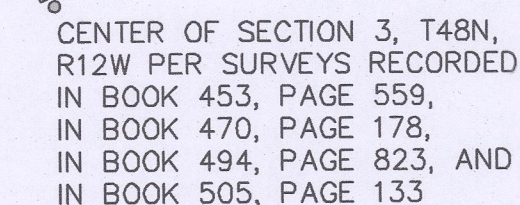
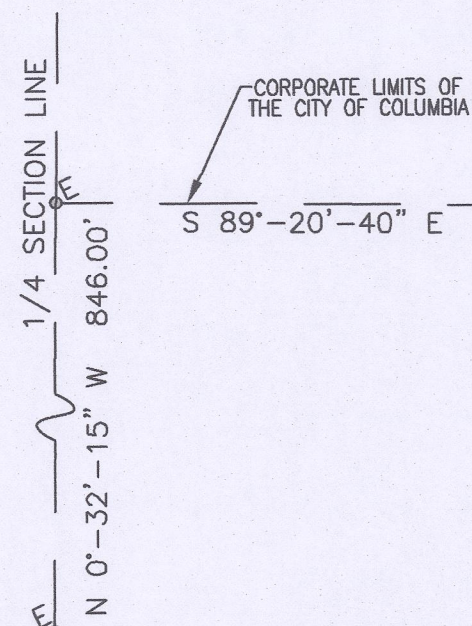
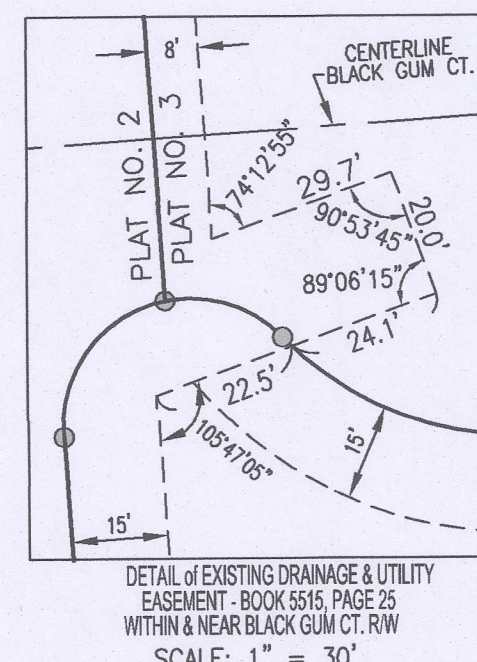
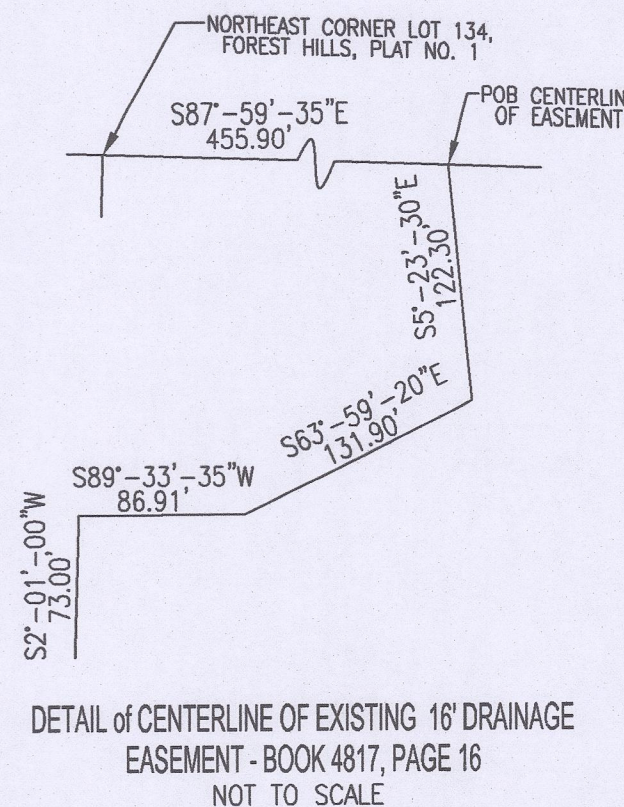
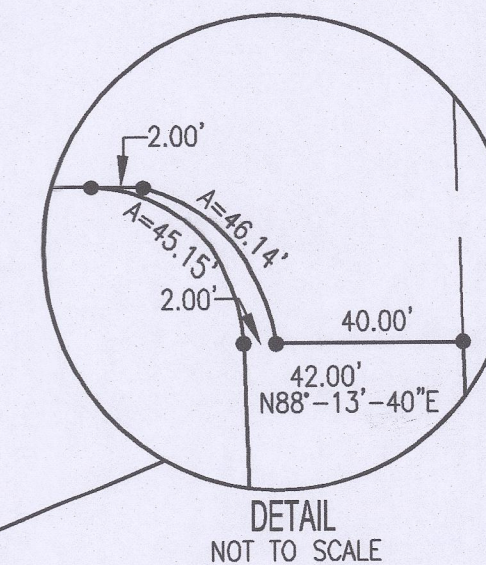
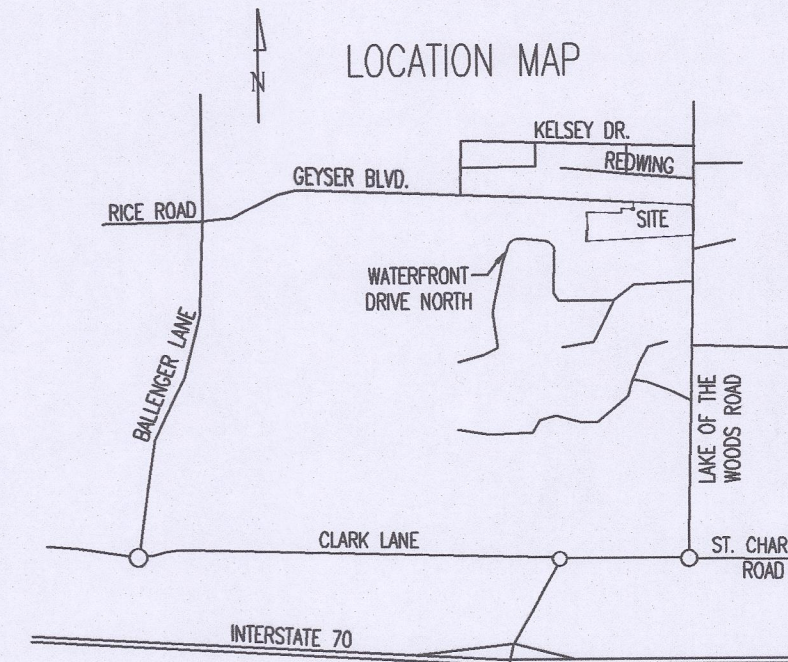


E	EXISTING
o	SET IRON PIPE, UNLESS OTHERWISE SHOWN AS EXISTING
DH	SET DRILL HOLE
PM	SET PERMANENT MONUMENT
(R)	RADIAL
A	ARC
CH	CHORD
R	RADIUS
P.O.B.	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
R/W	RIGHT-OF-WAY

Notes:

- 1) The name, width, and location of all known easements have been shown on this survey. However this tract may be subject to easements, unknown to me, that are not shown on this survey.
- 2) Bearings are based on Forest Hills Subdivision Plat No. 1 recorded in plat book 47, page 21.
- 3) This tract is located within Zone X unshaded, areas determined to be outside of the 0.2% annual chance floodplain as shown on the FEMA F.I.R.M. panel 29019C0305E dated April 19, 2017.
- 4) This tract of land may be subject to a water line easement recorded in book 410, page 690.
- 5) The ownership of Lots 208 and 218 will be transferred to the Homeowners' Association. The entire lots will be drainage and utility easements for the operation and maintenance of the detention/bioretenention basin, existing vegetation preservation area for water quality treatment, wetland preservation and utility crossings as necessary.

- 6) In the surveyor's opinion, there is no material difference between the record and measured dimensions.
- 7) Royal Plum Drive was renamed to Royal Plum Court and Blackgum Court when the preliminary plat was revised and the appropriate petition filed with the City Council.
- 8) All lots are regulated by the stream buffer requirements in Section 12A-230, Article X of the City of Columbia Code of Ordinances. There are no regulated streams on this final plat area per the Columbia USGS Quadrangle Map.
- 9) Lots with frontage on Geyser Boulevard and/or Lake of the Woods Road (#203, 210, 211, 212, 213, 214 and 217) shall have no direct driveway access to either of these streets.



Starting at the center of Section 3, T48N, R12W; thence N0°-32'-15"W, along the west line of the northeast quarter of said Section, 846.00 feet to the southwest corner of a 35.17 acre tract shown by a survey recorded in book 505, page 133, being the southwest corner of Forest Hills, Plat No. 2; thence, following the lines of said Plat No. 2 and the south line of said 35.17 acre tract: S89°-20'-40"E 1385.05 feet; and N86°-00'-45"E 164.72 feet to the southeast corner of said subdivision plat, being the point of beginning.

This tract of land is hereby divided into 26 lots, including common lots 208 and 218, as shown on this plat.

The results of the survey of this urban property, to the best of my knowledge executed in accordance with the current Missouri Standards for Property Boundary Surveys, are shown on this plat.

Approved by Columbia City Council pursuant to
Ordinance _____ on this ____ day of
_____, 20__.

Attest:

Sheela Amin, City Clerk

LUECK SURVEYING
914 N. COLLEGE AVE., SUITE 2
COLUMBIA, MO 65201
(573) 443-6219

Ronald G. Lueck
RONALD G. LUECK, SOLE PROPRIETOR
PROFESSIONAL LAND SURVEYOR #1957

STATE OF MISSOURI } ss
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS
07 DAY OF December, 2022.

TOMAS DE LA PAZ
 NOTARY PUBLIC - NOTARY SEAL
 STATE OF MISSOURI
 MY COMMISSION EXPIRES AUGUST 28, 2026
 BOONE COUNTY
 COMMISSION #22459362

MY COMMISSION EXPIRES August 28, 2026 NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS

THAT D & D INVESTMENTS OF COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED AS SHOWN ON THIS PLAT. THE STREET RIGHTS-OF-WAY AND EASEMENTS, OF THE TYPE AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

DAN BURKS, MANAGER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 15 DAY OF December, 2022 BEFORE ME APPEARED DAN BURKS, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF D & D INVESTMENTS OF COLUMBIA, LLC AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC. DAN BURKS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON
THE DAY AND YEAR FIRST ABOVE WRITTEN.

Maria Paula

NOTARY PUBLIC

MYRA LITTLE
Notary Public - Notary Seal
Boone County - State of Missouri
Commission Number 14435600
My Commission Expires Mar 26, 2026