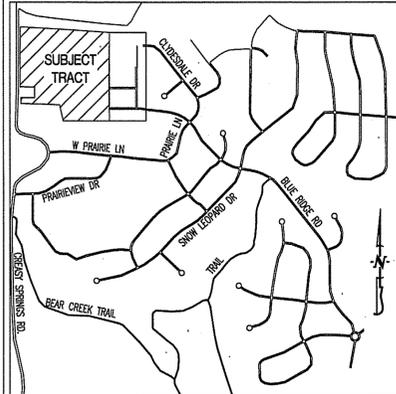


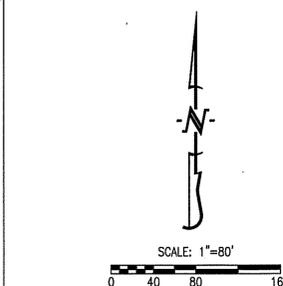
# FINAL PLAT WILLOW FALLS, PLAT No. 3

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JANUARY 29, 2018  
CASE #18-60

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



LOCATION MAP  
NOT TO SCALE



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

- LEGEND:**
- E EXISTING
  - S SET
  - 1/2" IRON PIPE  
(UNLESS NOTED OTHERWISE)
  - PERMANENT MONUMENT
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - (R) RADIAL LINE
  - DH X DRILL HOLE
  - W/ CHISELED X
  - P.O.B. POINT OF BEGINNING
  - WD WARRANTY DEED
  - B- BOOK OF RECORDING
  - P- PAGE OF RECORDING
  - TD TRUSTEES DEED
  - QT QUIT-CLAIM DEED

**NOTES:**

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 2901900280E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
6. LOTS C1 IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
7. DIRECT ACCESS TO GREASY SPRINGS ROAD FROM LOTS 308 TO 315 IS PROHIBITED.
8. DIRECT ACCESS TO BLUE RIDGE ROAD FROM LOTS 317 TO 324 AND LOTS 350, 357, 358, & 365 IS PROHIBITED.
9. THE EASEMENT FOR ROAD ACCESS RECORDED IN BOOK 4825, PAGE 75 IS HEREBY SHOWN AS BLUE RIDGE ROAD AND IS BEING CONVEYED AS RIGHT-OF-WAY FOR STREET PURPOSE TO THE CITY OF COLUMBIA.
10. COMMON LOT C2 WILL HEREBY BE DEDICATED TO THE CITY OF COLUMBIA AS A DRAINAGE AND UTILITY EASEMENT.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT THE COLUMBIA DEVELOPMENT GROUP, LLC IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ATTACHED DRAWING. THE STREET RIGHT-OF-WAYS SHOWN BY THE ATTACHED DRAWING ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WILLOW FALLS, PLAT NO. 3"

IN WITNESS WHEREOF, THE COLUMBIA DEVELOPMENT GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 29th DAY OF May, 2018.

THE COLUMBIA DEVELOPMENT GROUP, LLC.

*T. Scott Atkins*  
T. SCOTT ATKINS, MEMBER  
*Scott F. Linnemeyer*  
SCOTT F. LINNEMEYER, MEMBER

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 29th DAY OF May, 2018 BEFORE ME PERSONALLY APPEARED T. SCOTT ATKINS, AND SCOTT F. LINNEMEYER TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE MEMBERS OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

*Kenneth Farris*  
KENNETH FARRIS  
NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667



MATCHLINE SHEET 2  
MATCHLINE SHEET 3

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN JANUARY OF 2018, I COMPLETED A SURVEY AND SUBDIVISION FOR THE COLUMBIA DEVELOPMENT GROUP, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 2461, PAGE 148 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4254 PAGE 51 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER AS SHOWN IN SAID SURVEY RECORDED IN BOOK 2461, PAGE 148, AND WITH THE NORTH LINE THEREOF, S 84°03'40"E, 665.64 FEET TO THE NORTHWEST CORNER OF WILLOW FALLS PLAT NO. 2, RECORDED IN PLAT BOOK 51, PAGE 87; THENCE LEAVING THE NORTH LINE OF SAID SURVEY AND WITH THE LINES OF SAID WILLOW FALLS PLAT NO. 2, S 6°02'05"W, 112.18 FEET; THENCE N 83°57'55"W, 44.00 FEET; THENCE S 6°02'05"W, 50.00 FEET; THENCE S 6°03'20"W, 240.00 FEET; THENCE S 6°02'40"W, 165.00 FEET; THENCE S 83°57'55"E, 280.00 FEET; THENCE S 71°52'10"E, 143.17 FEET; THENCE S 83°57'55"E, 49.94 FEET TO THE NORTHWEST CORNER OF LOT 121, OF WILLOW FALLS PLAT NO. 1 RECORDED IN PLAT BOOK 49, PAGE 28; THENCE LEAVING THE LINES OF SAID WILLOW FALLS PLAT NO. 1 AND WITH THE LINES OF SAID WILLOW FALLS PLAT NO. 1, S 5°59'20"W, 381.12 FEET TO THE NORTH LINE OF VANDERVEEN CROSSING PLAT NO. 14 RECORDED IN PLAT BOOK 39, PAGE 15 ALSO BEING ON THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 2461, PAGE 148; THENCE LEAVING THE WEST LINE OF SAID BRADLEY PLACE PLAT NO. 1 AND WITH THE LINES OF SAID SURVEY, N 83°57'00"W, 654.90 FEET; THENCE N 1°39'00"E, 301.50 FEET; THENCE N 83°59'35"W, 728.78 FEET; THENCE N 1°39'00"E, 105.13; THENCE S 87°10'25"E, 287.60 FEET; THENCE N 0°36'25"E, 137.00 FEET; THENCE N 87°47'15"W, 285.07 FEET; THENCE N 1°39'00"E, 776.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.80 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 T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
5/15/2018  
DATE

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 15th DAY OF May, 2022.

*Kenneth Farris*  
KENNETH FARRIS  
NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14965667



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

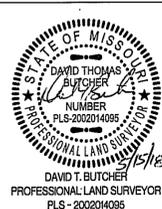
BRIAN TREECE, MAYOR  
ATTEST:  
SHEELA AMIN, CITY CLERK

**WILLOW FALLS, PLAT NO. 3**

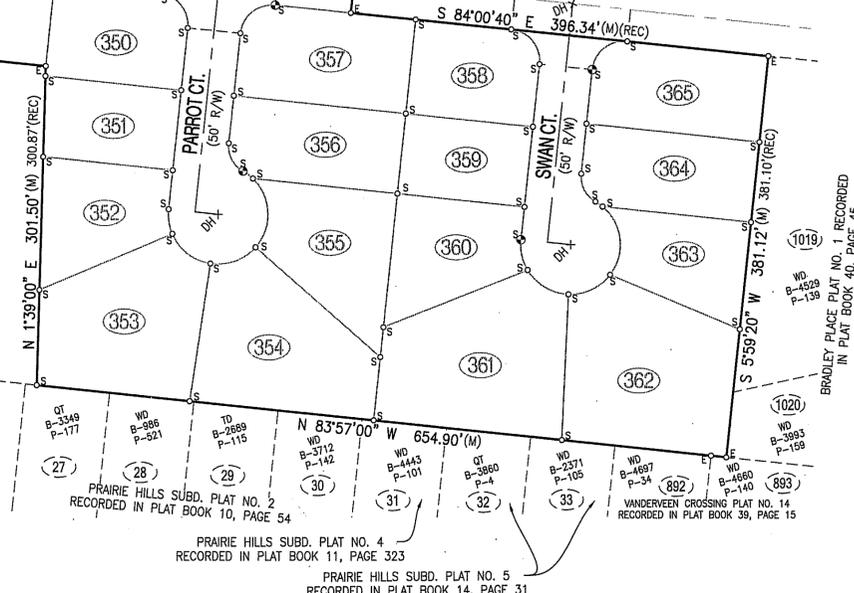
A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nifong Blvd., Building 1  
Columbia, Missouri 65203  
(371) 447-0292  
www.crockettengineering.com

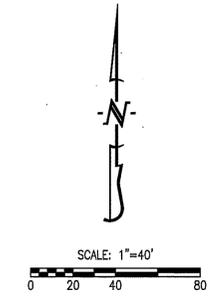
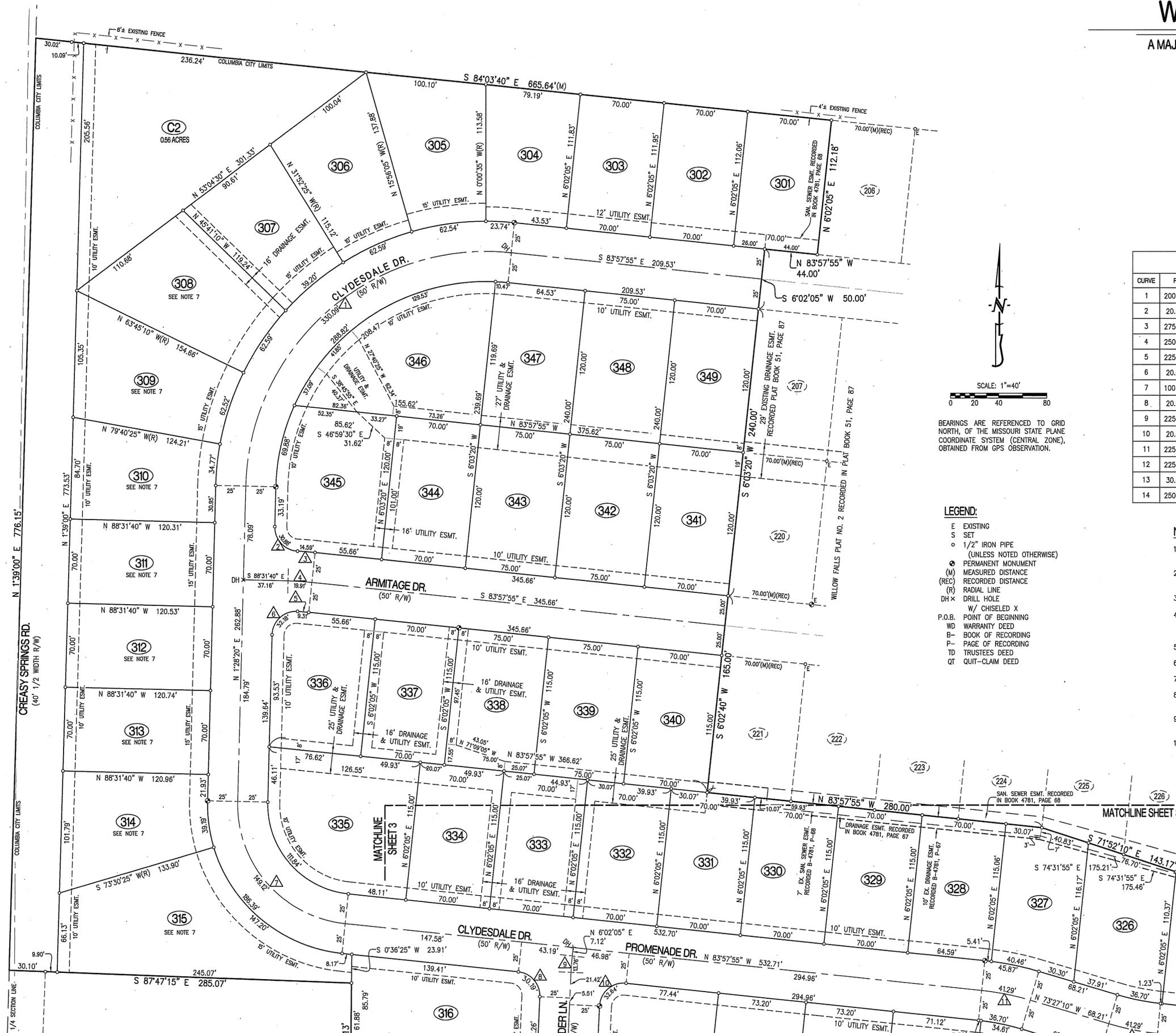


DATE: 1/29/2018  
SCALE: 1"=80'  
PROJECT: 140418  
DRAWN BY: KWF



# FINAL PLAT WILLOW FALLS, PLAT No. 3

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
 SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 JANUARY 29, 2018  
 CASE #18-60



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

- LEGEND:**
- E EXISTING
  - S SET
  - 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - PERMANENT MONUMENT
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - (R) RADIAL LINE
  - DH X DRILL HOLE
  - W/ CHISELED X
  - P.O.B. POINT OF BEGINNING
  - WD WARRANTY DEED
  - B- BOOK OF RECORDING
  - P- PAGE OF RECORDING
  - TD TRUSTEES DEED
  - QT QUIT-CLAIM DEED

CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	200.00'	330.09'	S 48°45'10" W	293.88'
2	20.00'	30.88'	S 42°46'00" E	27.91'
3	275.00'	14.59'	N 85°29'05" W	14.58'
4	250.00'	19.91'	N 86°14'50" W	19.90'
5	225.00'	9.31'	N 85°09'00" W	9.31'
6	20.00'	32.18'	S 47°34'05" W	28.82'
7	100.00'	149.12'	S 41°14'50" E	135.68'
8	20.00'	30.19'	S 40°43'00" E	27.41'
9	225.00'	13.76'	N 4°17'00" E	13.76'
10	20.00'	32.64'	S 49°17'00" W	29.14'
11	225.00'	41.29'	N 78°42'30" W	41.23'
12	225.00'	41.29'	N 78°42'30" W	41.23'
13	30.00'	46.22'	S 46°40'00" W	41.78'
14	250.00'	7.54'	N 1°40'00" E	7.54'

CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
15	30.00'	48.03'	S 43°20'00" E	43.06'
16	1030.00'	31.07'	N 88°20'00" W	31.07'
17	400.00'	6.15'	N 87°54'35" W	6.15'
18	970.00'	87.81'	N 86°36'15" W	87.78'
19	30.00'	47.15'	N 38°59'15" W	42.44'
20	30.00'	47.10'	S 51°00'45" W	42.41'
21	27.00'	31.14'	S 27°00'25" E	29.44'
22	47.00'	201.87'	N 62°59'10" E	78.79'
23	30.00'	47.15'	N 38°59'15" W	42.44'
24	30.00'	47.10'	S 51°00'45" W	42.41'
25	27.00'	31.14'	S 27°00'25" E	29.44'
26	47.00'	201.87'	N 62°59'10" E	78.79'
27	30.00'	47.12'	S 45°48'10" W	42.43'

- NOTES:**
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS, PANEL NO. 2901900280E, 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.
  - ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
  - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
  - LOTS C1 IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
  - DIRECT ACCESS TO CREAKY SPRINGS ROAD FROM LOTS 308 TO 315 IS PROHIBITED.
  - DIRECT ACCESS TO BLUE RIDGE ROAD FROM LOTS 317 TO 324 AND LOTS 350, 357, 358, & 365 IS PROHIBITED.
  - THE EASEMENT FOR ROAD ACCESS RECORDED IN BOOK 4825, PAGE 75 IS HEREBY SHOWN AS BLUE RIDGE ROAD AND IS BEING CONVEYED AS RIGHT-OF-WAY FOR STREET PURPOSE TO THE CITY OF COLUMBIA.
  - COMMON LOT C2 WILL HEREBY BE DEDICATED TO THE CITY OF COLUMBIA AS A DRAINAGE AND UTILITY EASEMENT.

DAVID T. BUTCHER  
 PROFESSIONAL LAND SURVEYOR  
 PLS-200204095

**WILLOW FALLS, PLAT NO. 3**

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200015804

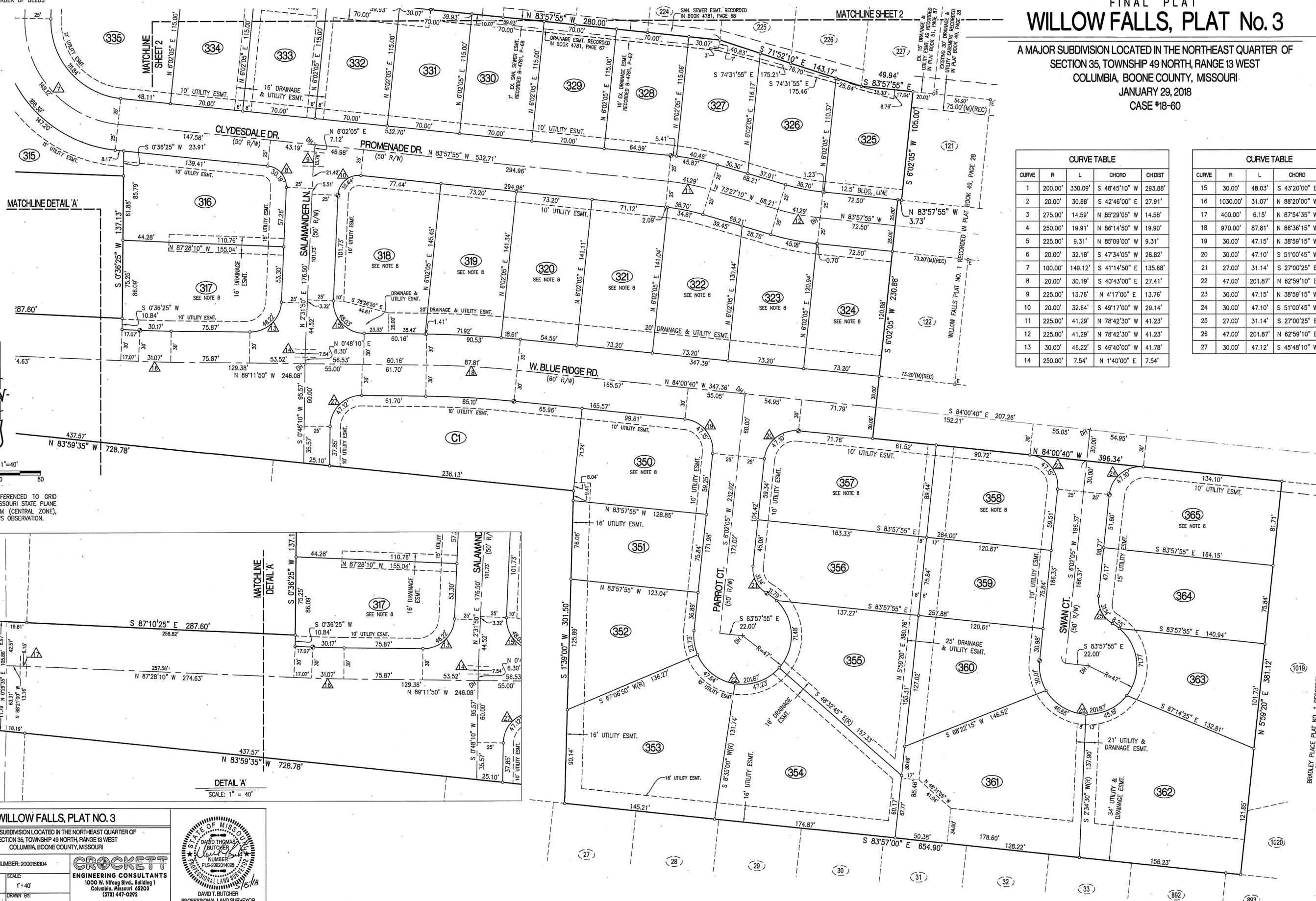
DATE: 1/29/2018  
 PROJECT: 140418

SCALE: 1"=40'  
 DRAWN BY: KWF

**CRACKETT**  
 ENGINEERING CONSULTANTS  
 1000 W. Nifong Blvd., Building 1  
 Columbia, Missouri 65205  
 (573) 447-0292  
 www.crockettengineering.com

# FINAL PLAT WILLOW FALLS, PLAT No. 3

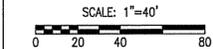
A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
 SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 JANUARY 29, 2018  
 CASE #18-60



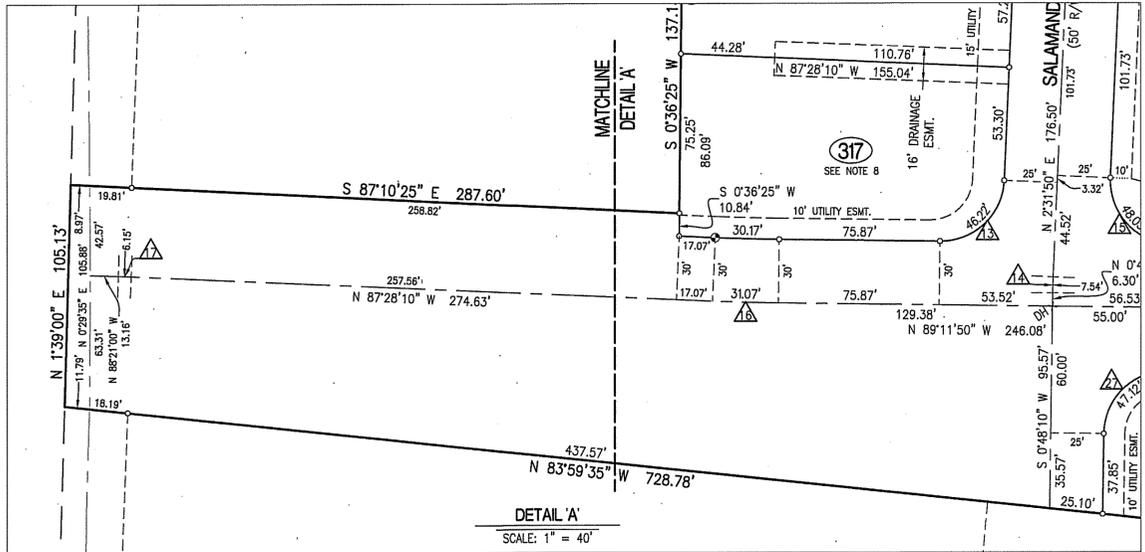
CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	200.00'	330.09'	S 48°45'10" W	293.88'
2	20.00'	30.88'	S 42°46'00" E	27.91'
3	275.00'	14.59'	N 85°29'05" W	14.58'
4	250.00'	19.91'	N 86°14'50" W	19.90'
5	225.00'	9.31'	N 85°09'00" W	9.31'
6	20.00'	32.18'	S 47°34'05" W	28.82'
7	100.00'	149.12'	S 41°14'50" E	135.68'
8	20.00'	30.19'	S 40°43'00" E	27.41'
9	225.00'	13.76'	N 4°17'00" E	13.76'
10	200.00'	32.64'	S 49°17'00" W	29.14'
11	225.00'	41.29'	N 78°42'30" W	41.23'
12	225.00'	41.29'	N 78°42'30" W	41.23'
13	30.00'	46.22'	S 46°40'00" W	41.78'
14	250.00'	7.54'	N 1°40'00" E	7.54'

CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
15	30.00'	48.03'	S 43°20'00" E	43.06'
16	1030.00'	31.07'	N 88°20'00" W	31.07'
17	400.00'	6.15'	N 87°54'35" W	6.15'
18	970.00'	87.81'	N 86°36'15" W	87.78'
19	30.00'	47.15'	N 38°59'15" W	42.44'
20	30.00'	47.10'	S 51°00'45" W	42.41'
21	27.00'	31.14'	S 27°00'25" E	29.44'
22	47.00'	201.87'	N 62°59'10" E	78.79'
23	30.00'	47.15'	N 38°59'15" W	42.44'
24	30.00'	47.10'	S 51°00'45" W	42.41'
25	27.00'	31.14'	S 27°00'25" E	29.44'
26	47.00'	201.87'	N 62°59'10" E	78.79'
27	30.00'	47.12'	S 45°48'10" W	42.43'

MATCHLINE DETAIL 'A'



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



**WILLOW FALLS, PLAT NO. 3**  
 A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 1/29/2018  
 SCALE: 1" = 40'  
 PROJECT: 140418  
 DRAWN BY: KWF

**CROCKETT ENGINEERING CONSULTANTS**  
 1000 W. Nilong Blvd., Building 1  
 Columbia, Missouri 65203  
 (573) 447-0292  
 www.crockettengineering.com

STATE OF MISSOURI  
 DAVID THOMAS BUTCHER  
 PROFESSIONAL LAND SURVEYOR  
 PL S-2002014035  
 1/15/18

DAVID T. BUTCHER  
 PROFESSIONAL LAND SURVEYOR  
 PLS - 2002014035

BRADLEY PLACE PLAT NO. 1 RECORDED IN PLAT BOOK 40, PAGE 45