E	56.50'
A42	N10°27'55"W	6.87'

CURVE TABLE

#	Δ	RADIUS	LENGTH	CHORD
C-A27	83°58'09"	58.00	85.00	N 31°31'10" E, 77.60'
C-A28	32°15'42"	41.00	23.09	N 57°22'25" E, 22.78'
C-A40	32°15'42"	67.00	37.73	N 57°22'25" E, 37.23'
C-A41	83°58'09"	32.00	46.90	N 31°31'10" E, 42.81'
C-A44	1°04'25"	333.00	6.24	S 68°24'00" E, 6.24'
C-A45	4°28'29"	333.00	26.01	S 71°10'30" E, 26.00'

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY ORD. 29-2.3 (2)(4), PER THE BOONE COUNTY FIRM PANEL #29019C0305E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT MATCH THE STREAM BUFFER LIMITS SHOWN ON SOMERSET VILLAGE PLAT 1, AS PREVIOUSLY DEFINED UNDER BOONE COUNTY'S STREAM BUFFER ORDINANCE. THIS PLAT REAFFIRMS THE STREAM BUFFER LIMITS, AS SHOWN, ARE IN ACCORDANCE WITH CITY OF COLUMBIA REGULATIONS.

- ### NOTES
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
 - A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040 (2) (A).
 - THIS TRACT MAY BE SUBJECT TO A WATER LINE EASEMENT RECORDED IN BK 379, PG 78. SPECIFIC LOCATION COULD NOT BE DETERMINED.

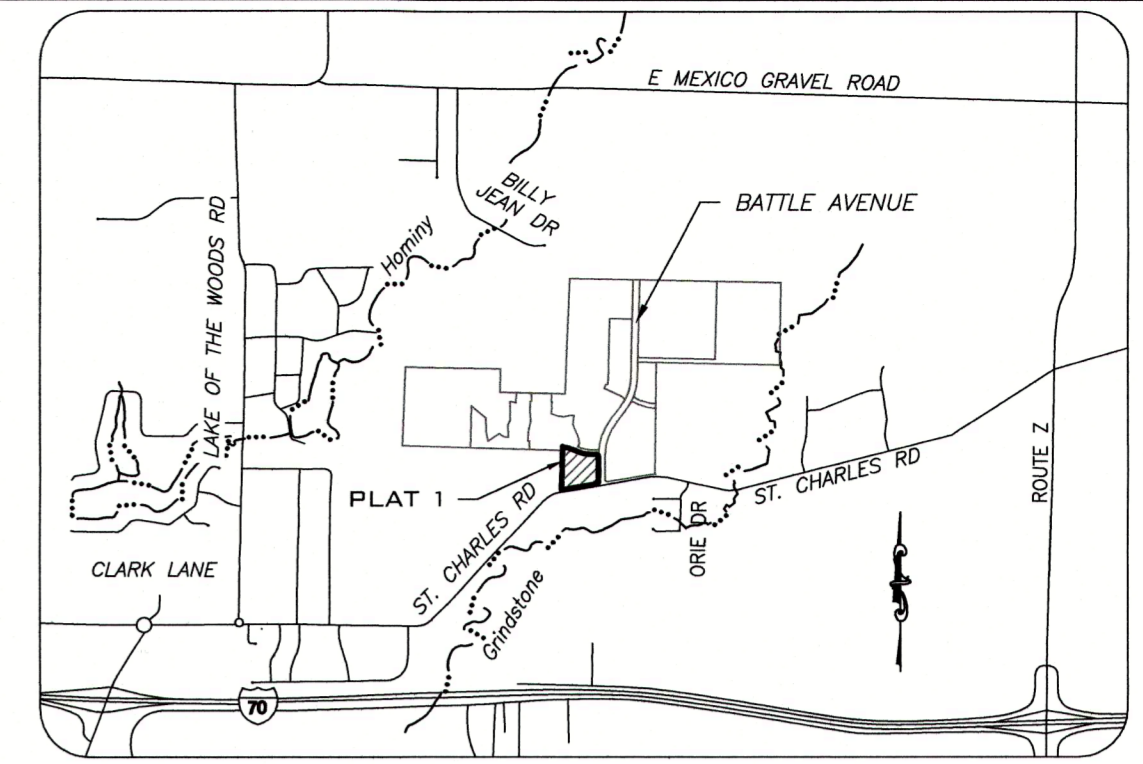
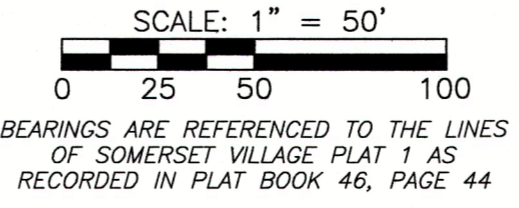
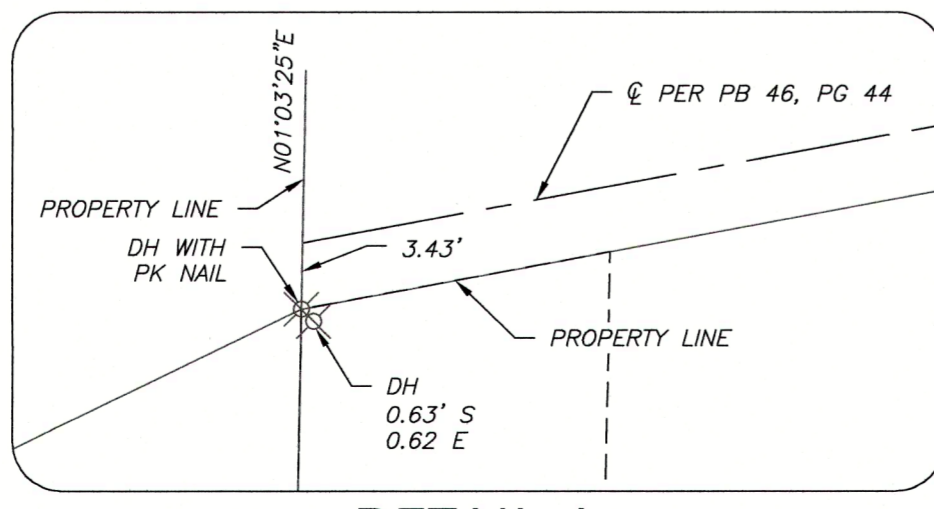
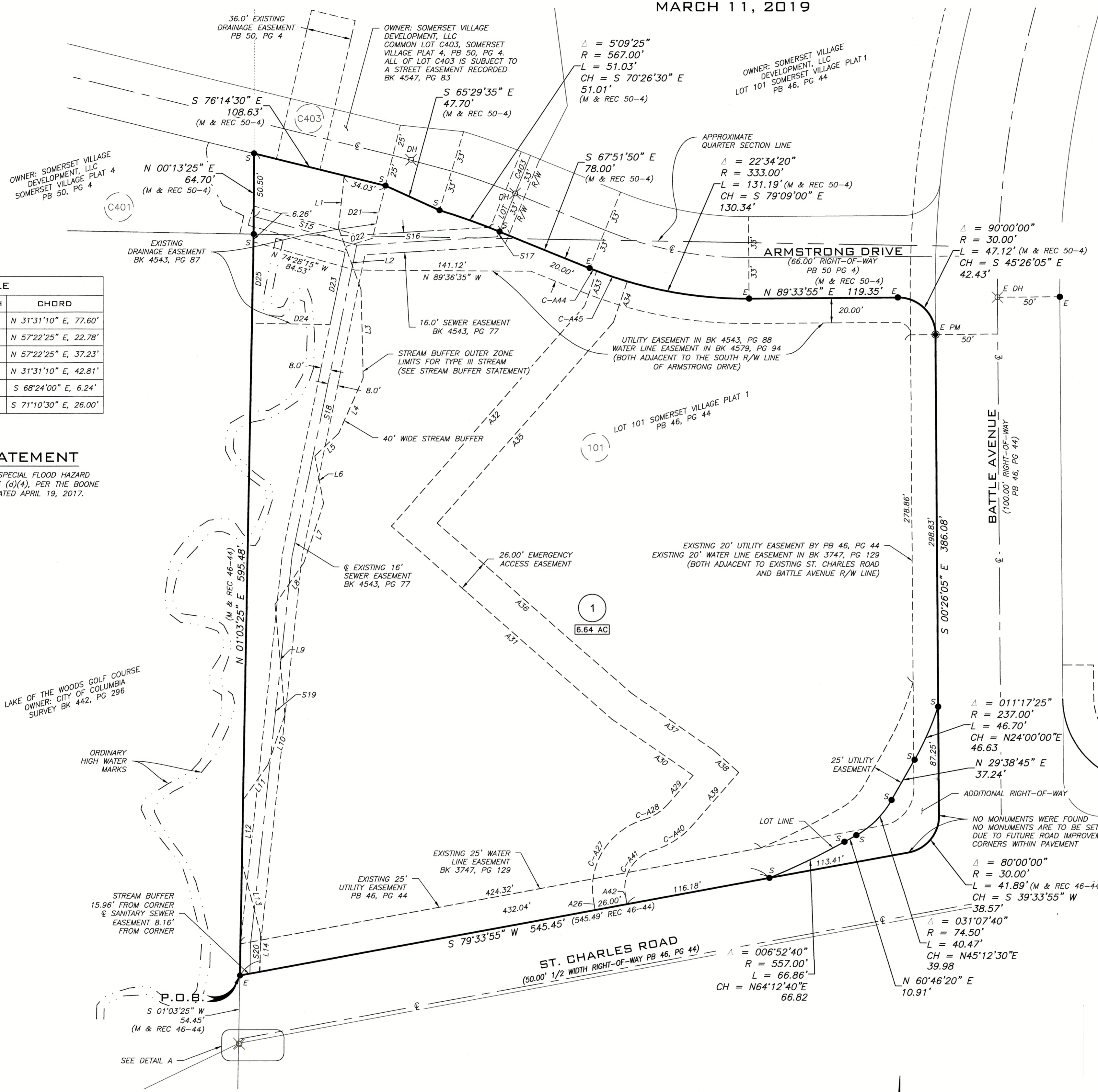
- ### LEGEND
- 1/2" IRON PIPE W/ CAP #2001006115
 - EXISTING
 - S SET
 - M MEASURED
 - (REC) RECORD
 - DH DRILL HOLE W/ CHISELED "X"
 - IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
 - STONE
 - PM PERMANENT MONUMENT
 - 0.000 SQUARE FEET
 - 00.00 AC ACRES
 - CTO CURVE NUMBER
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE
 - ε CENTERLINE

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

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



KNOW ALL MEN BY THESE PRESENTS

SOMERSET VILLAGE DEVELOPMENT, LLC BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER. ADDITIONAL RIGHT-OF-WAY FOR ST. CHARLES ROAD AND BATTLE AVENUE ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER. IN WITNESS WHEREOF, SOMERSET VILLAGE DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

ROBERT K. PUGH AND CONNIE G. PUGH LIVING TRUST AGREEMENT U/T/D/ 5/10/95, MEMBER SOMERSET VILLAGE DEVELOPMENT, LLC
BY: ROBERT K. PUGH, CO-TRUSTEE OF THE ROBERT K. PUGH AND CONNIE G. PUGH LIVING TRUST AGREEMENT U/T/D MAY 10, 1995, MEMBER COUNTY OF BOONE } SS

ON THIS 24th DAY OF April, IN THE YEAR 2019, BEFORE ME, Kristine M. Vroman, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT K. PUGH, 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.

STATE OF MISSOURI } SS
COUNTY OF BOONE }
BY: Kristine M. Vroman, NOTARY PUBLIC, MY COMMISSION EXPIRES 12-21-2021
COMMISSION # 17352400
COUNTY OF HOWARD

TSIA INVESTMENTS, L.L.C., MEMBER SOMERSET VILLAGE DEVELOPMENT, LLC
BY: Thomas Scott Atkins, MEMBER TSA INVESTMENTS, L.L.C.
STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 24th DAY OF April, IN THE YEAR 2019, BEFORE ME, Kristine M. Vroman, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS SCOTT ATKINS, 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.

STATE OF MISSOURI } SS
COUNTY OF BOONE }
BY: Jason A. Burchfield, MEMBER RML ENTERPRISES, L.L.C.
STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 24th DAY OF April, IN THE YEAR 2019, BEFORE ME, Kristine M. Vroman, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JASON A. BURCHFIELD, 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.

STATE OF MISSOURI } SS
COUNTY OF BOONE }
BY: Kristine M. Vroman, NOTARY PUBLIC, MY COMMISSION EXPIRES 12-21-2021
COMMISSION # 17352400
COUNTY OF HOWARD

CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH 2019, I COMPLETED A SURVEY FOR SOMERSET VILLAGE DEVELOPMENT, LLC, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 101 OF SOMERSET VILLAGE PLAT 1, A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND RECORDED IN PLAT BOOK 46, PAGE 44, AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4655, PAGE 71, ALL BEING OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 101, THENCE ALONG THE WESTERLY LINE OF SAID LOT, N 01°03'25"E, 595.48 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, N 00°13'25"E, 64.70 FEET TO A POINT ALONG THE SOUTHERLY LINE OF LOT C403 OF SOMERSET VILLAGE PLAT 4 AS RECORDED IN PLAT BOOK 50, PAGE 4; THENCE ALONG SAID SOUTHERLY LINE, S 76°14'30"E, 108.63 FEET; THENCE S 65°29'35"E, 47.70 FEET; THENCE ALONG A NON-TANGENT 567.00-FOOT RADIUS CURVE TO THE RIGHT, 51.03 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 70°26'30"E, 51.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT C403; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ARMSTRONG DRIVE AS SHOWN ON SAID SOMERSET VILLAGE PLAT 4, S 67°51'50"E, 78.00 FEET; THENCE ALONG A 333.00-FOOT RADIUS CURVE TO THE LEFT, 131.19 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 79°09'00"E, 130.34 FEET; THENCE N 89°33'55"E, 119.35 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 42.43 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 45°26'05"E, 42.43 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 101; THENCE ALONG THE LINES OF SAID LOT 101 FOR THE FOLLOWING THREE (3) CALLS: S 00°28'05"E, 386.08 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 41.89 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 39°33'55"W, 38.57 FEET; THENCE S 79°33'55"W, 545.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.74 ACRES.

JAY GEBHARDT L.S. 2001001909
NO LAND SURVEYOR
DATE PREPARED: 4/24/19

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY'S
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (673) 817-5750
MO CERT OF AUTHORITY: 2001006115

JAY ALAN GEBHARDT
NUMBER LS-2001001909
REGISTERED LAND SURVEYOR

A REPLAT SUBDIVISION FINAL PLAT
THE SHOPPES AT SOMERSET VILLAGE PLAT 1
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 24th DAY OF April, 2019.
Kristine M. Vroman
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2021.