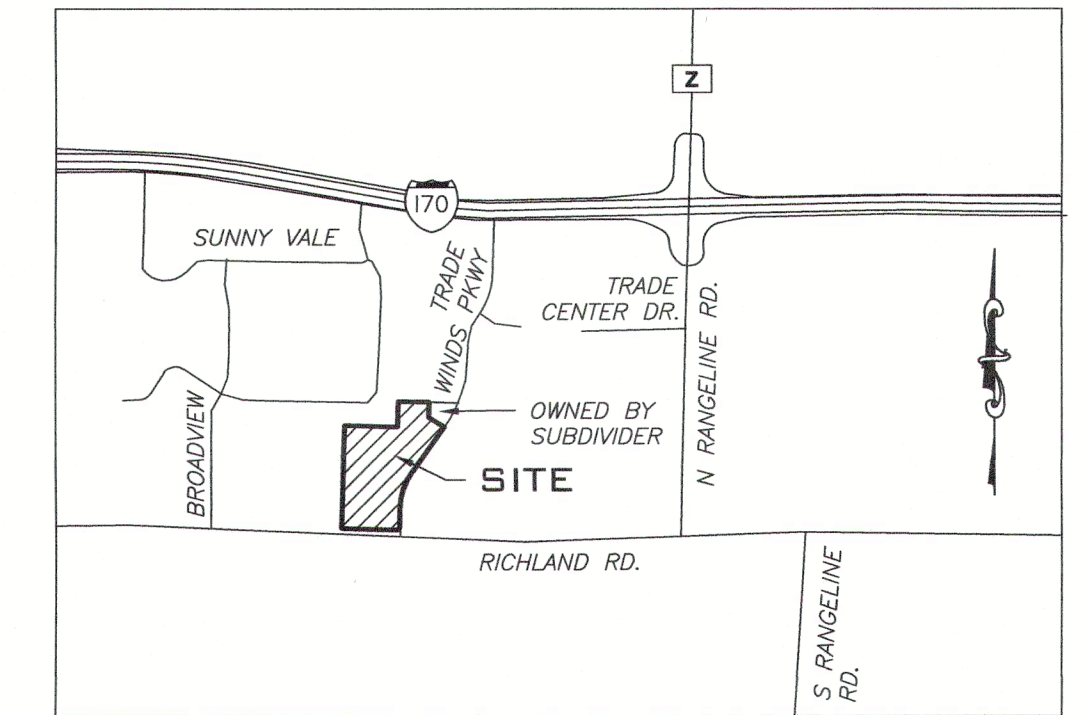


# TRADE WINDS PARK, PLAT No. 4

A REPLAT OF A PORTION OF LOT 202 OF TRADE WINDS PARK, PLAT No. 2B  
SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST  
APRIL 24, 2023



LOCATION MAP  
NOT TO SCALE

### KNOW ALL MEN BY THESE PRESENTS

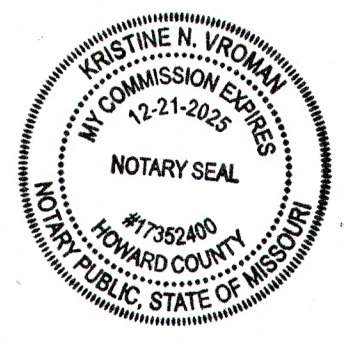
TRADE WINDS TECHNOLOGY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT. EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ON THE PLAT ARE HEREBY DEDICATED TO PUBLIC USE, FOREVER. PUBLIC RIGHTS-OF-WAY FOR PROGRESS PLACE ARE HEREBY DEDICATED TO PUBLIC USE, FOREVER. IN WITNESS WHEREOF, THE SAID TRADE WINDS TECHNOLOGY DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

*Wayne Hubbert*  
WAYNE HUBBERT, MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 2nd DAY OF June, 2023.

*Kristine N. Vroman*  
KRISTINE N. VROMAN  
NOTARY PUBLIC MY COMMISSION EXPIRES DECEMBER 21, 2025.



### CERTIFICATION

I HEREBY CERTIFY THAT IN APRIL 2023, I COMPLETED A SURVEY FOR TRADE WINDS TECHNOLOGY 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

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 202 OF TRADE WINDS PARK, PLAT No. 2B RECORDED IN PLAT BOOK 50, PAGE 49 AND BEING A PORTION OF THE PROPERTY DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4619 PAGE 113, ALL OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE SOUTHWEST CORNER OF SAID LOT 202 OF TRADE WINDS PARK PLAT No. 2B, N 02°01'00" E, 1277.17 FEET TO A POINT ON THE SOUTH LINE OF THE RESUBDIVISION OF THE REPLAT OF SUNRISE ESTATES SUBDIVISION AMENDED AS RECORDED IN PLAT BOOK 12, PAGE 71; THENCE ALONG THE LINES OF SAID PLAT, S 88°02'40" E, 659.37 FEET; THENCE N 01°29'15" E, 317.80 FEET; THENCE LEAVING SAID LINES OF SUNRISE ESTATES SUBDIVISION AND CONTINUING ALONG THE SOUTH LINE OF LOT 6-A, S 88°30'35" E, 375.05 FEET TO THE NORTHWEST CORNER OF LOT 201 OF TRADE WINDS PARK, PLAT No. 2B; THENCE ALONG THE LINES OF SAID PLAT, S 01°29'35" E, 190.02 FEET; THENCE S 58°55'20" E, 225.60 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF TRADE WINDS PARKWAY; THENCE LEAVING SAID LINES OF TRADE WINDS PARK, PLAT No. 2B, ALONG THE WEST RIGHT-OF-WAY LINE OF TRADE WINDS PARKWAY, S 35°34'55" W, 680.90; THENCE ALONG A 833.00-FOOT RADIUS CURVE TO THE LEFT, 490.04 FEET, SAID CURVE HAVING A CHORD BEARING S 18°43'40" W, 483.01 FEET; THENCE S 01°52'30" W, 237.78 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 47.12, SAID CURVE HAVING A CHORD BEARING S 46°52'35" W, 42.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RICHLAND ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, N 88°07'25" W, 685.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.53 ACRES.

#	Δ	RADIUS	LENGTH	CHORD
C1	6°18'30"	300.00	33.03	N 84°54'20" W, 33.01'
C2	91°54'25"	30.00	48.12	S 42°06'25" E, 43.13'
C3	78°40'20"	30.00	41.72	S 52°06'15" W, 38.44'
C4	48°59'10"	30.00	25.65	N 67°26'50" E, 24.87'
C5	48°59'10"	30.00	25.65	N 63°34'00" W, 24.87'
C6	76°00'05"	66.00	87.55	S 39°55'00" W, 81.27'

JAY GEBHARDT L.S. 2001001909  
NO LAND SURVEYOR

A CIVIL GROUP, LLC  
MISSOURI LIMITED LIABILITY COMPANY  
3401 BROADWAY BUSINESS PARK CT  
SUITE 105  
COLUMBIA, MISSOURI 65203  
PH: (673) 817-5750  
MO CERT OF AUTHORITY: 2001006115

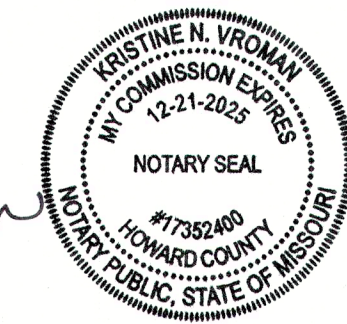
### TRADE WINDS PARK, PLAT No. 4

BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS 31st DAY OF May, 2023.

*Kristine N. Vroman*  
KRISTINE N. VROMAN  
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.



- ### LEGEND
- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
  - E EXISTING
  - S SET
  - (M) MEASURED
  - RADIAL LINE
  - (REC.) RECORD PER (PLAT BK, PG)
  - Δ DELTA
  - R RADIUS
  - L ARC LENGTH
  - CH CHORD
  - IP ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
  - EXISTING STONE
  - EXISTING FENCE
  - PM ● PERMANENT MONUMENT
  - DH × DRILLHOLE WITH CHISELED "X"
  - 0.000 SQUARE FEET
  - 1.50 AC ACRES
  - CENTERLINE
  - PB PLAT BOOK
  - BK BOOK
  - PG PAGE
  - P.O.B. POINT OF BEGINNING
  - (C100) CURVE NUMBER
  - EX FH EX FIRE HYDRANT

### NOTES

- THIS IS A URBAN CLASS SURVEY AND CONFORMS TO MISSOURI STATUTE 20 CSR 2030-16.040 SECTION (2)(A).
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.
- 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.
- THERE SHALL BE NO DIRECT ACCESS FROM LOTS 401 AND 404 TO RICHLAND ROAD OR TRADE WINDS PARKWAY.
- THE LOTS SHOWN ON THIS PLAT MAY BE RE-PLATTED BY SUBMITTING A PLAT FOR APPROVAL WITHOUT A VACATION HEARING AS PERMITTED BY SECTION 1.8.1 OF THE BOONE COUNTY LAND USE REGULATIONS, CHAPTER 1 OF THE BOONE COUNTY SUBDIVISION REGULATIONS.
- APPROVAL OF ANY RESUBDIVISION WILL REQUIRE APPROVAL BY THE CITY OF COLUMBIA CITY COUNCIL PRIOR TO APPROVAL BY BOONE COUNTY COMMISSION PER ORD # 018893 (PARAGRAPH #6).

### 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

THIS TRACT IS NOT REGULATED BY THE BOONE COUNTY STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI. GRAPHICAL DELINEATION HAS NOT BEEN SHOWN ON PLAT.

### VEGETATION PRESERVATION NOTE:

PRESERVATION OF VEGETATION WILL BE USED AS A STORMWATER TREATMENT BMP. ANY CLEARING, GRADING, CONSTRUCTION, EXCAVATION OR VEGETATION REMOVAL WITHIN THE PRESERVATION AREA WILL REQUIRE APPROVAL FROM BOONE COUNTY RESOURCE MANAGEMENT.

### TREE REESTABLISHMENT NOTE:

THE ESTABLISHMENT OF TREES IS BEING USED AS A STORMWATER TREATMENT BMP. THE TREES ARE TO REMAIN IN PLACE IN PERPETUITY AND TO BE IMMEDIATELY REPLACED IF DECEASED OR IF SUBSTANTIALLY DAMAGED.



### SHEET INDEX

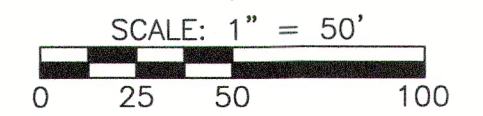
APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS DAY OF 2023

BOYD HARRIS, CHAIRPERSON

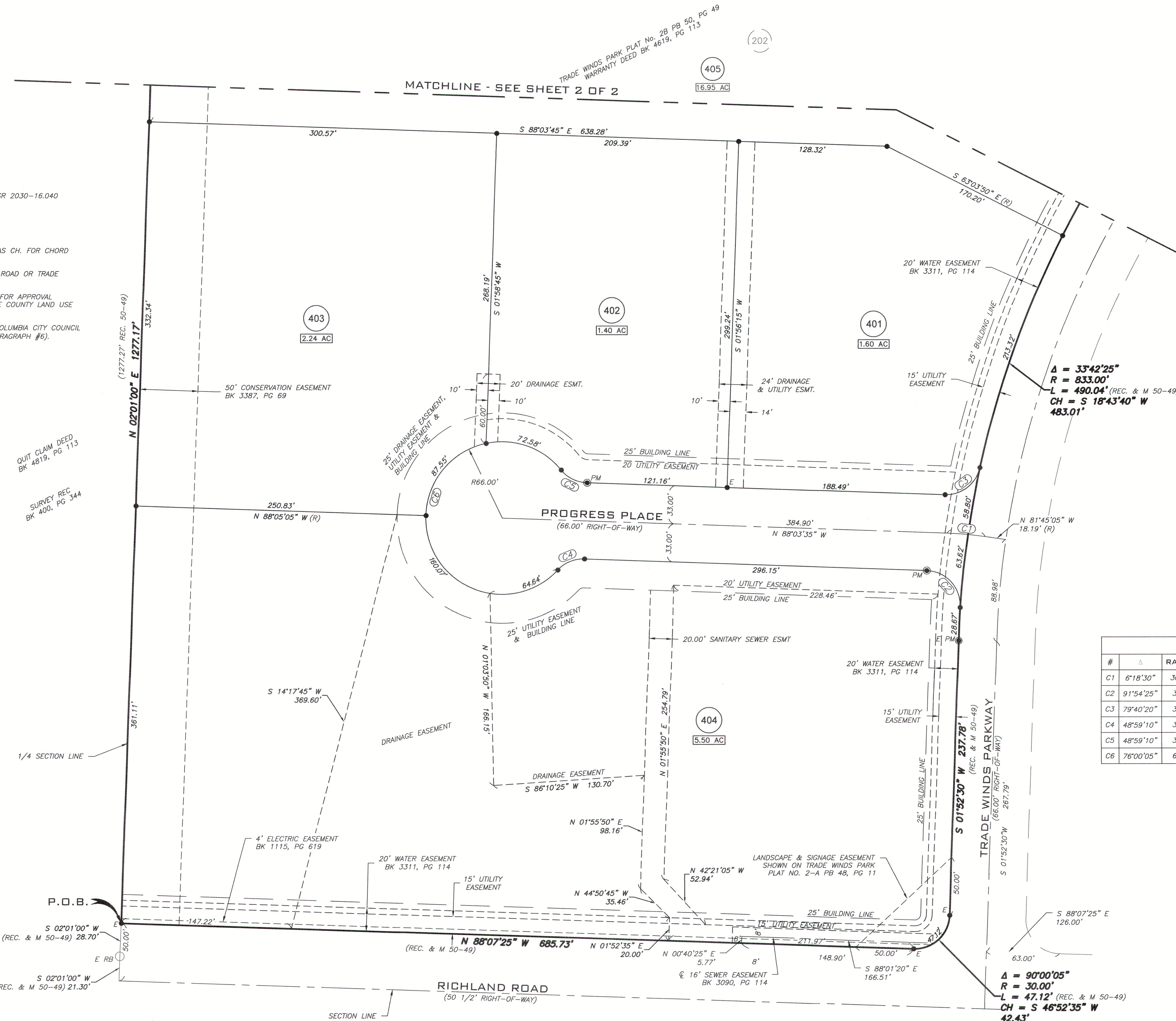
RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION THIS DAY OF 2023.

KIP KENDRICK, PRESIDING COMMISSIONER

BRIANNA L. LENNON, COUNTY CLERK



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



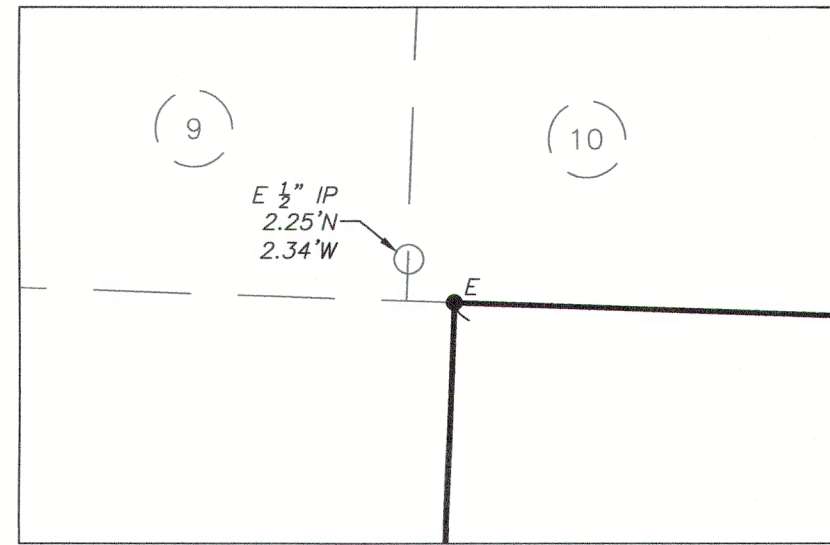


# TRADE WINDS PARK, PLAT No. 4

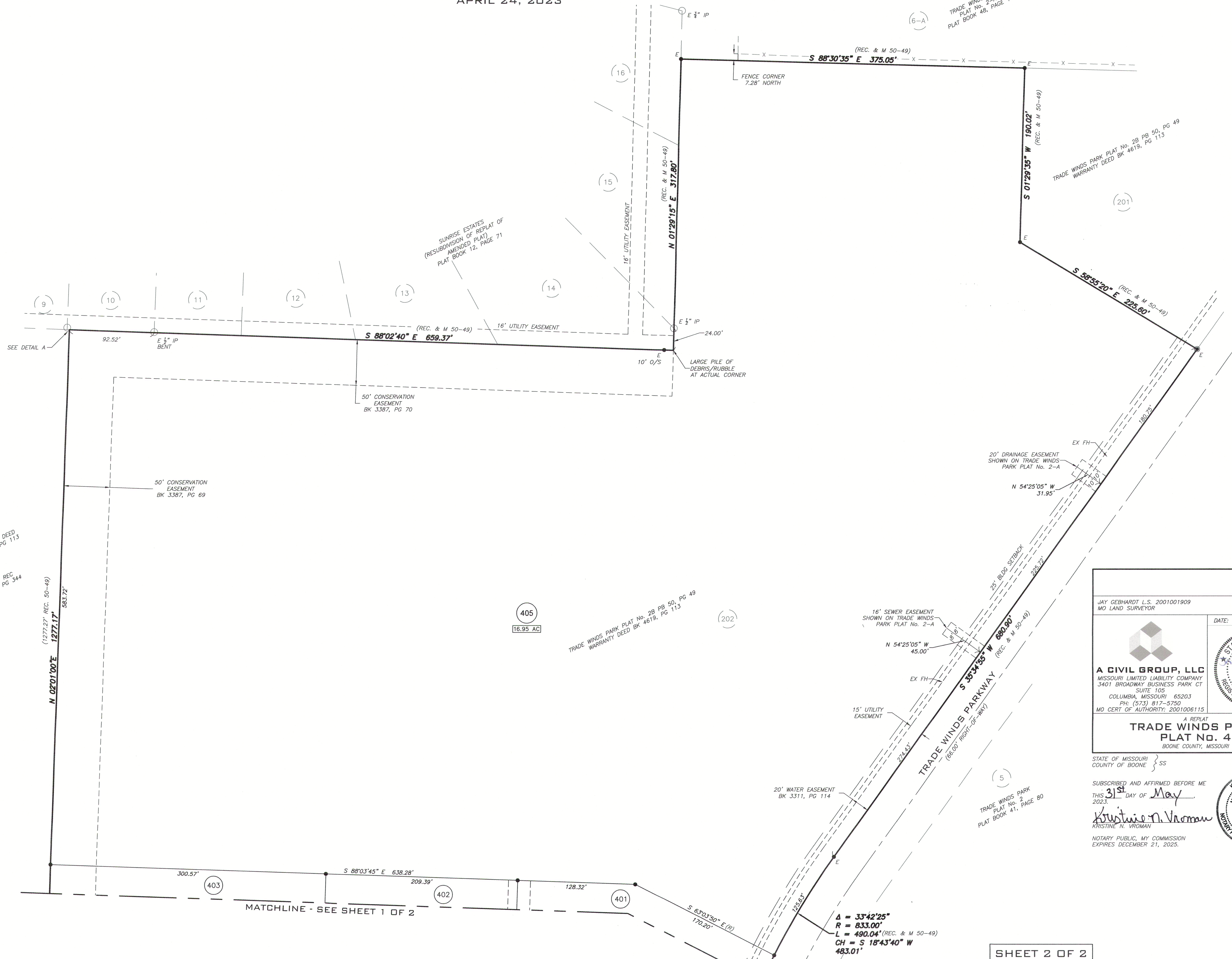
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SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST  
APRIL 24, 2023

## LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115  
(SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- RADIAL LINE
- (REC.) RECORD PER (PLAT BK, PG)
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- IP ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
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- 1.50 AC ACRES
- CL CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- C100 CURVE NUMBER
- EX FH EX FIRE HYDRANT



DETAIL A  
NOT TO SCALE



Δ = 33°42'25"  
R = 833.00'  
L = 490.04' (REC. & M 50-49)  
CH = S 18°43'40" W  
483.01'

JAY GEBHARDT L.S. 2001001909  
MO LAND SURVEYOR

DATE: 05/31/2023

**A CIVIL GROUP, LLC**  
MISSOURI LIMITED LIABILITY COMPANY  
3401 BROADWAY BUSINESS PARK CT  
SUITE 105  
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PH: (573) 817-5750  
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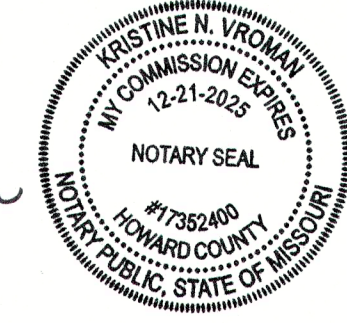
STATE OF MISSOURI  
COUNTY OF BOONE } SS

A REPLAT  
**TRADE WINDS PARK,  
PLAT No. 4**  
BOONE COUNTY, MISSOURI

SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS 31<sup>st</sup> DAY OF May  
2023.

*Kristine N. Vroman*  
KRISTINE N. VROMAN

NOTARY PUBLIC, MY COMMISSION  
EXPIRES DECEMBER 21, 2025.



BEARINGS ARE REFERENCED TO GRID  
NORTH OF THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE),  
OBTAINED FROM GPS OBSERVATION.