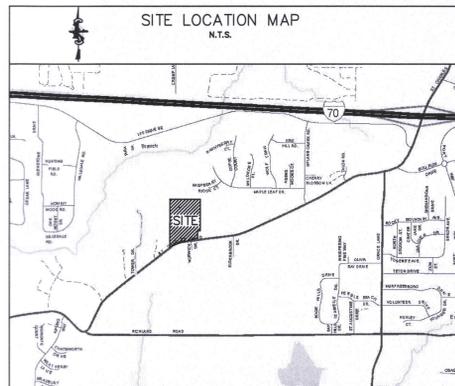


WOODSONG
A MAJOR SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER
SECTION 9, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI



- NOTES
- THIS TRACT IS LOCATED WITHIN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FLOOD INSURANCE RATE MAP 29019C0284E DATED 4-19-17.
 - AFTER REVIEW OF THE USGS 7.5 MIN QUAD SHEET (COLUMBIA QUADRANGLE) THERE ARE NO REGULATED STREAMS AS DEFINED BY ARTICLE X CHAPTER 12A CITY OF COLUMBIA ORDINANCE.
 - CURRENT TITLE INSURANCE POLICY WAS NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST
 - LOTS C1, C2, AND C-3 ARE COMMON AREAS AND NOT FOR RESIDENTIAL DEVELOPMENT
 - TEMPORARY TURN AROUND EASEMENT AND RIGHT-OF-WAY WILL BE VACATED UPON THE EXTENSION OF SUGARBERRY DRIVE.
 - NO DRIVEWAY ACCESS WILL BE PERMITTED ONTO BALLENGER LANE OR ST CHARLES ROAD, NO DRIVEWAY ACCESS WILL PERMITTED FROM LOT C-1 AND LOT 30 ONTO SUGARBERRY DRIVE
 - 12' UTILITY EASEMENT AS SHOWN BY T&T SUBDIVISION PLAT
 - 13' UTILITY EASEMENT AS SHOWN BY EASTLAND HILLS ESTATES PLAT 1 PLAT BOOK 41 PAGE 4
 - 16' UTILITY EASEMENT AS SHOWN BY EASTLAND HILLS ESTATES PLAT 1 PLAT BOOK 41 PAGE 4
 - AT THE TIME OF DEVELOPING OVER 30 LOTS A SECOND ACCESS POINT WILL BE PROVIDED
 - 10' UTILITY EASEMENT
 - TEMPORARY TURNAROUND EASEMENT
 - THIS LOT IS NOT FOR DEVELOPMENT PURPOSES UNTIL SUCH TIME AS SUGARBERRY DRIVE IS EXTENDED FOR A SECOND POINT OF ACCESS. AT THAT TIME THE TEMPORARY TURNAROUND EASEMENT WILL BE VACATED AND THE LOT WILL BE DEVELOPED.

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD BEARING	CHORD LENGTH
C1	150.00	28.75	N 03°11'40" W	28.70		28.70
C3	125.00	84.51	N 19°21'50" W	82.28		82.28
C4	100.00	75.61	N 19°21'50" W	73.82		73.82
C7	20.00	31.42	N 86°01'30" W	28.28		28.28
C8	144.00	73.39	S 83°34'30" W	72.59		72.59
C9	144.00	77.74	N 83°44'40" E	77.70		77.70
C10	47.00	25.00	N 75°56'30" W	24.70		24.70
C11	47.00	39.37	S 36°22'30" E	38.23		38.23
C12	47.00	60.65	N 24°36'00" E	58.54		58.54
C13	47.00	66.29	S 78°01'10" E	60.93		60.93
C14	47.00	18.15	N 26°33'00" W	18.04		18.04
C15	20.00	18.96	S 83°37'40" E	18.28		18.28
C16	100.00	70.23	N 69°05'40" E	68.79		68.79
C17	20.00	31.42	S 03°58'30" W	28.28		28.28
C18	124.98	34.62	S 33°03'30" E	34.51		34.51
C19	125.00	85.56	S 12°23'20" E	85.11		85.11
C20	20.00	34.13	N 48°42'40" W	30.14		30.14
C21	20.00	17.87	S 56°58'30" W	17.28		17.28
C22	47.00	11.92	N 38°28'00" E	11.59		11.59
C23	47.00	67.85	S 86°55'00" W	62.13		62.13
C24	47.00	39.37	S 27°41'50" E	38.23		38.23
C25	47.00	46.45	S 24°37'00" W	44.59		44.59
C26	47.00	45.90	N 79°04'40" E	41.47		41.47
C27	47.00	23.99	S 80°40'50" W	23.12		23.12
C28	20.00	17.87	N 71°50'40" W	17.28		17.28
C29	20.00	27.63	N 42°59'30" E	25.48		25.48
C30	30.00	52.82	S 47°01'30" E	48.28		48.28
C31	30.00	41.42	N 42°58'30" E	38.21		38.21
C32	20.00	35.20	N 47°00'30" W	30.83		30.83
C33	20.00	17.87	N 56°58'30" E	17.28		17.28
C34	47.00	33.31	N 51°41'00" E	32.61		32.61
C35	30.00	31.59	S 72°59'50" E	30.15		30.15
C36	47.00	44.58	N 80°50'20" W	42.93		42.93
C37	113.00	20.91	N 70°27'20" W	20.98		20.98
C38	113.00	44.92	N 53°59'50" W	43.79		43.79
C39	30.00	30.93	N 46°13'20" W	29.58		29.58
C40	245.00	81.21	S 07°11'40" E	80.84		80.84
C41	47.00	41.48	N 28°23'00" W	40.15		40.15
C42	47.00	40.92	N 21°50'30" E	39.64		39.64
C43	245.00	17.07	N 04°17'50" E	17.06		17.06
C44	47.00	39.28	S 70°43'40" W	38.15		38.15
C45	47.00	32.05	S 65°47'30" W	31.44		31.44
C46	20.00	17.87	N 71°50'40" W	17.28		17.28
C47	20.00	28.70	S 41°27'20" W	26.30		26.30
C48	100.00	72.20	N 20°20'30" W	70.64		70.64
C49	75.00	26.49	S 30°57'30" E	26.35		26.35
C50	75.00	27.73	N 10°14'50" W	27.57		27.57
C51	206.39	80.52	N 18°34'30" W	80.01		80.01
C52	150.00	118.51	N 37°28'10" W	118.50		118.50
C53	150.00	66.05	N 21°18'00" W	65.52		65.52
C54	855.00	46.08	N 04°16'40" E	46.07		46.07
C55	555.58	118.00	S 77°45'30" W	118.00		118.00
C56	555.58	111.22	S 80°17'10" W	111.22		111.22
C58	122.00	85.88	S 69°05'40" W	83.93		83.93

SBSR II PROPERTIES, LLC
BY: *Shan Rich*
Shan Rich, OWNER, MEMBER

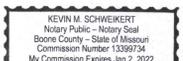
STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

ON THIS 28 DAY OF AUGUST IN THE YEAR 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY

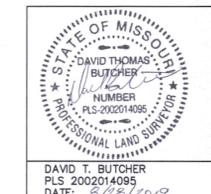
APPEARED, Shan Rich WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE MEMBER(S) OF SBSR II PROPERTIES LLC, A LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID LIMITED 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.

Kevin M. Schweikert
KEVIN M. SCHWEIKERT NOTARY PUBLIC (SEAL)



MY COMMISSION EXPIRES:



I HEREBY CERTIFY THE PROPERTY CORNERS AS SHOWN ON THIS PLAT WILL BE SET BY CROCKETT ENGINEERING CONSULTANTS, UNDER MY DIRECT SUPERVISION. THESE CORNERS WILL BE PLACED IN COORDINATION WITH THE SURVEYOR OF RECORD.

David T. Butcher
DAVID T. BUTCHER PLS 2002014095

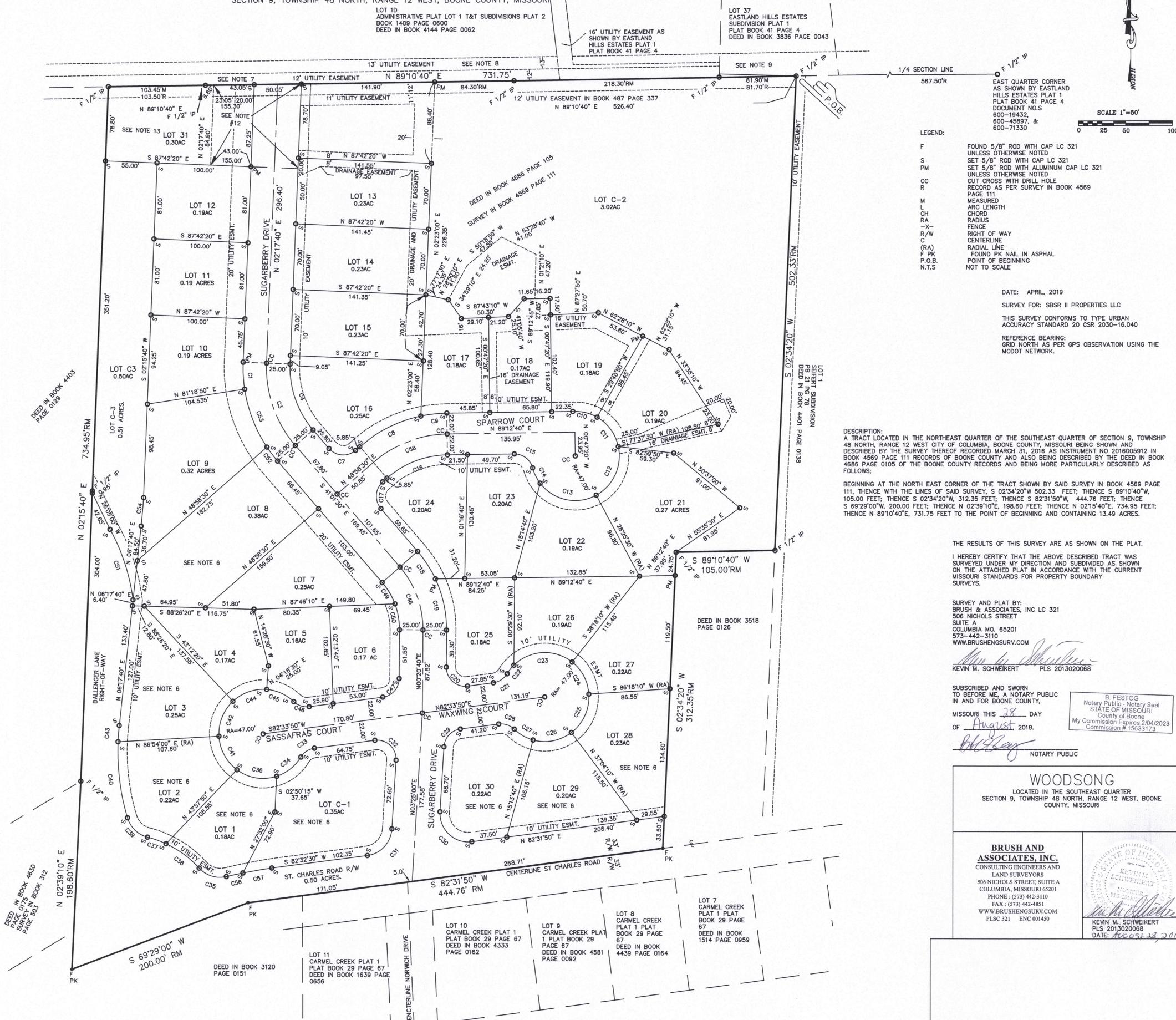
APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____

ON THE _____ DAY OF _____ 2019

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN CITY CLERK



- LEGEND:
- F FOUND 5/8" ROD WITH CAP LC 321 UNLESS OTHERWISE NOTED
 - S SET 5/8" ROD WITH CAP LC 321
 - PM SET 5/8" ROD WITH ALUMINUM CAP LC 321 UNLESS OTHERWISE NOTED
 - CC CUT CROSS WITH DRILL HOLE RECORD AS PER SURVEY IN BOOK 4569 PAGE 111
 - M MEASURED
 - L ARC LENGTH
 - CH CHORD
 - RA RADIAL LINE
 - F PK FOUND PK NAIL IN ASPHAL POINT OF BEGINNING
 - N.T.S. NOT TO SCALE

DATE: APRIL, 2019
SURVEY FOR: SBSR II PROPERTIES LLC
THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 20 CSR 2030-16.040
REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MDOOT NETWORK.

DESCRIPTION:
A TRACT LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 12 WEST CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING SHOWN AND DESCRIBED BY THE SURVEY THEREOF RECORDED MARCH 31, 2016 AS INSTRUMENT NO. 2016005912 IN BOOK 4569 PAGE 111 RECORDS OF BOONE COUNTY AND ALSO BEING DESCRIBED BY THE DEED IN BOOK 4686 PAGE 0105 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH EAST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 4569 PAGE 111, THENCE WITH THE LINES OF SAID SURVEY, S 02°34'20" W 502.33 FEET; THENCE S 89°10'40" W, 105.00 FEET; THENCE S 02°34'20" W, 312.35 FEET; THENCE S 82°31'50" W, 444.76 FEET; THENCE S 69°29'00" W, 200.00 FEET; THENCE N 02°39'10" E, 198.60 FEET; THENCE N 02°15'40" E, 734.95 FEET; THENCE N 89°10'40" E, 731.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.49 ACRES.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:
BRUSH & ASSOCIATES, INC LC 321
506 NICHOLS STREET
SUITE A
COLUMBIA MO. 65201
573-442-3110
WWW.BRUSHENGSRV.COM
Kevin M. Schweikert
KEVIN M. SCHWEIKERT PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 28 DAY OF August 2019.
Kevin M. Schweikert
KEVIN M. SCHWEIKERT NOTARY PUBLIC

WOODSONG
LOCATED IN THE SOUTHEAST QUARTER
SECTION 9, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI

BRUSH AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
506 NICHOLS STREET, SUITE A
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PLS C 321 ENC 001450

