

THE VILLAGES AT ARBOR POINTE PLAT 5

LOCATED IN THE EAST 1/2 OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

- LEGEND**
- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
 - E EXISTING
 - S SET
 - (M) MEASURED
 - (REC) RECORD FROM BK -- PG --
 - DH DRILL HOLE W/ CHISELED "X"
 - IP IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
 - PM PERMANENT MONUMENT
 - (R) RADIAL LINE
 - SQUARE FEET
 - CT CURVE NUMBER
 - ⊕ CENTERLINE
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE
 - ESMT EASEMENT
 - Δ DELTA
 - R RADIUS
 - L ARC LENGTH
 - CH CHORD
 - P.O.B. POINT OF BEGINNING

OWNER: BRUCE BARTON
BREITTHORST
BENEFICIARY DEED
BK 1326, PG 641

OWNER: BC INVESTMENTS OF COLUMBIA, LLC
WARRANTY DEED
BK 4903, PG 15

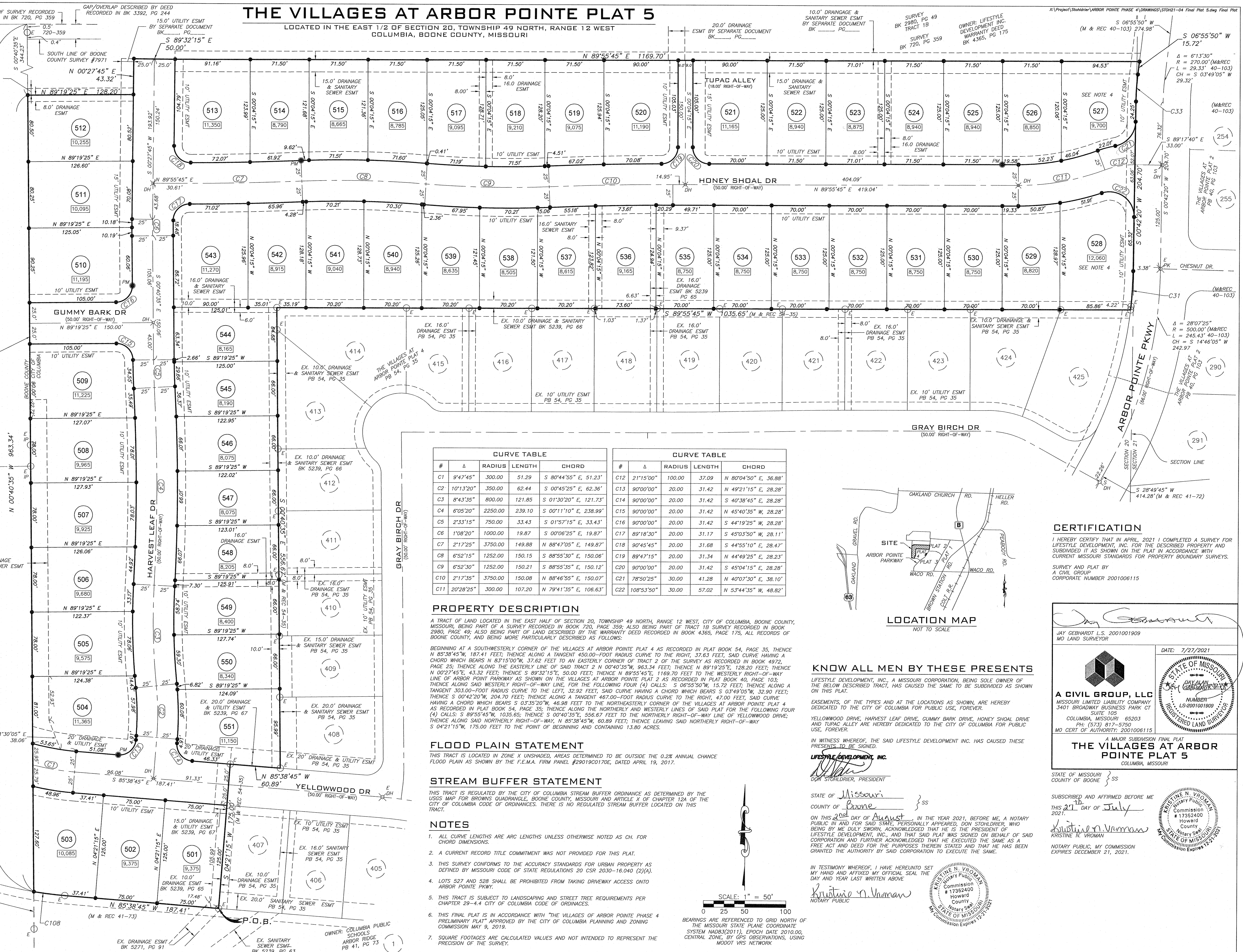
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS ____ DAY OF _____ 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

ORDINANCE #



CURVE TABLE					CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD	#	Δ	RADIUS	LENGTH	CHORD
C1	9°47'45"	300.00	51.29	S 80°44'55" E, 51.23'	C12	21°15'00"	100.00	37.09	N 80°04'50" E, 36.88'
C2	10°13'20"	350.00	62.44	S 00°45'25" E, 62.36'	C13	90°00'00"	20.00	31.42	N 49°21'15" E, 28.28'
C3	8°43'35"	800.00	121.85	S 01°30'20" E, 121.73'	C14	90°00'00"	20.00	31.42	S 40°38'45" E, 28.28'
C4	6°05'20"	2250.00	239.10	S 00°11'10" E, 238.99'	C15	90°00'00"	20.00	31.42	N 45°40'35" W, 28.28'
C5	2°33'15"	750.00	33.43	S 01°57'15" E, 33.43'	C16	90°00'00"	20.00	31.42	S 44°19'25" W, 28.28'
C6	1°08'20"	1000.00	19.87	S 00°06'25" E, 19.87'	C17	89°18'30"	20.00	31.17	S 45°03'50" W, 28.11'
C7	2°17'25"	3750.00	149.88	N 88°47'05" E, 149.87'	C18	90°45'45"	20.00	31.68	S 44°55'10" E, 28.47'
C8	6°52'15"	1252.00	150.15	S 88°55'30" E, 150.08'	C19	89°47'15"	20.00	31.34	N 44°49'25" E, 28.23'
C9	6°52'30"	1252.00	150.21	S 88°55'35" E, 150.12'	C20	90°00'00"	20.00	31.42	S 45°04'15" E, 28.28'
C10	2°17'35"	3750.00	150.08	N 88°46'55" E, 150.07'	C21	78°50'25"	30.00	41.28	N 40°07'30" E, 38.10'
C11	20°28'25"	300.00	107.20	N 79°41'35" E, 106.63'	C22	108°53'50"	30.00	57.02	N 53°44'35" W, 48.82'

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF A SURVEY RECORDED IN BOOK 720, PAGE 359; ALSO BEING PART OF TRACT 19 SURVEY RECORDED IN BOOK 2980, PAGE 49; ALSO BEING PART OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4365, PAGE 175, ALL RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHWESTERLY CORNER OF THE VILLAGES AT ARBOR POINTE PLAT 4 AS RECORDED IN PLAT BOOK 54, PAGE 35, THENCE N 85°38'45" W, 187.41 FEET; THENCE ALONG A TANGENT 450.00-FOOT RADIUS CURVE TO THE RIGHT, 37.63 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 83°15'00" W, 37.62 FEET TO AN EASTERLY CORNER OF TRACT 2 OF THE SURVEY AS RECORDED IN BOOK 4972, PAGE 25; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 2 N 00°40'35" W, 963.34 FEET; THENCE N 89°19'25" E, 128.20 FEET; THENCE N 00°27'45" E, 43.32 FEET; THENCE S 89°32'15" E, 50.00 FEET; THENCE N 89°55'45" E, 1169.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ARBOR POINT PARKWAY AS SHOWN ON THE VILLAGES AT ARBOR POINTE PLAT 2 AS RECORDED IN PLAT BOOK 40, PAGE 103; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR THE FOLLOWING FOUR (4) CALLS: S 06°55'50" W, 15.72 FEET; THENCE ALONG A TANGENT 303.00-FOOT RADIUS CURVE TO THE LEFT, 32.92 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 03°49'05" W, 32.90 FEET; THENCE S 00°42'20" W, 204.70 FEET; THENCE ALONG A TANGENT 467.00-FOOT RADIUS CURVE TO THE RIGHT, 47.00 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 03°55'20" W, 46.98 FEET TO THE NORTHEASTERLY CORNER OF THE VILLAGES AT ARBOR POINTE PLAT 4 AS RECORDED IN PLAT BOOK 54, PAGE 35; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PLAT FOR THE FOLLOWING FOUR (4) CALLS: S 89°55'45" W, 1035.65; THENCE S 00°40'35" E, 556.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF YELLOWWOOD DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, N 85°38'45" W, 60.89 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY S 04°21'15" W, 175.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.80 ACRES.

FLOOD PLAIN STATEMENT

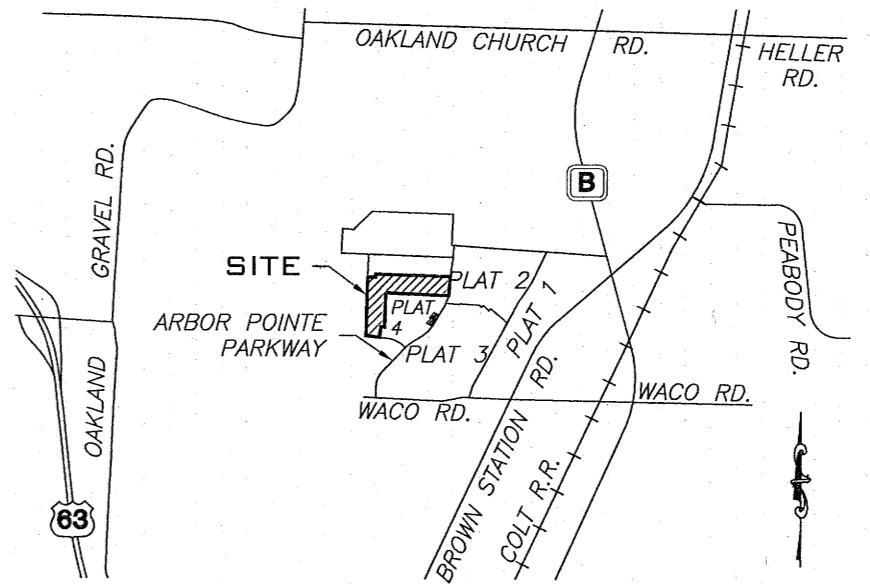
THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #2901900170E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS 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 FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- LOTS 527 AND 528 SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO ARBOR POINTE PKWY.
- THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4 CITY OF COLUMBIA CODE OF ORDINANCES.
- THIS FINAL PLAT IS IN ACCORDANCE WITH THE VILLAGES AT ARBOR POINTE PHASE 4 PRELIMINARY PLAT APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION MAY 9, 2019.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

LIFESTYLE DEVELOPMENT, INC., A MISSOURI CORPORATION, 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.

YELLOWWOOD DRIVE, HARVEST LEAF DRIVE, GUMMY BARK DRIVE, HONEY SHOAL DRIVE AND TUPAC ALLEY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID LIFESTYLE DEVELOPMENT INC. HAS CAUSED THESE PRESENTS TO BE SIGNED.

LIFESTYLE DEVELOPMENT, INC.
DON STOHLDRIER, PRESIDENT

STATE OF Missouri }
COUNTY OF Boone } SS

ON THIS 27th DAY OF August, IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DON STOHLDRIER, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE PRESIDENT OF LIFESTYLE DEVELOPMENT, INC., AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID CORPORATION AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID CORPORATION TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.
Kristine M. Vroman
NOTARY PUBLIC

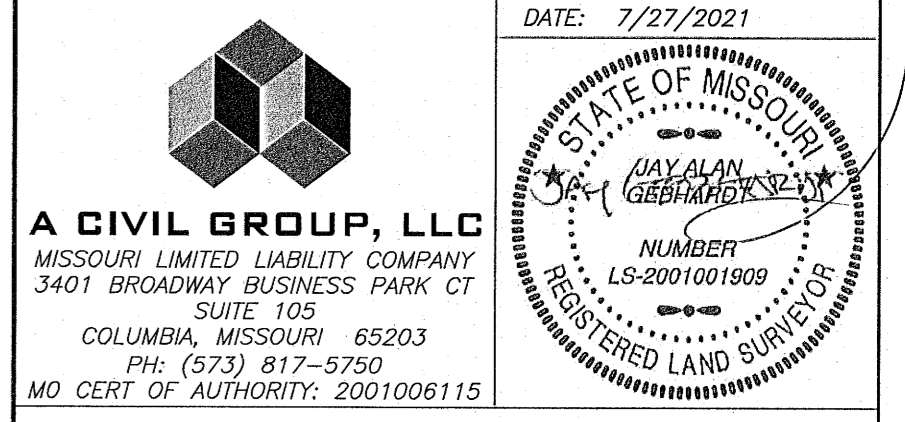


CERTIFICATION

I HEREBY CERTIFY THAT IN APRIL, 2021 I COMPLETED A SURVEY FOR LIFESTYLE DEVELOPMENT, INC. 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

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR
DATE: 7/27/2021



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

THE VILLAGES AT ARBOR POINTE PLAT 5

COLUMBIA, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 27th DAY OF July
2021.

Kristine M. Vroman
Notary Public, My Commission Expires December 21, 2021.

