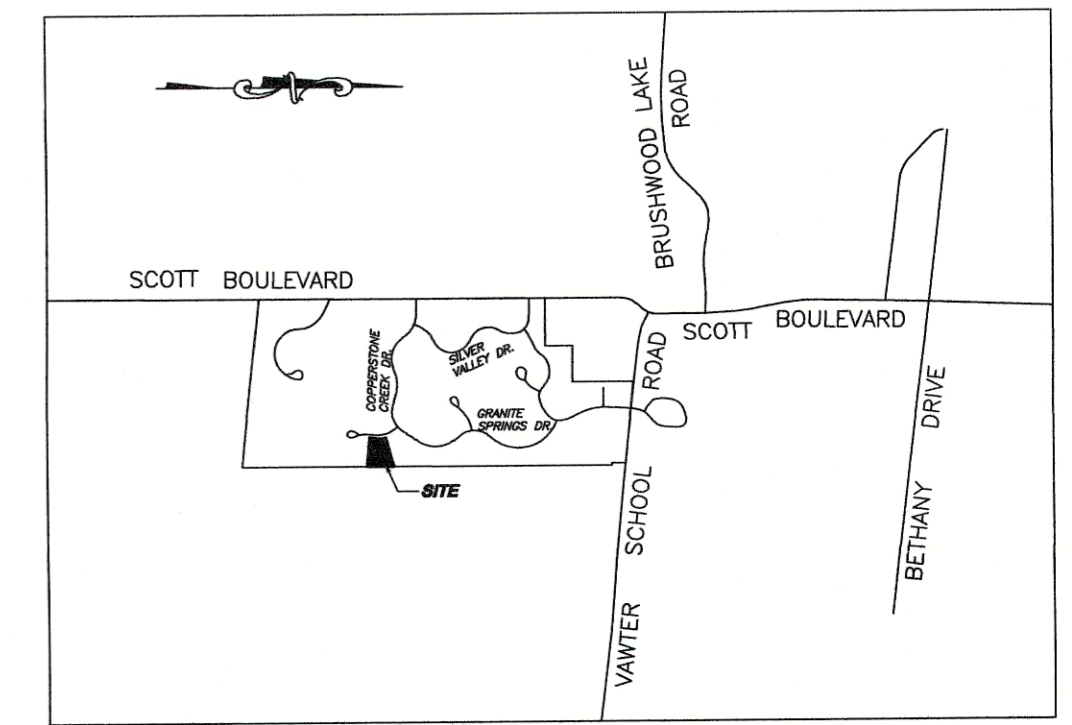


FILED FOR RECORD, BOONE COUNTY MISSOURI NORA DIETZEL, RECORDER OF DEEDS

FINAL PLAT COPPERSTONE PLAT 7B

A REPLAT OF LOTS 116A AND 117A OF COPPERSTONE PLAT 7
DECEMBER 19, 2018



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

DAVID R. RIES AND JENNIFER L. RIES, HUSBAND AND WIFE, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, DAVID R. RIES AND JENNIFER L. RIES HAVE CAUSED THESE PRESENTS TO BE SIGNED.

DAVID R. RIES, OWNER

JENNIFER L. RIES, OWNER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

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

KRISTINE N. VROMAN
NOTARY PUBLIC,
MY COMMISSION EXPIRES
DECEMBER 21, 2021.

LEGAL DESCRIPTION

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 116A AND 117A OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY RECORDS. SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 116A OF SAID COPPERSTONE PLAT 7; THENCE ALONG THE EAST LINE OF SAID LOT 116A AND 117A, S00°03'45"W, 295.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 117A; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 117A, N86°26'25"W, 309.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 117A AND AN IRON ON THE EAST RIGHT-OF-WAY LINE OF COPPERSTONE COURT; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF SAID LOT 116A, 117A AND THE EAST RIGHT-OF-WAY LINE OF COPPERSTONE COURT, ALONG A NON-TANGENT 225.00-FOOT RADIUS CURVE TO THE RIGHT, 36.38 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N09°34'20"E, 36.34 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 149.18 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N01°20'10"W, 147.36 FEET TO THE NORTHWEST CORNER OF LOT 116A AND AN IRON ON THE EAST RIGHT-OF-WAY LINE OF COPPERSTONE COURT; THENCE LEAVING SAID WEST LINE ALONG THE NORTH LINE OF 116A, N73°07'25"E, 320.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.65 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN OCTOBER, 2018, I COMPLETED A SURVEY FOR DAVID R. RIES AND JENNIFER L. RIES, HUSBAND AND WIFE, OF THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT. THE SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

Jay Gebhardt
JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE PREPARED: 12/19/18

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

STATE OF MISSOURI
COUNTY OF BOONE

A REPLAT SUBDIVISION FINAL PLAT
COPPERSTONE PLAT 7B
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

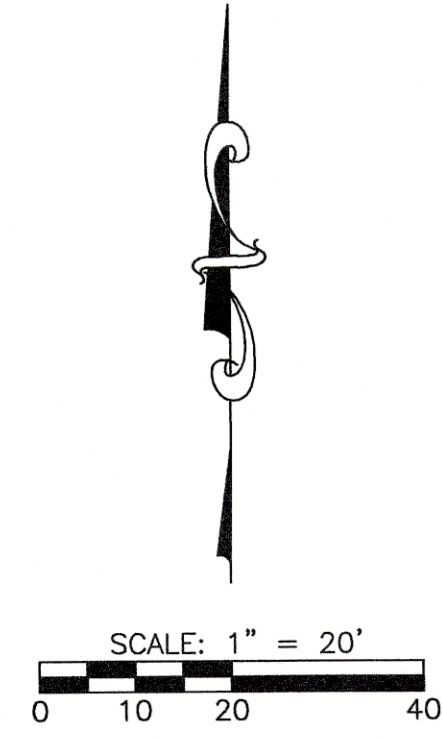
SUBSCRIBED AND AFFIRMED BEFORE ME

THIS 19th DAY OF December,

2018.

Kristine N. Vroman
KRISTINE N. VROMAN

NOTARY PUBLIC, MY COMMISSION
EXPIRES DECEMBER 21, 2021.



BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 116A, COPPERSTONE PLAT 7, AS RECORDED IN PLAT IN BOOK 46, PAGE 30

LEGEND

- IRON PIPE CAP #2001006115
- EXISTING SET
- (REC) RECORD
- ⊕ BENCH MARK
- ⊙ DRILL HOLE
- ⊙ IRON PIPE
- ⊙ REBAR
- ⊙ MONUMENT
- ⊙ PERMANENT MONUMENT
- ⊙ RIGHT OF WAY MARKER
- ⊙ STONE
- BCS BOONE COUNTY SURVEY
- P.O.B. POINT OF BEGINNING
- (R) RADIAL LINE
- Δ DELTA ANGLE
- R RADIUS
- L LENGTH
- CH CHORD
- 00.00 AC ACRES
- CENTERLINE
- - - EXISTING FENCE

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0270E DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

NOTES:

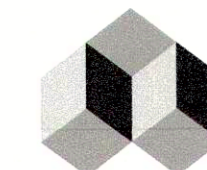
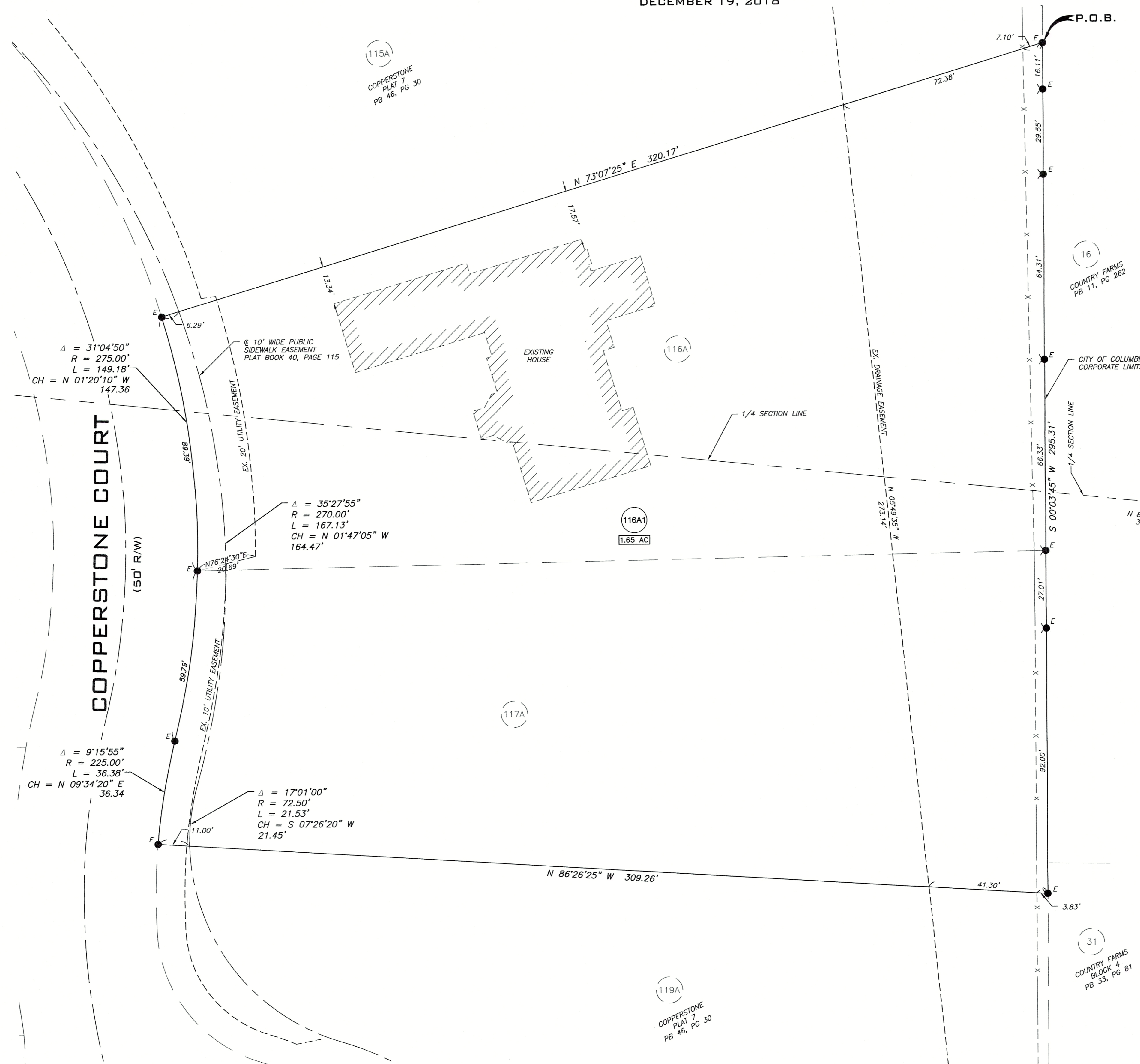
- THIS IS AN URBAN CLASS SURVEY.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
- RECORD TITLE INFORMATION FOR THIS PLAT WAS NOT PROVIDED.

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

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115