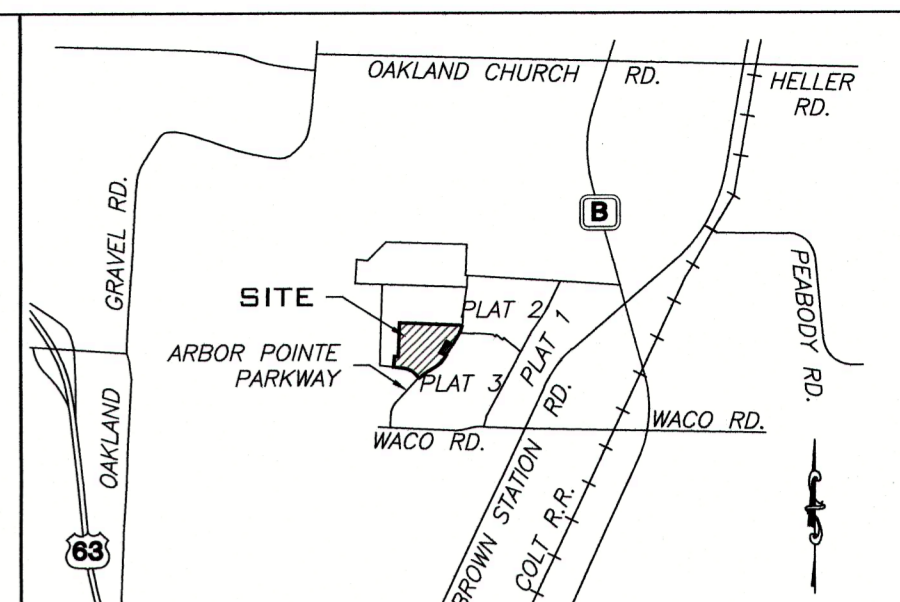
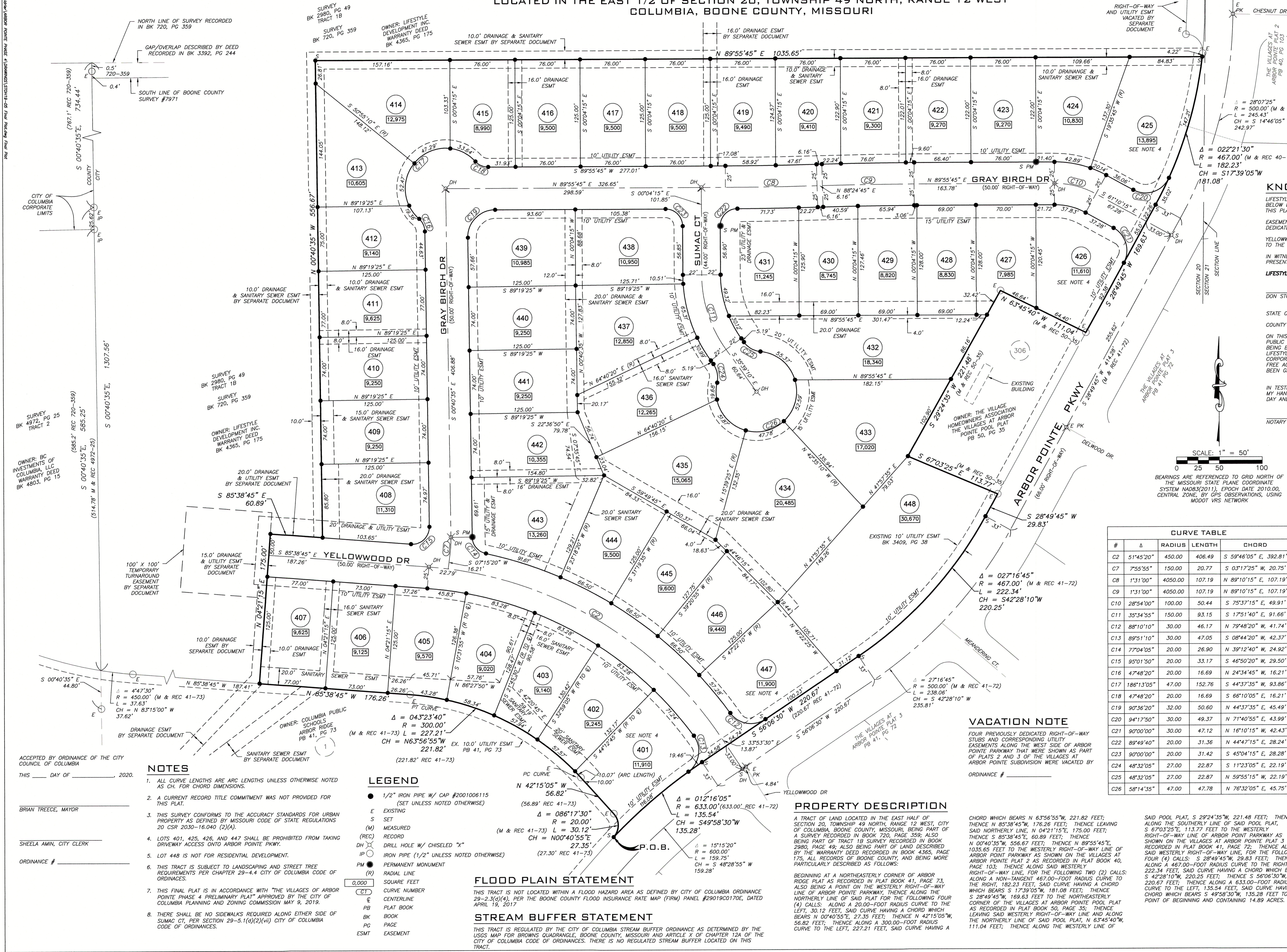


THE VILLAGES AT ARBOR POINTE PLAT 4

LOCATED IN THE EAST 1/2 OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

$\Delta = 28'07'25''$
 $R = 500.00'$ (M & REC 40-103)
 $L = 245.43'$
 $CH = S 14'46'05'' W$
 $242.97'$

$\Delta = 022'21'30''$
 $R = 467.00'$ (M & REC 40-103)
 $L = 182.23'$
 $CH = S 17'39'05'' W$
 $181.08'$

KNOW ALL MEN BY THESE PRESENTS
LIFESTYLE DEVELOPMENT INC., A MISSOURI CORPORATION, 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, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

YELLOWWOOD DRIVE, GRAY BIRCH DRIVE, AND SUMAC COURT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID LIFESTYLE DEVELOPMENT INC. HAS CAUSED THESE PRESENTS TO BE SIGNED.

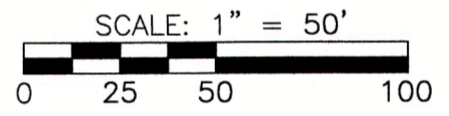
LIFESTYLE DEVELOPMENT INC.
DON STOHLDRIER, PRESIDENT

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____ IN THE YEAR 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DON STOHLDRIER, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE THE PRESIDENT OF LIFESTYLE DEVELOPMENT INC. AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID CORPORATION 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 CORPORATION 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.

NOTARY PUBLIC



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 MDOOT VRS NETWORK

#	Δ	RADIUS	LENGTH	CHORD
C2	51°45'20"	450.00	406.49	S 59°46'05" E, 392.81'
C7	75°55'55"	150.00	20.77	S 03°17'25" W, 20.75'
C8	131°00'00"	4050.00	107.19	N 89°10'15" E, 107.19'
C9	131°00'00"	4050.00	107.19	N 89°10'15" E, 107.19'
C10	28°54'00"	100.00	50.44	S 75°37'15" E, 49.91'
C11	35°34'55"	150.00	93.15	S 17°51'40" E, 91.66'
C12	88°10'10"	30.00	46.17	N 79°48'20" W, 41.74'
C13	89°51'10"	30.00	47.05	S 08°44'20" W, 42.37'
C14	77°04'05"	20.00	26.90	N 39°12'40" W, 24.92'
C15	95°01'50"	20.00	33.17	S 46°50'20" W, 29.50'
C16	47°48'20"	20.00	16.69	N 24°34'45" W, 16.21'
C17	186°13'05"	47.00	152.76	S 44°37'35" W, 93.86'
C18	47°48'20"	20.00	16.69	S 66°10'05" E, 16.21'
C19	90°36'20"	32.00	50.60	N 44°37'35" E, 45.49'
C20	94°17'50"	30.00	49.37	N 71°40'55" E, 43.99'
C21	90°00'00"	30.00	47.12	N 16°10'15" W, 42.43'
C22	89°49'40"	20.00	31.36	N 44°47'15" E, 28.24'
C23	90°00'00"	20.00	31.42	S 45°04'15" E, 28.28'
C24	48°32'05"	27.00	22.87	S 11°23'05" E, 22.19'
C25	48°32'05"	27.00	22.87	N 59°55'15" W, 22.19'
C26	58°14'35"	47.00	47.78	N 76°32'05" E, 45.75'

VACATION NOTE
FOUR PREVIOUSLY DEDICATED RIGHT-OF-WAY STRIPS AND CORRESPONDING UTILITY EASEMENTS ALONG THE WEST SIDE OF ARBOR POINTE PARKWAY THAT WERE SHOWN AS PART OF PLATS 2 AND 3 OF THE VILLAGES AT ARBOR POINTE SUBDIVISION WERE VACATED BY ORDINANCE # _____

PROPERTY DESCRIPTION
A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF A SURVEY RECORDED IN BOOK 720, PAGE 359, ALSO BEING PART OF TRACT 18 SURVEY RECORDED IN BOOK 2980, PAGE 49; ALSO BEING PART OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4365, PAGE 175, ALL RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NORTHEASTERLY CORNER OF ARBOR RIDGE PLAT AS RECORDED IN PLAT BOOK 41, PAGE 73, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ARBOR POINTE PARKWAY, THENCE ALONG THE NORTHERLY LINE OF SAID PLAT FOR THE FOLLOWING FOUR (4) CALLS: ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT, 30.12 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 00°40'55" E, 27.35 FEET; THENCE N 42°15'05" W, 56.82 FEET; THENCE ALONG A 300.00-FOOT RADIUS CURVE TO THE LEFT, 22.21 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 63°56'55" W, 221.82 FEET; THENCE N 85°38'45" W, 176.26 FEET; THENCE LEAVING SAID NORTHERLY LINE, N 04°21'15" E, 60.89 FEET; THENCE S 85°38'45" E, 60.89 FEET; THENCE N 89°55'45" E, 103.65 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ARBOR POINTE PARKWAY AS SHOWN ON THE VILLAGES AT ARBOR POINTE PLAT 2 AS RECORDED IN PLAT BOOK 40, PAGE 103; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR THE FOLLOWING TWO (2) CALLS: ALONG A NON-TANGENT 467.00-FOOT RADIUS CURVE TO THE RIGHT, 182.23 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 17°39'05" W, 181.08 FEET; THENCE N 28°49'45" W, 169.63 FEET TO THE NORTHEASTERLY CORNER OF THE VILLAGES AT ARBOR POINTE PLAT 3 AS RECORDED IN PLAT BOOK 50, PAGE 35; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF SAID POOL PLAT, N 63°45'40" W, 111.04 FEET; THENCE ALONG THE WESTERLY LINE OF

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #290100170E, DATED APRIL 19, 2017

STREAM BUFFER STATEMENT
THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

- NOTES**
- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
 - A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
 - 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).
 - LOTS 401, 425, 426, AND 447 SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO ARBOR POINTE PKWY.
 - LOT 448 IS NOT FOR RESIDENTIAL DEVELOPMENT.
 - THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4 CITY OF COLUMBIA CODE OF ORDINANCES.
 - THIS FINAL PLAT IS IN ACCORDANCE WITH "THE VILLAGES OF ARBOR POINTE PHASE 4 PRELIMINARY PLAT" APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION MAY 9, 2019.
 - THERE SHALL BE NO SIDEWALKS REQUIRED ALONG EITHER SIDE OF SUMAC CT, PER SECTION 29-5.1(2)(vi) CITY OF COLUMBIA CODE OF ORDINANCES.

- LEGEND**
- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
 - EXISTING
 - S SET
 - (M) MEASURED
 - (REC) RECORD
 - ⊗ DRILL HOLE W/ CHISELED "X"
 - ⊙ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
 - PERMANENT MONUMENT
 - (R) RADIAL LINE
 - SQUARE FEET
 - CT CURVE NUMBER
 - CENTERLINE
 - ⊕ PLAT BOOK
 - ⊕ BOOK
 - PG PAGE
 - ESMT EASEMENT

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS _____ DAY OF _____ 2020.

BRIAN TREECE, MAYOR
SHEELA AMIN, CITY CLERK
ORDINANCE # _____

JAY GEBHART L.S. 2001001909
MO LAND SURVEYOR

DATE: 5/27/2020

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

A MAJOR SUBDIVISION FINAL PLAT
THE VILLAGES AT ARBOR POINTE PLAT 4
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 27th DAY OF May 2020.

Kristine N. Vroman
Notary Public
Commission # 17352400
Expires 05/21/2021