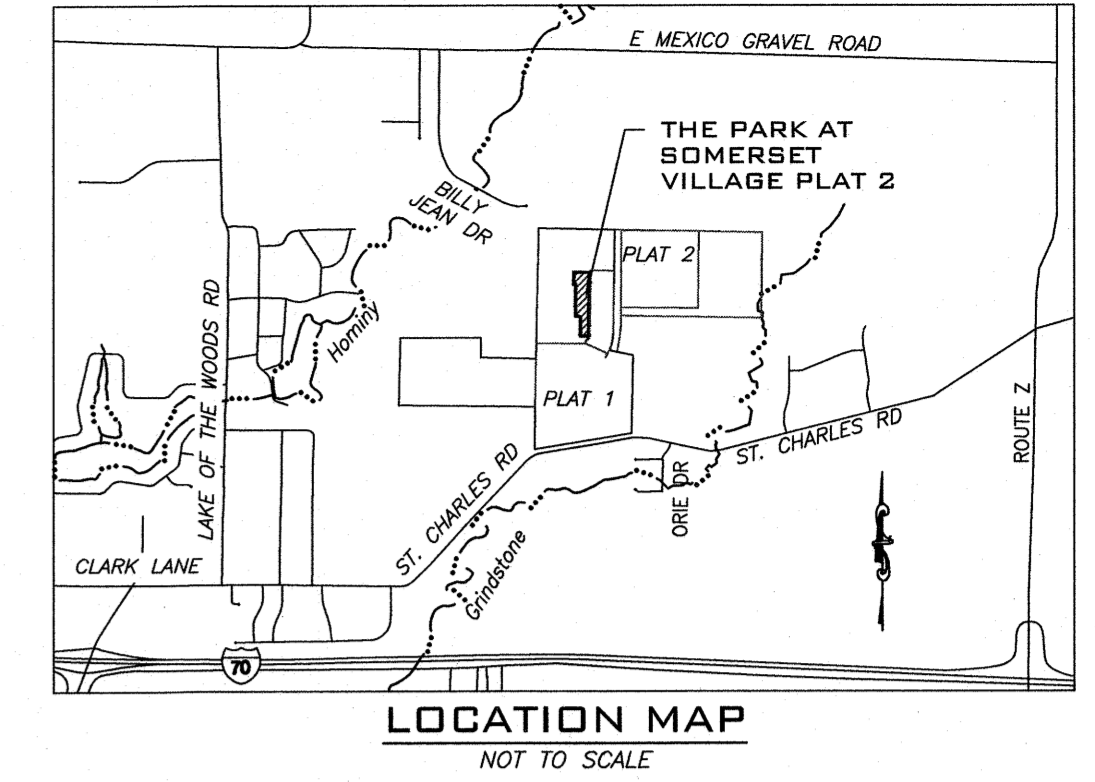


THE PARK AT SOMERSET VILLAGE PLAT 2

FINAL PLAT
JULY 3, 2017



KNOW ALL MEN BY THESE PRESENTS

SOMERSET VILLAGE 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.

PARMENTER DRIVE, ELMARO DRIVE AND ST AMBROSE DRIVE ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, SOMERSET VILLAGE DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

Robert A. Wolverton
ROBERT A. WOLVERTON, MEMBER

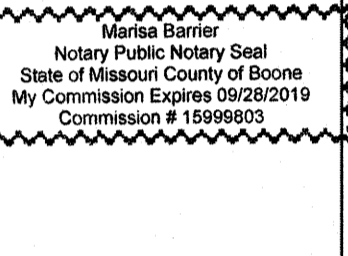
STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS 11th DAY OF October, IN THE YEAR 2017, BEFORE ME, 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.

Maize Baucus

NOTARY PUBLIC
MY COMMISSION EXPIRES

9-28-19



STATE OF MISSOURI)
COUNTY OF BOONE) SS

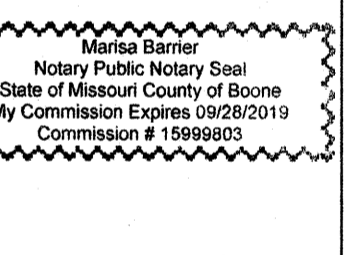
ON THIS 11th DAY OF October, IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC

IN AND FOR SAID STATE, PERSONALLY APPEARED *Ann Henderson* KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Maize Baucus

NOTARY PUBLIC
MY COMMISSION EXPIRES

9-28-19



CERTIFICATION

I HEREBY CERTIFY THAT IN AUGUST 2017, I COMPLETED A SURVEY FOR SOMERSET VILLAGE DEVELOPMENT, LLC, 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

SCALE: 1" = 50'

BEARINGS ARE REFERENCED TO THE LINES OF THE
PARK AT SOMERSET VILLAGE PLAT 1 RECORDED IN
PLAT BOOK 50, PAGE 3

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- O/S OFFSET
- (REC) RECORD
- DH (X) DRILL 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

#	Δ	RADIUS	LENGTH	CHORD
C1	90°00'00"	20.00	31.42	N 45°29'40" E, 28.28'
C2	89°59'59"	20.00	31.42	N 44°30'20" W, 28.28'
C3	89°59'59"	20.00	31.42	N 45°29'45" E, 28.28'
C4	90°00'00"	20.00	31.42	N 44°30'20" W, 28.28'
C5	90°00'00"	20.00	31.42	N 45°29'40" E, 28.28'
C6	11°39'25"	350.00	71.21	S 83°40'35" E, 71.09'
C7	12°18'31"	100.00	21.48	S 83°21'00" E, 21.44'

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 #29019C0305E, DATED APRIL 19, 2017

STREAM BUFFER STATEMENT

THERE ARE NO STREAM BUFFERS ON THIS TRACT AS DETERMINED FROM ARTICLE X-STREAM BUFFER REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI

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).

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 1 AND THE EAST HALF OF SECTION 2, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 203 OF SOMERSET VILLAGE PLAT 2 AS RECORDED IN PLAT BOOK 46, PAGE 45, OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARK AT SOMERSET VILLAGE PLAT 1 AS RECORDED IN PLAT BOOK 50, PAGE 3, THENCE ALONG THE WEST BOUNDARY LINE OF SAID PLAT, S 00°29'40"W, 22.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG OF SAID WEST LINE, S 00°29'40"W, 917.83 FEET; THENCE ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT, 42.80 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 07°30'05"W, 42.70 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 26.67 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 39°58'25"W, 25.80 FEET; THENCE LEAVING SAID WEST LINE ALONG A NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT, 54.09 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 12°02'00"W, 39.05 FEET; THENCE N 89°30'20"W, 78.29 FEET; THENCE ALONG A 122.00-FOOT RADIUS CURVE TO THE RIGHT, 26.21 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 83°21'00"W, 26.16 FEET; THENCE N 12°48'15"E, 44.00 FEET; THENCE N 00°29'40"E, 148.21 FEET; THENCE N 89°30'20"W, 79.21 FEET; THENCE N 00°13'25"E, 192.35 FEET; THENCE ALONG A NON-TANGENT 375.00-FOOT RADIUS CURVE TO THE RIGHT, 10.53 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 78°39'10"W, 10.53 FEET; THENCE N 12°09'05"E, 50.00 FEET; THENCE N 00°13'25"E, 293.30 FEET; THENCE N 89°30'20"W, 27.63 FEET; THENCE N 00°29'40"E, 178.00 FEET; THENCE S 89°30'20"E, 252.00 FEET; THENCE S 00°29'40"W, 227.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.06 ACRES.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ___ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK