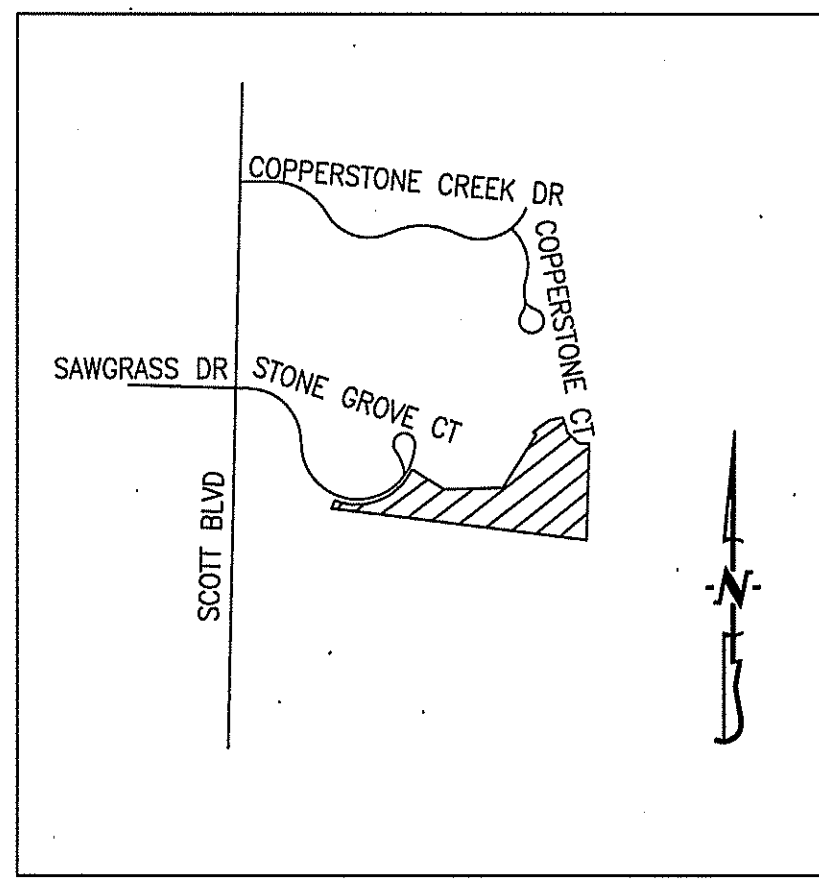
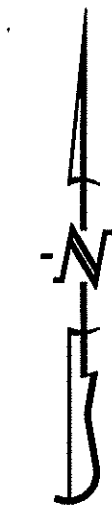


# FINAL PLAT COPPERSTONE PLAT No. 1B

A REPLAT OF LOTS 149 & 150 OF COPPERSTONE PLAT NO. 1 LOCATED IN THE WEST  
 HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 JUNE 11, 2018



LOCATION MAP  
 NOT TO SCALE



SCALE: 1"=60'  
 0 30 60 120

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**NOTES:**

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0270E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THERE ARE REGULATED STREAMS ON THIS SITE AS DETERMINED BY THE USGS MAP FOR THE HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- NO STREAM BUFFER REQUIRED DUE TO PLATTING PRIOR TO JAN 2, 2017.

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN JUNE OF 2018, I COMPLETED A SURVEY AND SUBDIVISION FOR THE JOHN M. SCHULTE AND RACHAEL C. SCHULTE REVOCABLE TRUST, OF A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 149 AND LOT 150 OF COPPERSTONE PLAT NO. 1 RECORDED IN PLAT BOOK 40, PAGE 115 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4259, PAGE 9 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 149 AND WITH THE NORTH LINE THEREOF, S 58°44'45"E, 187.88 FEET; THENCE N 88°18'10"E, 289.10 FEET; THENCE N 32°20'45"E, 309.00 FEET; THENCE N 54°06'50"W, 20.00 TO THE NORTH MOST CORNER OF LOT 148; THENCE N 54°12'10"E, 98.21 FEET; THENCE N 79°45'50"E, 69.85 FEET; THENCE S 15°56'40"E, 75.68 FEET; THENCE S 47°22'45"E, 79.27 TO THE MOST EAST CORNER OF SAID LOT 149, THENCE ALONG THE NORTH LINE OF SAID LOT 150, S 88°48'15"E, 48.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 150; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT 150, S 1°27'30"W, 470.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 150; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE THEREOF, N 83°00'00"W, 1266.58 FEET TO THE WEST LINE OF SAID LOT 150; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE THEREOF, N 21°39'10"E, 40.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 150, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF STONE GROVE COURT; THENCE 449.53 FEET ALONG A 299.80-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 68°12'25"E, 408.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.01 ACRES.

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

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
 1000 W. NIFONG BLVD. BUILDING 1  
 COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

*David W. Borden*  
 DAVID W. BORDEN, PLS-2002000244  
 8-1-18  
 DATE

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }  
 SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2022  
 COMMISSION NUMBER 14965667

KENNETH FARRIS  
 Notary Public, Notary Seal  
 State of Missouri  
 Cole County  
 Commission #14965667  
 My Commission Expires: 04-22-2022

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BRIAN TREECE, MAYOR  
 ATTEST:  
 SHEELA AMIN, CITY CLERK

**KNOW ALL MEN BY THESE PRESENTS:**

THAT JOHN M. SCHULTE AND RACHAEL C. SCHULTE, CO-TRUSTEES OF THE JOHN M. SCHULTE AND RACHAEL C. SCHULTE, REVOCABLE TRUST, ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THEY HAVE CAUSED SAID TRACT TO BE SURVEYED AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "COPPERSTONE PLAT NO. 1B".

IN WITNESS WHEREOF, JOHN M. SCHULTE AND RACHAEL C. SCHULTE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE'S THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

JOHN M. SCHULTE AND RACHAEL C. SCHULTE REVOCABLE TRUST

JOHN M. SCHULTE, TRUSTEE

RACHAEL C. SCHULTE, TRUSTEE

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

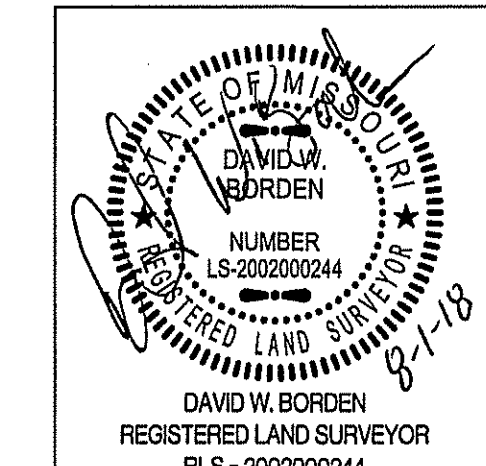
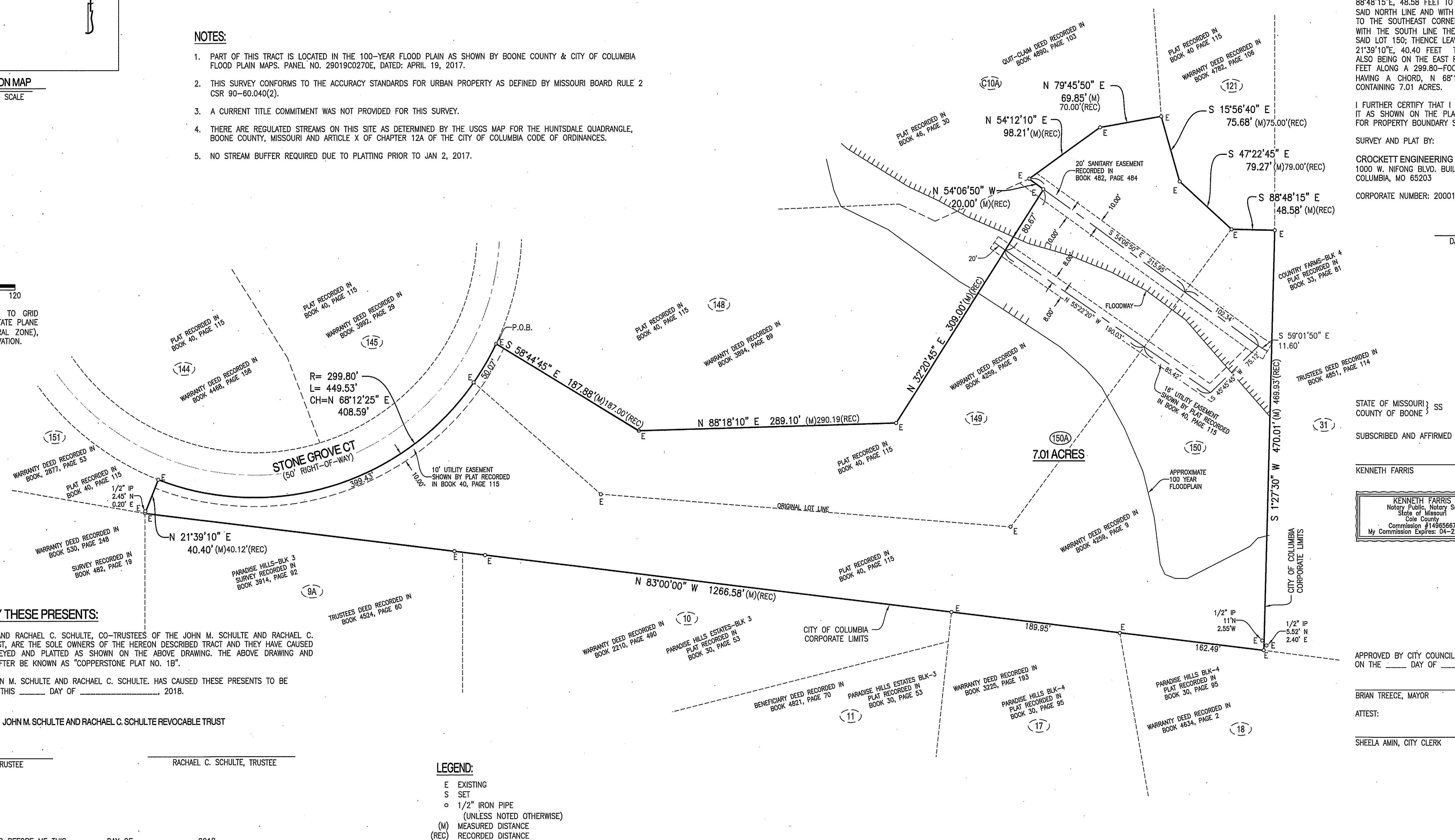
SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2022  
 COMMISSION NUMBER 14965667

KENNETH FARRIS  
 Notary Public, Notary Seal  
 State of Missouri  
 Cole County  
 Commission #14965667  
 My Commission Expires: 04-22-2022

**LEGEND:**

- E EXISTING
- S SET
- o 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- (35) LOT NUMBER
- (35) EXISTING LOT NUMBER
- ||||| 100 YEAR FLOOD PLAIN
- ||||| FLOODWAY



COPPERSTONE PLAT NO. 1B	
WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 6/11/2018	SCALE: 1"=60'
PROJECT: 180285	DRAWN BY: EWD
<b>CROCKETT ENGINEERING CONSULTANTS</b> 1000 W. NIFONG BLVD., BUILDING 1 COLUMBIA, MISSOURI 65203 (314) 447-0292 www.crockettengineering.com	