

COPPERSTONE PLAT 7D

FINAL PLAT
A REPLAT OF LOTS 126A AND 127A OF COPPERSTONE PLAT 7
OCTOBER 22, 2019

FILED FOR RECORD, BOONE COUNTY
MISSOURI NORA DIETZEL, RECORDER OF
DEEDS



SCALE: 1" = 20'
0 10 20 40

BEARINGS ARE REFERENCED TO
THE EAST LINE OF LOT 131A,
COPPERSTONE PLAT 7 AS
RECORDED IN PB 46, PG 30

LEGEND

●	IRON PIPE CAP #2001006115
E	EXISTING
S	SET
(REC)	RECORD
PB	PLAT BOOK
BK	BOOK
PG	PAGE
⊕	BENCH MARK
DH	DRILL HOLE
IP	IRON PIPE
RB	REBAR
⊙	MONUMENT
PM	PERMANENT MONUMENT
RW	RIGHT OF WAY MARKER
STONE	STONE
BCS	BOONE COUNTY SURVEY
P.O.B.	POINT OF BEGINNING
(R)	RADIAL LINE
Δ	DELTA ANGLE
R	RADIUS
L	LENGTH
CH	CHORD
X.XX	ACRES
---	CENTERLINE
---	SECTION LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EASEMENT

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED IN CITY ORD. 29-2.3 (0/4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0270E, 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 HUNTSDALE 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.

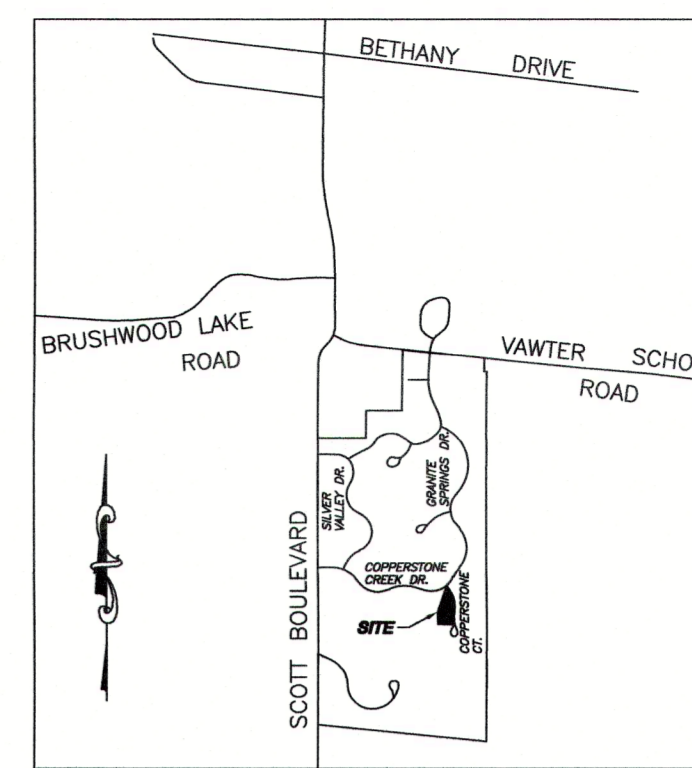
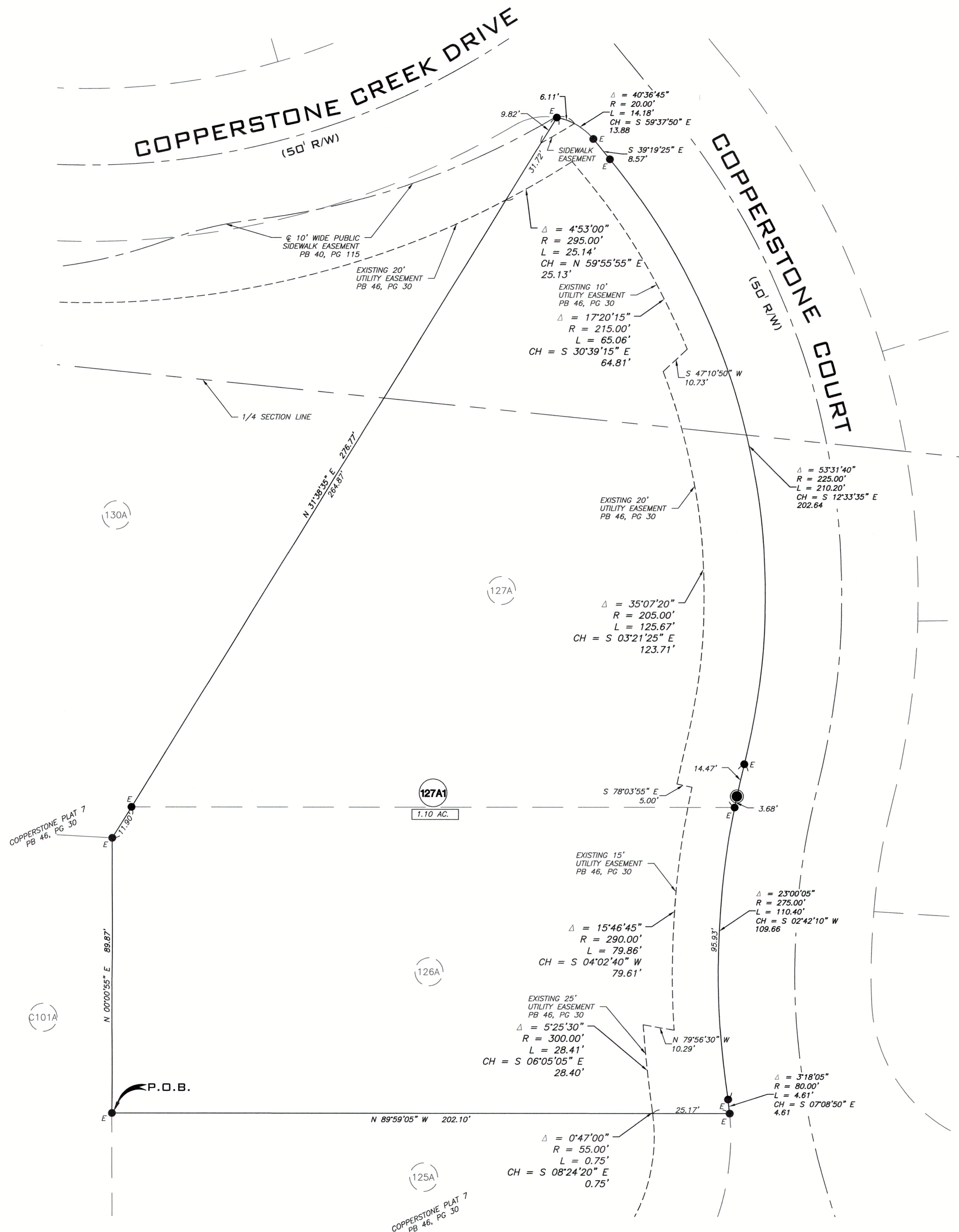
1. THIS IS AN URBAN CLASS SURVEY.
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
3. RECORD TITLE INFORMATION FOR THIS PLAT WAS NOT PROVIDED.

APPROVED BY THE CITY COUNCIL PURSUANT TO
ORDINANCE # _____ ON THE
_____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

PATRICK AND ASHLEY VAN METER, HUSBAND AND WIFE, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT. ALL REQUIRED RIGHT-OF-WAY AND EASEMENTS SHOWN HAVE BEEN DEDICATED ON PREVIOUS PLATS.

IN WITNESS WHEREOF, PATRICK AND ASHLEY VAN METER HAVE CAUSED THESE PRESENTS TO BE SIGNED.

PATRICK VAN METER

ASHLEY VAN METER

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS _____ DAY OF _____, IN THE YEAR 2019, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PATRICK AND ASHLEY VAN METER, HUSBAND AND WIFE, KNOWN TO ME THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC, MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 126A AND ALL OF LOT 127A OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY RECORDS. SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 126A OF SAID COPPERSTONE PLAT 7; THENCE ALONG THE WEST LINE OF SAID LOT 126A, N 00°00'55"E, 89.87 FEET; THENCE N 31°38'35"E, 276.77 FEET TO THE NORTHWEST CORNER OF LOT 127A; THENCE ALONG A NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE RIGHT, 14.18 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 59°37'50"E, 13.88 FEET; THENCE S 39°19'25"E, 8.57 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 210.20 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 12°33'35"E, 202.64 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 110.40 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 02°42'10"W, 109.66 FEET; THENCE ALONG A 80.00-FOOT RADIUS CURVE TO THE RIGHT, 4.61 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 07°08'50"E, 4.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 126A; THENCE WITH THE SOUTH LINE OF SAID LOT, N 89°59'05"W, 202.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN SEPTEMBER, 2019, I COMPLETED A SURVEY FOR WOODLAND HILLS PROPERTIES, LLC OF THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT. THE SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE PREPARED: 10/22/19

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

JAY ALAN GEBHARDT
PROFESSIONAL LAND SURVEYOR
NUMBER PLS-2001001909

FINAL PLAT COPPERSTONE PLAT 7D COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS _____ DAY OF _____,
2019.

NOTARY PUBLIC, MY COMMISSION EXPIRES _____

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