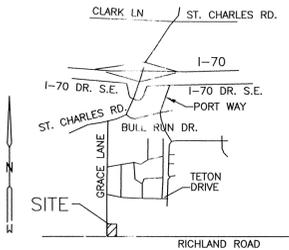


EASTPORT GARDENS PLAT 2

DECEMBER 15, 2003



SITE LOCATION MAP
NOT TO SCALE



BEARINGS ARE REFERENCED TO THE WEST
LINE OF EASTPORT GARDENS PLAT 1,
RECORDED IN PLAT BOOK 37, PAGE 106.

LEGEND

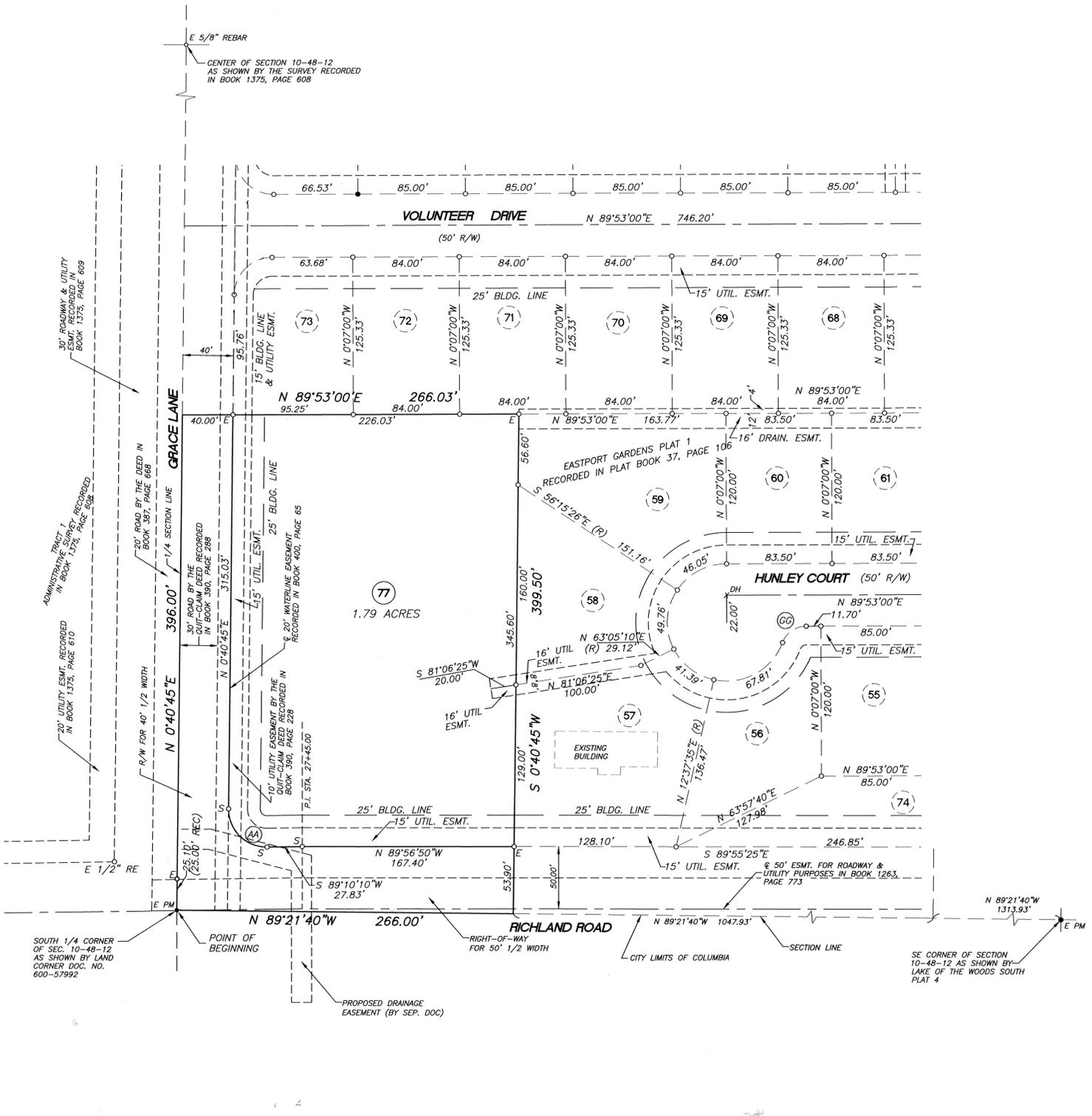
- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET 1/2" IRON PIPE
- PERMANENT MONUMENT
- I.P. IRON PIPE
- RE REBAR
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- X_{DH} DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE

NOTES

1. THIS IS AN URBAN PROPERTY BOUNDARY SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY COMMITMENT NO. C10858 03-4498 16720, DATED MAY 30, 2003.
4. THESE LOTS MAY BE SUBJECT TO THE WATERLINE EASEMENT RECORDED IN BOOK 304, PAGE 502. SAID EASEMENT IS TO THE CLARK LAND WATER ASSOCIATION OVER THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10-48-12.
5. THESE LOTS MAY BE SUBJECT TO THE DRAINAGE EASEMENT RECORDED IN BOOK 392, PAGE 997. SAID EASEMENT IS LOCATED ACROSS THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10-48-12.
6. DRIVEWAY ACCESS FOR LOT 77 WILL BE BY GRACE LANE AND NOT RICHLAND ROAD. THE DRIVEWAY ONTO GRACE LANE SHALL BE AT LEAST 315 FEET NORTH OF THE CENTERLINE OF RICHLAND ROAD.
7. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY'S FLOOD PLAIN MAPS.



CURVE DATA			
Δ	RADIUS	LENGTH	CHORD
AA	91°30'35"	30.00'	47.91'
			N45°04'30"W 42.98'

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 2nd DAY OF February, 2004.

 DARWIN A. HINDMAN, MAYOR

 SHEELA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS

TWIN CORNERS, LLC, BEING SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
 IN WITNESS WHEREOF, THOMAS C. MENDENHALL AND JOHN L. MCGEE, MEMBERS OF TWIN CORNERS, LLC, HAVE CAUSED THESE PRESENTS TO BE SIGNED.
 EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE, FOREVER.
 RIGHTS-OF-WAY FOR RICHLAND ROAD AND GRACE LANE ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.
 TWIN CORNERS, LLC

THOMAS C. MENDENHALL, MEMBER

 JOHN L. MCGEE, MEMBER

STATE OF MISSOURI }
 COUNTY OF BOONE }

ON THIS 5th DAY OF January, IN THE YEAR 2004, BEFORE ME, MARLA E. BINGHAM, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS C. MENDENHALL AND JOHN L. MCGEE, MEMBERS OF TWIN CORNERS, LLC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT IN BEHALF OF SAID COMPANY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

MARLA E. BINGHAM, NOTARY PUBLIC
 MY COMMISSION EXPIRES JANUARY 10, 2005

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1584, PAGE 821 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 10-48-12; THENCE WITH THE QUARTER SECTION LINE, N0°40'45"E, 396.00 FEET; THENCE LEAVING SAID QUARTER SECTION LINE AND PARALLEL WITH THE SOUTH LINE OF LAKE OF THE WOODS-PLAT NO. 3, RECORDED IN PLAT BOOK 14, PAGE 29, N89°53'00"E, 266.03 FEET; THENCE S0°40'45"W, 399.50 FEET TO THE SOUTH LINE OF SAID SECTION 10-48-12; THENCE WITH SAID SECTION LINE, N89°21'40"W, 266.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.43 ACRES.

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

SURVEY AND PLAT BY
 ALLSTATE CONSULTANTS, P.C.

 JAMES R. JEFFRIES, L.S. 2500

STATE OF MISSOURI }
 COUNTY OF BOONE }
 SUBSCRIBED AND AFFIRMED BEFORE ME THIS 5th DAY OF January, 2004.

 MARLA E. BINGHAM, NOTARY PUBLIC
 MY COMMISSION EXPIRES JANUARY 10, 2005.

Recorded in Boone County, Missouri
 Date and Time: 02/03/2004 at 02:26:11 PM
 Instrument # 2004002899 Book:00038 Page:0009
 Grantee: TWIN CORNERS LLC
 Grantee: EASTPORT GARDENS PLAT 2
 Instrument Type: PLAT
 Recording Fee: \$89.00
 No. of Pages: 1

JOB 03181.05
FINAL PLAT - EASTPORT GARDENS PLAT 2