

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

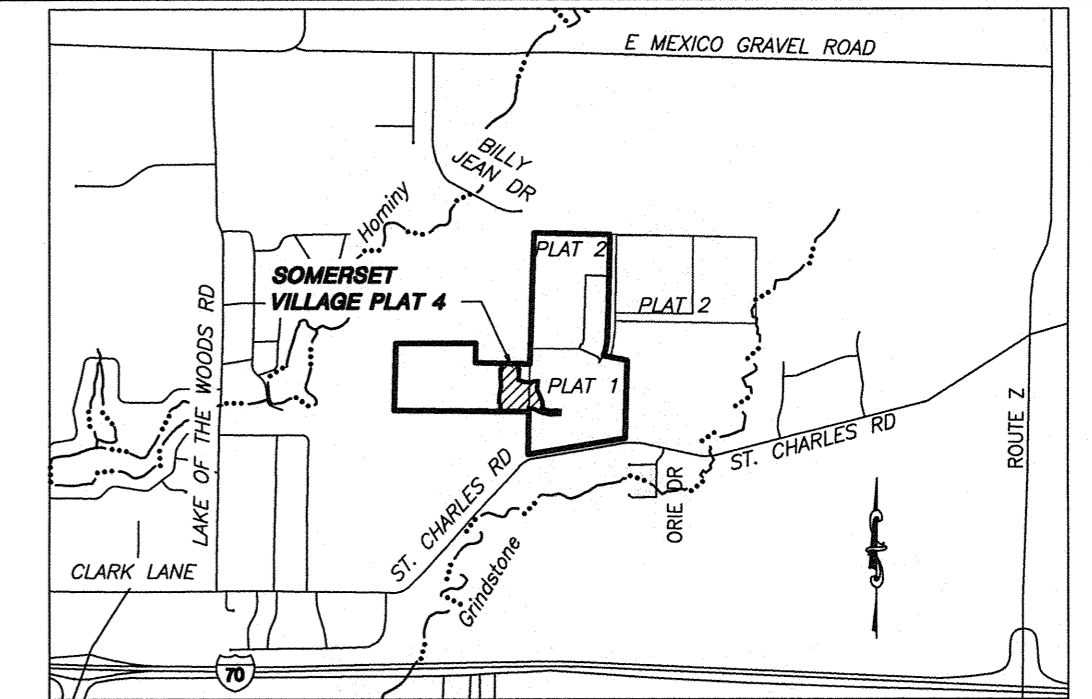
OWNER: CHARLES E MERIDETH TRUST  
WARRANTY DEED BK 3791, PG 37

# SOMERSET VILLAGE PLAT 4

FINAL PLAT  
NOVEMBER 2, 2015

## LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- O/S OFFSET
- (REC) RECORD
- DH IRON HOLE W/ CHISELED "X"
- IP IRON PIPE
- ⊙ MONUMENT
- ⊙ STONE
- PM PERMANENT MONUMENT
- (R) RADIAL LINE
- 0.000 SQUARE FEET
- 00.00 AC ACRES
- (C100) CURVE NUMBER



LOCATION MAP  
NOT TO SCALE

## KNOW ALL MEN BY THESE PRESENTS

ST. CHARLES ROAD 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.

ARMSTRONG DRIVE, MCINTOSH DRIVE, AND BAYFIELD DRIVE ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, ST. CHARLES ROAD DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

*[Signature]*

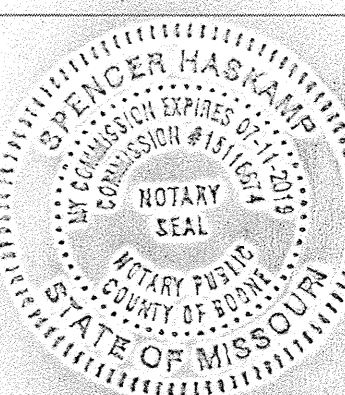
ROBERT A. WOLVERTON, AUTHORIZED MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 4<sup>th</sup> DAY OF JANUARY, IN THE YEAR 2016, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT A. WOLVERTON, 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.

*[Signature]*  
SPENCER HASKAMP

NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JULY 11, 2019.



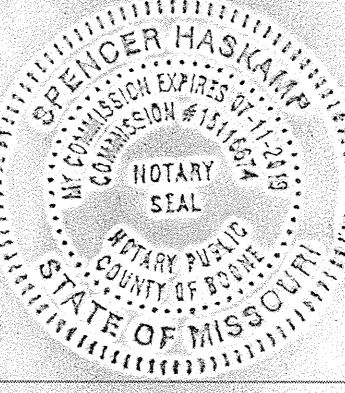
*[Signature]*  
Amy Henderson  
AUTHORIZED MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 5<sup>th</sup> DAY OF JANUARY, IN THE YEAR 2016, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Amy Henderson 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.

*[Signature]*  
SPENCER HASKAMP

NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JULY 11, 2019.



## CERTIFICATION

THIS IS TO CERTIFY THAT I COMPLETED A SURVEY FOR ST. CHARLES ROAD DEVELOPMENT, L.L.C. OF A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 101 OF SOMERSET VILLAGE PLAT 1, AS RECORDED IN PLAT BOOK 46, PAGE 44 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3837, PAGE 91, ALL BEING OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

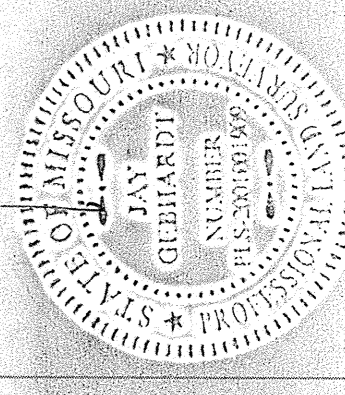
COMMENCING FROM THE NORTHWEST CORNER OF SAID LOT 101, THENCE ALONG THE WEST LINE OF SAID LOT 101, 500'13'25" W, 21.34' FEET; THENCE LEAVING SAID WEST LINE, N89°59'50" W, 180.46' FEET TO THE POINT OF BEGINNING; THENCE S00°00'10" W, 129.08' FEET; THENCE S85°51'50" E, 7.48' FEET; THENCE S02°15'30" W, 50.00' FEET; THENCE S72°02'55" E, 125.51' FEET; THENCE S87°07'30" E, 80.10' FEET; THENCE N76°49'50" E, 86.16' FEET; THENCE S02°27'20" E, 57.01' FEET; THENCE S05°27'00" W, 138.03' FEET; THENCE S22°52'05" E, 232.93' FEET; THENCE S07°24'00" E, 83.61' FEET; THENCE S26°52'55" E, 48.13' FEET; THENCE S67°51'50" E, 69.58' FEET; THENCE ALONG A 267.00-FOOT RADIUS CURVE TO THE LEFT, 105.18' FEET, SAID CURVE HAVING A CHORD WHICH BEARS S79°09'00" E, 104.51' FEET; THENCE N89°33'55" W, 124.35' FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, 44.01' FEET, SAID CURVE HAVING A CHORD WHICH BEARS N47°32'10" E, 40.17' FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF BATTLE AVENUE AS SHOWN ON SAID SOMERSET VILLAGE PLAT 1; THENCE SAID SAID RIGHT-OF-WAY LINE, ALONG A NON-TANGENT 900.00-FOOT RADIUS CURVE TO THE LEFT, 93.36' FEET, SAID CURVE HAVING A CHORD WHICH BEARS S02°32'10" W, 93.32' FEET; THENCE S02°26'05" E, 29.70' FEET; THENCE ALONG A NON-TANGENT 30.00-FOOT RADIUS CURVE TO THE LEFT, 47.12' FEET, SAID CURVE HAVING A CHORD WHICH BEARS N45°26'05" W, 42.43' FEET; THENCE ALONG A NON-TANGENT 30.00-FOOT RADIUS CURVE TO THE LEFT, 47.12' FEET, SAID CURVE HAVING A CHORD WHICH BEARS N45°26'05" W, 42.43' FEET; THENCE ALONG A NON-TANGENT 30.00-FOOT RADIUS CURVE TO THE RIGHT, 47.12' FEET, SAID CURVE HAVING A CHORD WHICH BEARS N45°26'05" W, 42.43' FEET; THENCE ALONG A CHORD WHICH BEARS N79°09'00" W, 130.34' FEET; THENCE ALONG A 567.00-FOOT RADIUS CURVE TO THE LEFT, 51.03' FEET, SAID CURVE HAVING A CHORD WHICH BEARS N70°26'30" W, 51.01' FEET; THENCE N65°29'35" W, 47.70' FEET; THENCE N76°14'30" W, 108.63' FEET TO A POINT ON THE WEST LINE OF SAID LOT 101; THENCE ALONG SAID WEST LINE, 500'13'25" W, 64.70' FEET TO AN EXISTING 3/4" IRON PIPE; THENCE N89°00'50" W, 508.75' FEET; THENCE ALONG A 525.00-FOOT RADIUS CURVE TO THE RIGHT, 28.02' FEET, SAID CURVE HAVING A CHORD WHICH BEARS N84°34'30" W, 28.02' FEET; THENCE N06°57'15" E, 50.00' FEET; THENCE N02°15'30" E, 97.12' FEET; THENCE N11°22'15" E, 162.05' FEET; THENCE N03°34'05" W, 160.83' FEET; THENCE N02°15'30" E, 91.16' FEET; THENCE N01°34'45" W, 50.00' FEET; THENCE N88°25'15" E, 18.29' FEET; THENCE N00°00'10" E, 123.79' FEET; THENCE S89°59'50" E, 305.00' FEET TO THE POINT OF BEGINNING AND CONTAINING 11.46 ACRES.

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

SURVEY AND PLAT BY  
A CIVIL GROUP  
CORPORATE NUMBER 2001006115

*[Signature]*  
JAY GEBBIARDT L.S. 2001001909

*[Signature]*  
DATE

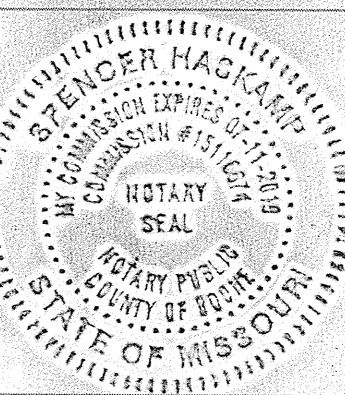


STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 5<sup>th</sup> DAY OF JANUARY, 2016.

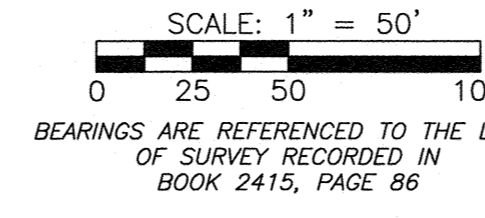
*[Signature]*  
SPENCER M. HASKAMP

NOTARY PUBLIC MY  
COMMISSION EXPIRES  
JULY 11, 2019.



CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	22°34'18"	300.00	118.19	N 79°09'00" W, 117.42'
C2	8°22'42"	600.00	87.74	N 72°03'10" W, 87.66'
C3	16°54'54"	900.00	265.70	N 84°42'00" W, 264.74'
C4	10°06'40"	500.00	88.24	N 88°06'05" W, 88.12'
C5	19°33'37"	500.00	170.70	N 06°47'50" E, 169.87'
C6	27°36'47"	400.00	192.78	N 02°46'15" E, 190.92'
C7	14°00'51"	500.00	122.30	N 04°01'45" W, 121.99'
C8	4°42'53"	2000.00	164.58	S 89°13'15" E, 164.53'
C9	84°46'09"	20.00	29.59	S 4°39'45" E, 26.96'
C10	89°21'17"	20.00	31.19	S 4°48'45" W, 28.12'
C12	88°54'21"	20.00	31.03	S 4°25'50" W, 28.01'
C13	93°44'04"	20.00	32.72	S 4°53'20" E, 29.19'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N74°49'10"E	41.97'
L2	S12°48'15"E	33.71'
L3	S54°06'05"E	20.60'
L4	S14°10'50"E	38.00'
L5	S11°44'20"W	61.14'
L6	S49°40'30"E	14.54'
L7	S06°11'10"W	8.09'
L8	S72°46'45"W	33.85'
L9	S11°52'55"E	55.02'
L10	S52°20'30"E	18.95'
L11	S16°17'35"W	17.29'
L12	S66°33'40"W	20.10'
L13	S19°39'10"W	28.82'
L14	S06°37'35"E	25.68'
L15	S28°07'25"E	22.40'
L16	S64°06'10"E	18.58'
L17	S12°53'05"W	14.71'



## NOTES

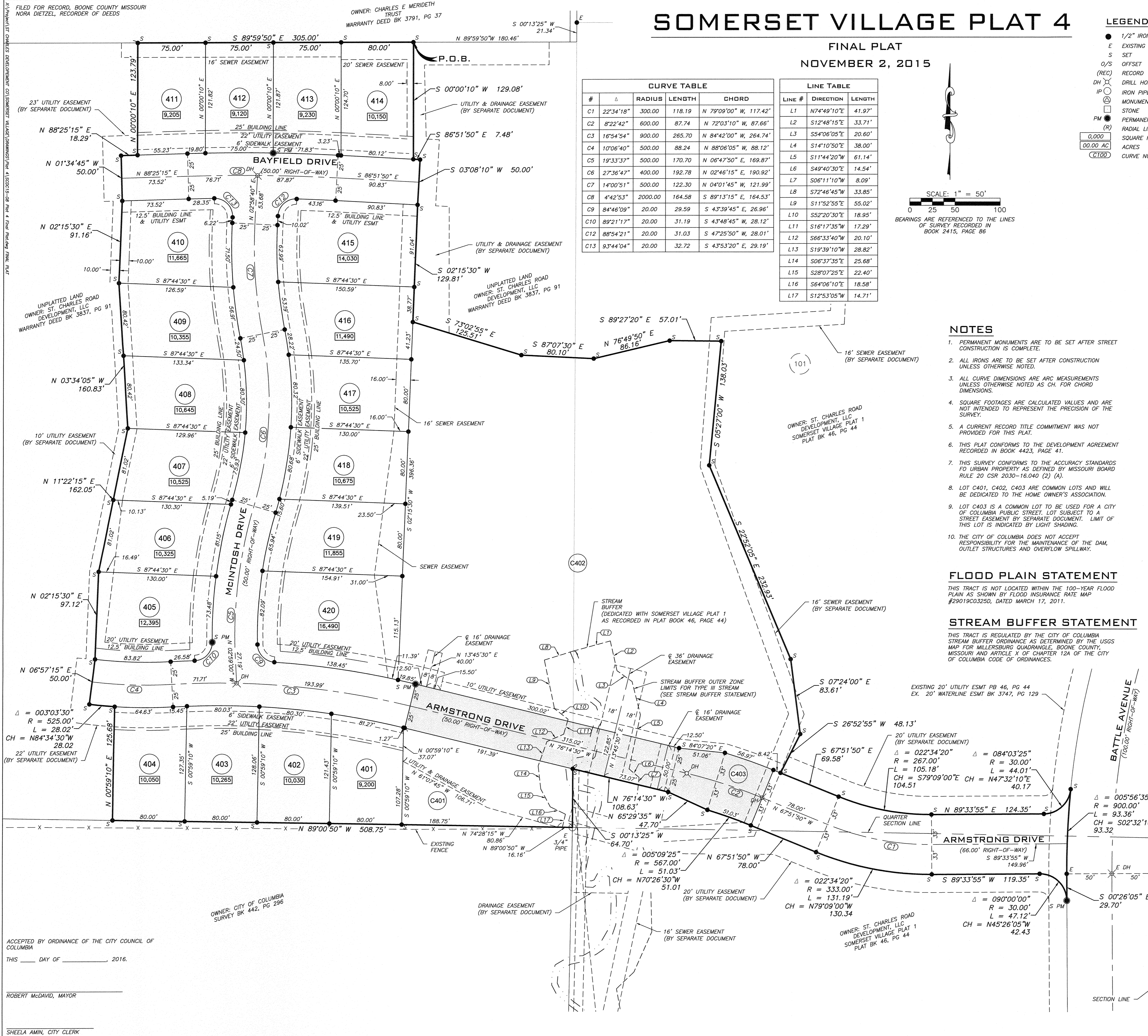
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS PLAT CONFORMS TO THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 4423, PAGE 41.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040 (2) (A).
- LOT C401, C402, C403 ARE COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
- LOT C403 IS A COMMON LOT TO BE USED FOR A CITY OF COLUMBIA PUBLIC STREET. LOT SUBJECT TO A STREET EASEMENT BY SEPARATE DOCUMENT. LIMIT OF THIS LOT IS INDICATED BY LIGHT SHADING.
- THE CITY OF COLUMBIA DOES NOT ACCEPT RESPONSIBILITY FOR THE MAINTENANCE OF THE DAM, OUTLET STRUCTURES AND OVERFLOW SPILLWAY.

## FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #2901900325D, DATED MARCH 17, 2011.

## 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 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2016.  
ROBERT McDAVID, MAYOR  
SHEELA AMIN, CITY CLERK

**A CIVIL GROUP**  
CIVIL ENGINEERING · PLANNING · SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
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MISSOURI CERTIFICATE OF AUTHORITY: 2001006115