

NOTES

1. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CHORD LENGTHS FOR CHORD DIMENSIONS.
2. A FULL CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
3. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
4. 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).
5. DRIVEWAY ACCESS SHALL NOT BE ALLOWED ON SMILEY LANE AND PROVIDENCE ROAD.
6. THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4(D)(2) CITY OF COLUMBIA CODE OF ORDINANCES.

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 #29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS PER SEC 124-232(2)

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 631, 632, AND 633 OF VANDERVEEN CROSSING, PLAT NO 12 RECORDED IN PLAT BOOK 37, PAGE 47, ALSO BEING THE TRACTS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5941, PAGE 116, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 631 OF VANDERVEEN CROSSING, PLAT NO. 12, ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF SMILEY LANE, THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE S 85°41'30" E 428.20 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 45.37 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 42°22'00"E, 41.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PROVIDENCE ROAD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE S 00°57'30"W, 125.38 FEET; THENCE S 05°46'10"W, 119.26 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 44.58 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 48°20'15"W, 40.59 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARCTIC WOLF COURT; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, WEST ALONG SAID NORTH RIGHT-OF-WAY LINE N 89°05'40"W, 42.88 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 199.00 FEET, AN ARC LENGTH OF 195.27 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 60°59'00"W, 187.53 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 27.88 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 47.00 FEET, AN ARC LENGTH OF 148.31 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 43°23'35"W, 94.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTHWEST ALONG THE SOUTHWEST LINE OF SAID LOT 631 N 43°47'30"W, 205.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.01 ACRES.

KNOW ALL MEN BY THESE PRESENTS

HEART2HOMES REALTY LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, 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 AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THEREON) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE SAID HEART2HOMES REALTY LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

HEART2HOMES REALTY LLC
MARTIN TIBUKUULI, MANAGER

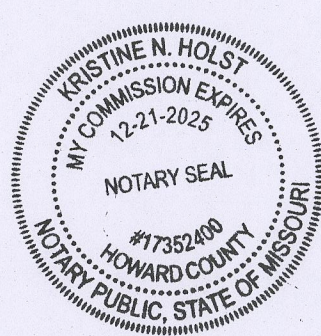
STATE OF Missouri } SS
COUNTY OF Boone

ON THIS 12th DAY OF June, IN THE YEAR 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, MARTIN TIBUKUULI, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE MANAGER OF HEART2HOMES REALTY LLC, AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY 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 N. Holst
NOTARY PUBLIC SIGNATURE
PRINTED NAME

MY COMMISSION EXPIRES: 12-21-2025



LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS OTHERWISE NOTED)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD PER (BK-PG) OR (PB-PG)
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- RB REBAR
- PB PLAT BOOK
- PG PAGE
- IP ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- PM ● PERMANENT MONUMENT (SET UNLESS OTHERWISE NOTED)
- DH ⊗ DRILL HOLE WITH PK NAIL
- 0.00 AC ACRES
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- - - EASEMENT
- - - PLATTED LOT LINE
- - - PLATTED EASEMENT
- (630) PLATTED LOT NUMBER

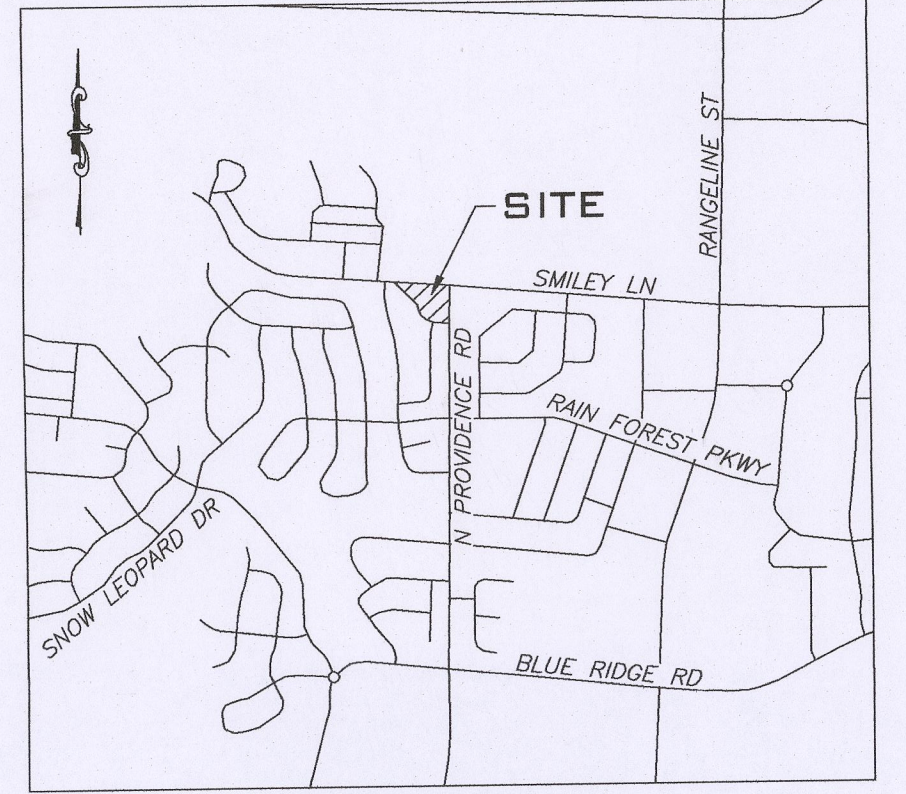
SCALE: 1" = 20'
0 10 20 40
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

REPLAT

VANDERVEEN VILLAGE PLAT 1

NE 1/4 OF OF THE NW 1/4 OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

APRIL 9, 2025



LOCATION MAP
NOT TO SCALE

Δ = 86°39'00"
R = 30.00'
L = 45.37' (REC. & M 37-47)
CH = S 42°22'00" E 41.17'

CERTIFICATION

I HEREBY CERTIFY THAT IN FEBRUARY, 2025 I COMPLETED A SURVEY FOR HEART2HOMES REALTY LLC FOR THE DESCRIBED PROPERTIES 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
PROJECT#: HURD25-01
DATE: 04/09/25
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
REPLAT
VANDERVEEN VILLAGE PLAT 1
NE 1/4 OF THE NW 1/4 OF SECTION 36,
TOWNSHIP 49N, RANGE 13W
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 9th DAY OF April, 2025.
Kristine N. Holst
NOTARY PUBLIC SIGNATURE
Kristine N. Holst
PRINTED NAME
12-21-2025
MY COMMISSION EXPIRES



APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO

ORDINANCE # _____
ON THE _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK