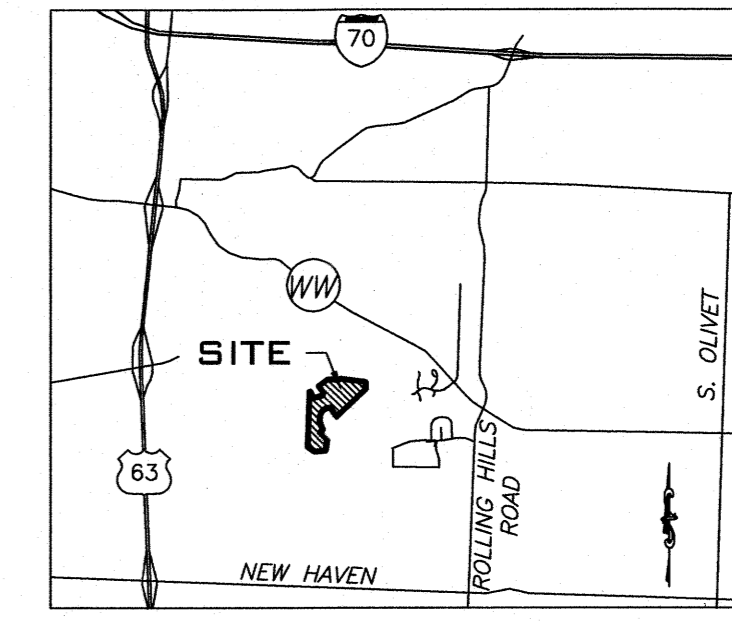
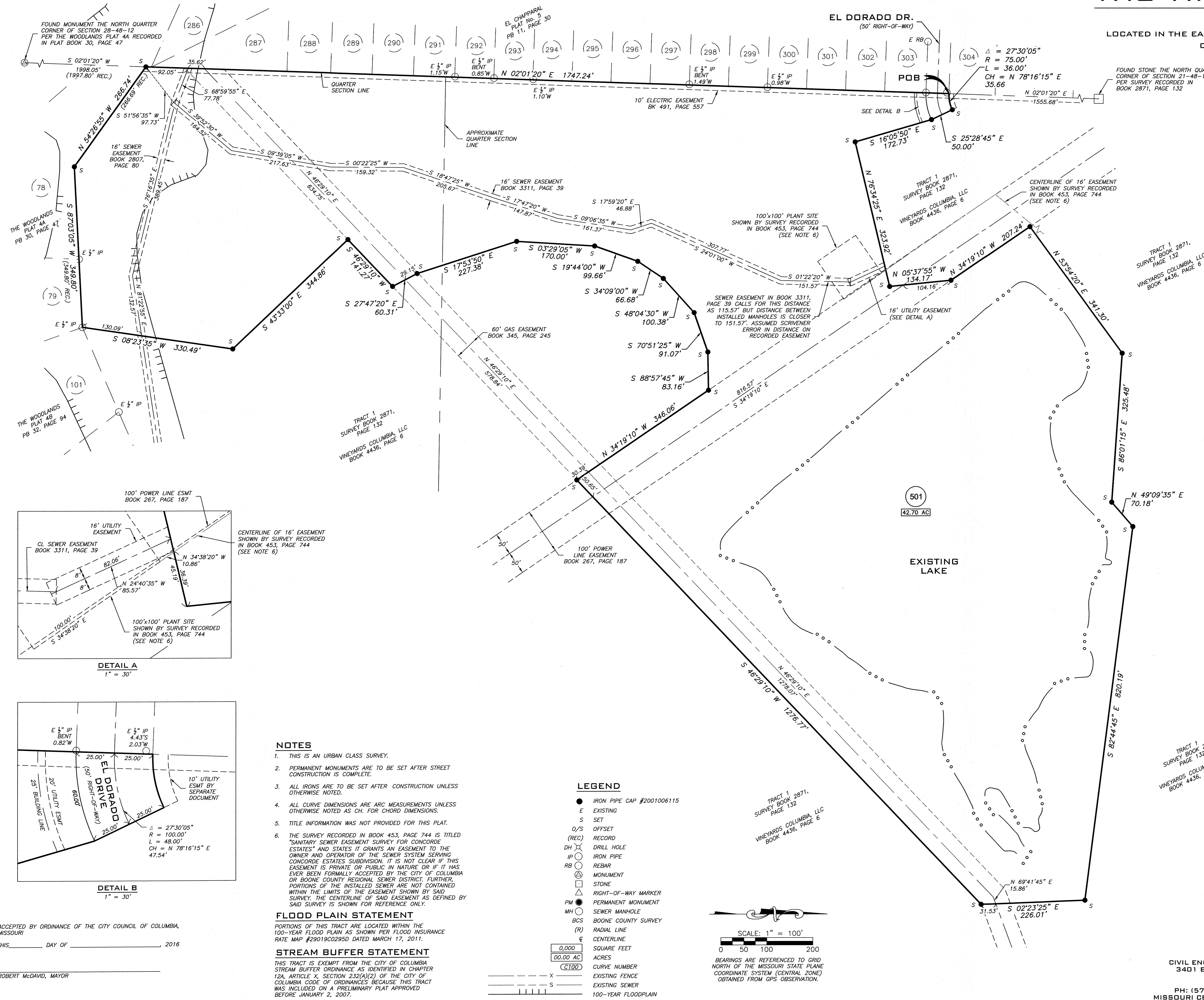


# THE VINEYARDS, PLAT NO. 5

## MAJOR SUBDIVISION FINAL PLAT

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST,  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



### KNOW ALL MEN BY THESE PRESENTS

VINEYARDS COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

PUBLIC RIGHT-OF-WAY FOR EL DORADO DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

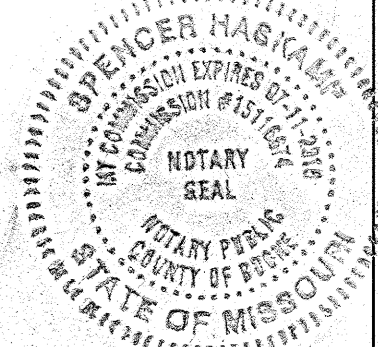
IN WITNESS WHEREOF, THE SAID VINEYARDS COLUMBIA, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER.

BY: *Jane Ann Perry*  
JANE ANN PERRY, MEMBER  
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 7<sup>TH</sup> DAY OF MARCH IN THE YEAR 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JANE ANN PERRY, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE IS A MEMBER OF VINEYARDS COLUMBIA, LLC, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND FURTHER ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT SHE HAS BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*Spencer Haskamp*  
SPENCER HASKAMP  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 11, 2019.



### CERTIFICATION

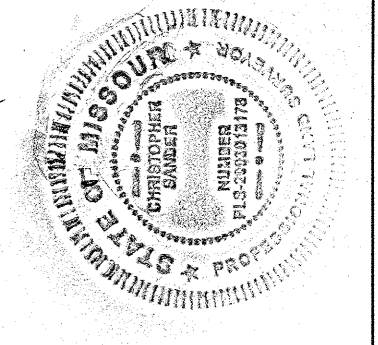
A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF TRACT 1 OF THE SURVEY AS RECORDED IN BOOK 2871, PAGE 132, AND ALSO BEING A PORTION OF THE LAND DESCRIBED BY THE QUIT CLAIM DEED RECORDED IN BOOK 4436, PAGE 6 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 304 OF EL CHAPPARRAL PLAT 5 AS RECORDED IN PLAT BOOK 11, PAGE 30; THENCE ALONG A 76.00 FOOT RADIUS CURVE TO THE LEFT, 36.00 FEET; SAID CURVE HAVING A CHORD WHICH BEARS N78°16'15"E, 35.66 FEET; THENCE S25°28'45"E, 50.00 FEET; THENCE S16°05'50"E, 172.73 FEET; THENCE N53°54'20"E, 341.30 FEET; THENCE S89°01'15"E, 325.48 FEET; THENCE N49°09'35"E, 70.18 FEET; THENCE S82°44'45"E, 820.19 FEET; THENCE S02°23'25"E, 226.01 FEET; THENCE S46°29'10"W, 1276.77 FEET; THENCE N34°19'10"W, 346.06 FEET; THENCE S88°57'45"W, 83.16 FEET; THENCE S70°51'25"W, 91.07 FEET; THENCE S48°04'30"W, 100.38 FEET; THENCE S34°09'00"W, 66.68 FEET; THENCE S19°44'00"W, 99.66 FEET; THENCE S03°29'05"W, 170.00 FEET; THENCE S17°53'50"E, 227.38 FEET; THENCE S27°47'20"E, 60.31 FEET; THENCE S46°29'10"W, 141.27 FEET; THENCE S43°33'00"E, 344.86 FEET; THENCE S08°23'35"W, 330.49 FEET TO THE NORTHEAST CORNER OF LOT 78 OF THE WOODLANDS PLAT 44 AS RECORDED IN PLAT BOOK 30, PAGE 47; THENCE ALONG THE NORTH LINE OF SAID PLAT, S87°03'05"W, 349.80 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, N54°26'55"W, 266.74 FEET TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT ALSO BEING ON THE EAST LINE OF EL CHAPPARRAL PLAT NO. 5 AS RECORDED IN PLAT BOOK 11, PAGE 30; THENCE ALONG SAID EAST LINE, N02°01'20"E, 1747.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.76 ACRES.

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

SURVEY AND PLAT BY  
A CIVIL GROUP

*Christopher M. Sander*  
CHRISTOPHER M. SANDER, PLS. 2003013178  
3/7/16  
DATE

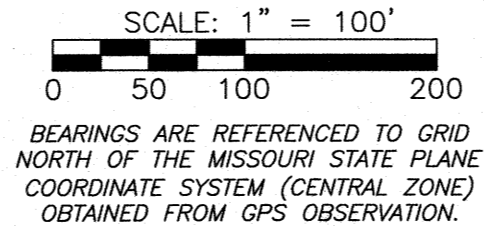


**NOTES**

- THIS IS AN URBAN CLASS SURVEY.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
- 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.
- TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT.
- THE SURVEY RECORDED IN BOOK 453, PAGE 744 IS TITLED "SANITARY SEWER EASEMENT SURVEY FOR CONCORDE ESTATES" AND STATES IT GRANTS AN EASEMENT TO THE OWNER AND OPERATOR OF THE SEWER SYSTEM SERVING CONCORDE ESTATES SUBDIVISION. IT IS NOT CLEAR IF THIS EASEMENT IS PRIVATE OR PUBLIC IN NATURE OR IF IT HAS EVER BEEN FORMALLY ACCEPTED BY THE CITY OF COLUMBIA OR BOONE COUNTY REGIONAL SEWER DISTRICT. FURTHER PORTIONS OF THE INSTALLED SEWER ARE NOT CONTAINED WITHIN THE LIMITS OF THE EASEMENT SHOWN BY SAID SURVEY. THE CENTERLINE OF SAID EASEMENT AS DEFINED BY SAID SURVEY IS SHOWN FOR REFERENCE ONLY.

**FLOOD PLAIN STATEMENT**  
PORTIONS OF THIS TRACT ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN PER FLOOD INSURANCE RATE MAP #29019C02950 DATED MARCH 17, 2011.

**STREAM BUFFER STATEMENT**  
THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS IDENTIFIED IN CHAPTER 12A, ARTICLE X, SECTION 23(A)(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES BECAUSE THIS TRACT WAS INCLUDED ON A PRELIMINARY PLAT APPROVED BEFORE JANUARY 2, 2007.



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

**A CIVIL GROUP**  
CIVIL ENGINEERING • PLANNING • SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115