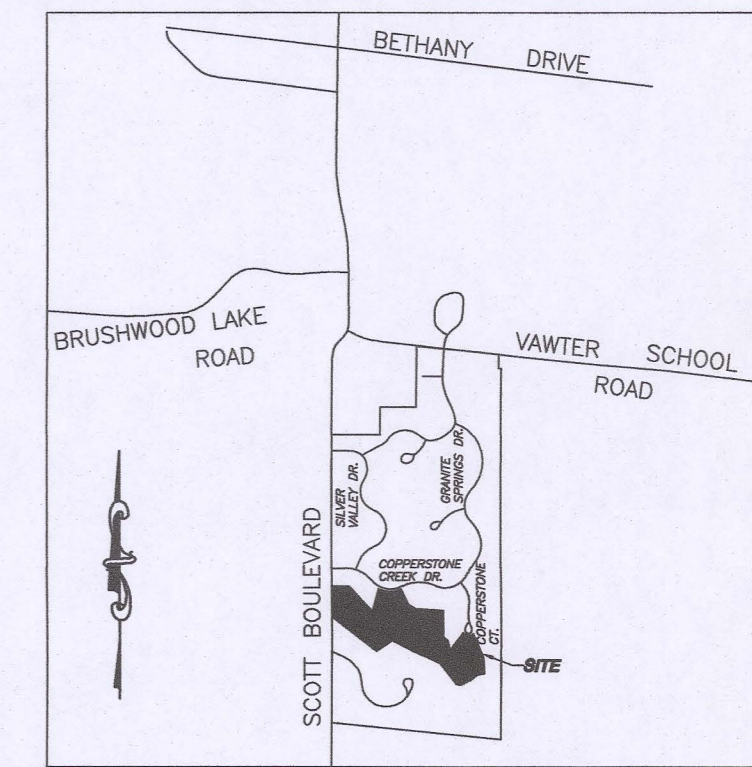


COPPERSTONE PLAT 8

FINAL PLAT
A REPLAT OF LOTS 122 AND 123 OF COPPERSTONE PLAT 1
AND A PORTION OF LOT C101A OF COPPERSTONE PLAT 7
MAY 30, 2022



LOCATION MAP
NOT TO SCALE

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

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 122 AND ALL OF LOT 123 OF COPPERSTONE PLAT 1 AS RECORDED IN PLAT BOOK 40, PAGE 115, AND A PORTION OF LOT C101A OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 46, PAGE 30, BOTH OF THE BOONE COUNTY RECORDS, SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT C101A; THENCE ALONG THE NORTH LINE OF SAID LOT, N 90°00'00"E, 179.10 FEET; THENCE S 43°04'30"E, 348.59 FEET; THENCE N 16°06'20"E, 231.24 FEET; THENCE ALONG A NON-TANGENT 275.00-FOOT RADIUS CURVE TO THE LEFT, 239.35 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 89°32'35"E, 231.86 FEET; THENCE S 25°23'27"E, 170.00 FEET; THENCE S 60°13'50"E, 94.00 FEET; THENCE S 86°51'30"E, 280.88 FEET; THENCE LEAVING SAID NORTH LINE, S 00°00'55"W, 272.19 FEET; THENCE S 50°50'50"E, 59.00 FEET; THENCE S 04°05'40"W, 75.00 FEET; THENCE S 50°59'45"E, 32.33 FEET; THENCE N 38°20'40"E, 221.64; THENCE ALONG A NON-TANGENT 80.00-FOOT RADIUS CURVE TO THE LEFT, 118.74 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 85°18'40"E, 108.14 FEET; THENCE S 23°49'10"E, 260.79 FEET; THENCE S 03°44'25"E, 167.13 FEET; THENCE S 78°49'00"W, 70.00 FEET; THENCE S 52°51'25"W, 98.21 FEET; THENCE S 64°54'05"W, 117.66 FEET; THENCE N 69°39'05"W, 44.58 FEET; THENCE N 38°23'25"W, 268.81 FEET; THENCE N 65°37'55"W, 317.11 FEET; THENCE N 62°57'35"W, 224.92 FEET; THENCE S 56°16'45"W, 199.52 FEET; THENCE N 52°26'10"W, 576.11 FEET TO THE WEST LINE OF SAID LOT C101A; THENCE WITH THE WEST LINE OF SAID LOT, N 00°04'35"W, 313.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.13 ACRES.

KNOW ALL MEN BY THESE PRESENTS

POORNA KARUPARTHI AND PREETHI YERRAM, HUSBAND AND WIFE, THOMAS MORROW AND MARTHA BLACK MORROW, HUSBAND AND WIFE, AND COPPERSTONE HOMEOWNERS ASSOCIATION, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION, BEING SOLE OWNERS OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT. ALL REQUIRED RIGHT-OF-WAY AND EASEMENTS SHOWN, EXCEPT AS NOTED, HAVE BEEN DEDICATED ON PREVIOUS PLATS.

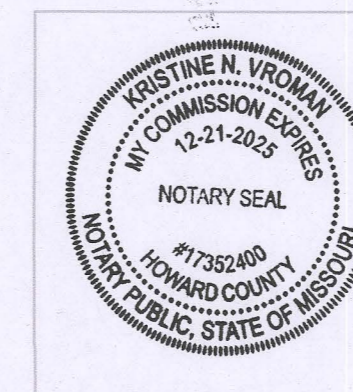
IN WITNESS WHEREOF, POORNA KARUPARTHI AND PREETHI YERRAM HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Poorna Karuparthi
POORNA KARUPARTHI

Preethi Yerram
PREETHI YERRAM

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 9th DAY OF September, IN THE YEAR 2022, BEFORE ME, Kristine N. Vroman
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED POORNA KARUPARTHI AND PREETHI YERRAM, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.



IN WITNESS WHEREOF, THOMAS MORROW AND MARTHA BLACK MORROW HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Thomas Morrow
THOMAS MORROW
Martha Black Morrow
MARTHA BLACK MORROW

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 9th DAY OF September, IN THE YEAR 2022, BEFORE ME, Kristine N. Vroman
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS MORROW AND MARTHA BLACK MORROW, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.



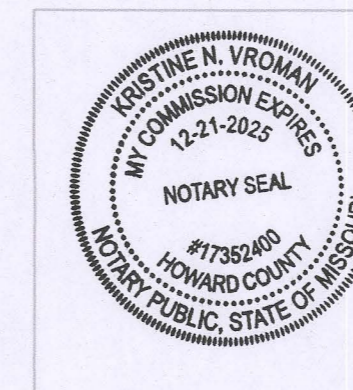
IN WITNESS WHEREOF, THE SAID COPPERSTONE HOMEOWNERS ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT.

Gale Hairston
GALE HAIRSTON, PRESIDENT, COPPERSTONE HOMEOWNERS ASSOCIATION, INC.

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 9th DAY OF September, IN THE YEAR 2022, BEFORE ME, Kristine N. Vroman
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GALE HAIRSTON, PRESIDENT OF THE COPPERSTONE HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Kristine N. Vroman
NOTARY PUBLIC, MY COMMISSION EXPIRES 12-21-25



CERTIFICATION

I HEREBY CERTIFY THAT IN MAY, 2022, 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

DATE PREPARED: 08/15/2022

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

FINAL PLAT
COPPERSTONE PLAT 8
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

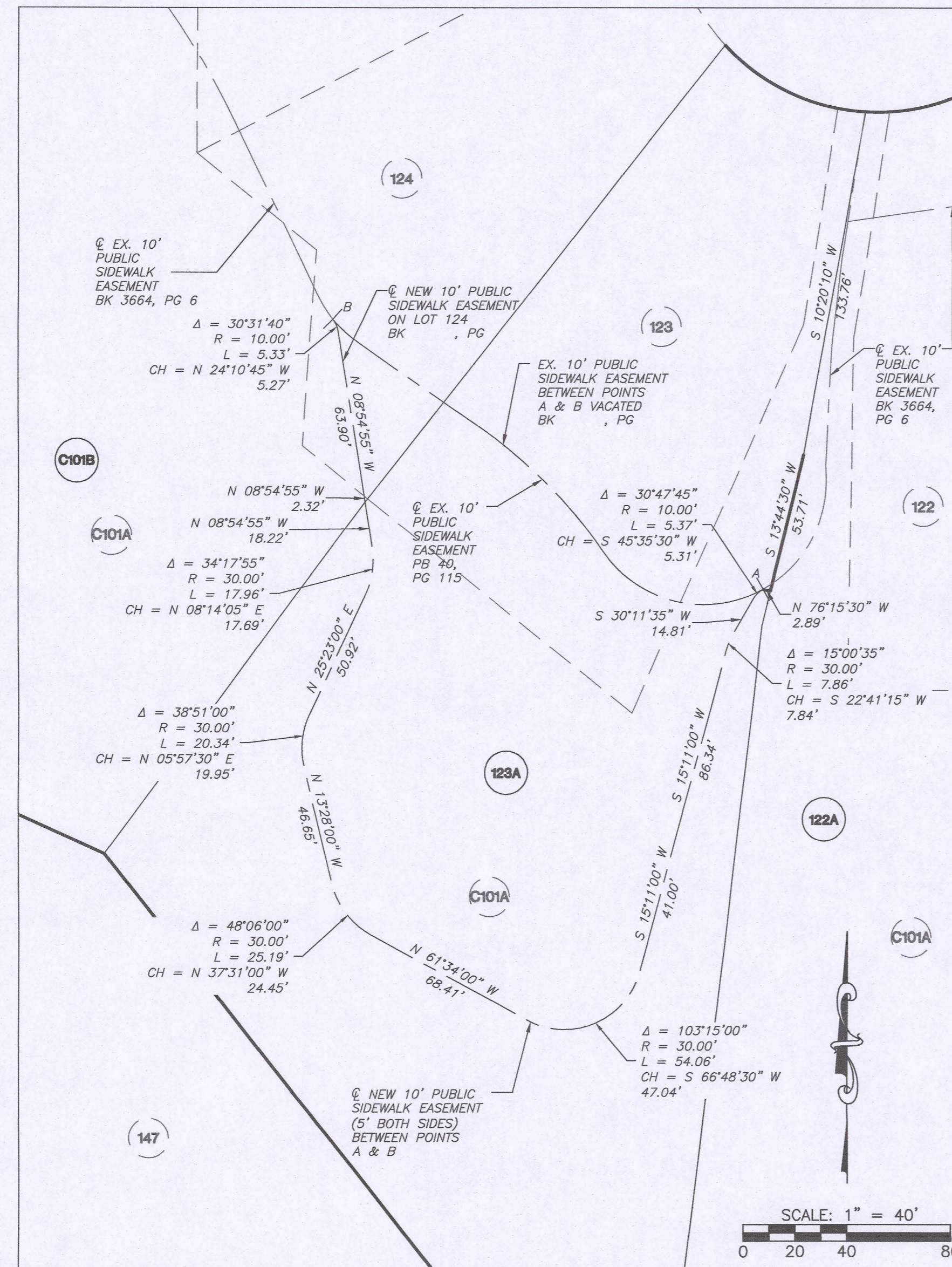
SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 9th DAY OF September
2022

Kristine N. Vroman

NOTARY PUBLIC, MY COMMISSION
EXPIRES 12-21-25



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



LEGEND

- IRON PIPE CAP #2001006115
- EXISTING
- S SET
- (REC) RECORD
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ⊕ BENCH MARK
- ⊗ DRILL HOLE
- IP IRON PIPE
- RB REBAR
- ⊙ MONUMENT
- ⊙ PERMANENT MONUMENT
- R/W RIGHT-OF-WAY MARKER
- 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
- R/W RIGHT-OF-WAY
- PVMT. PAVEMENT
- CENTERLINE
- SECTION LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EASEMENT
- EXISTING EASEMENT
- STREAM
- 1% ANNUAL CHANCE FLOODPLAIN
- FLOODWAY

FLOOD PLAIN STATEMENT

THESE TRACTS ARE LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED IN THE CITY OF COLUMBIA CODE OF ORDINANCES SECTION 29-2.3 (a)(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 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES. NO BUFFER IS REQUIRED PER SECTION 124-232(c)(2) AS THIS TRACT HAS BEEN INCLUDED IN A FINAL PLAT BEFORE JANUARY 2, 2007.

NOTES

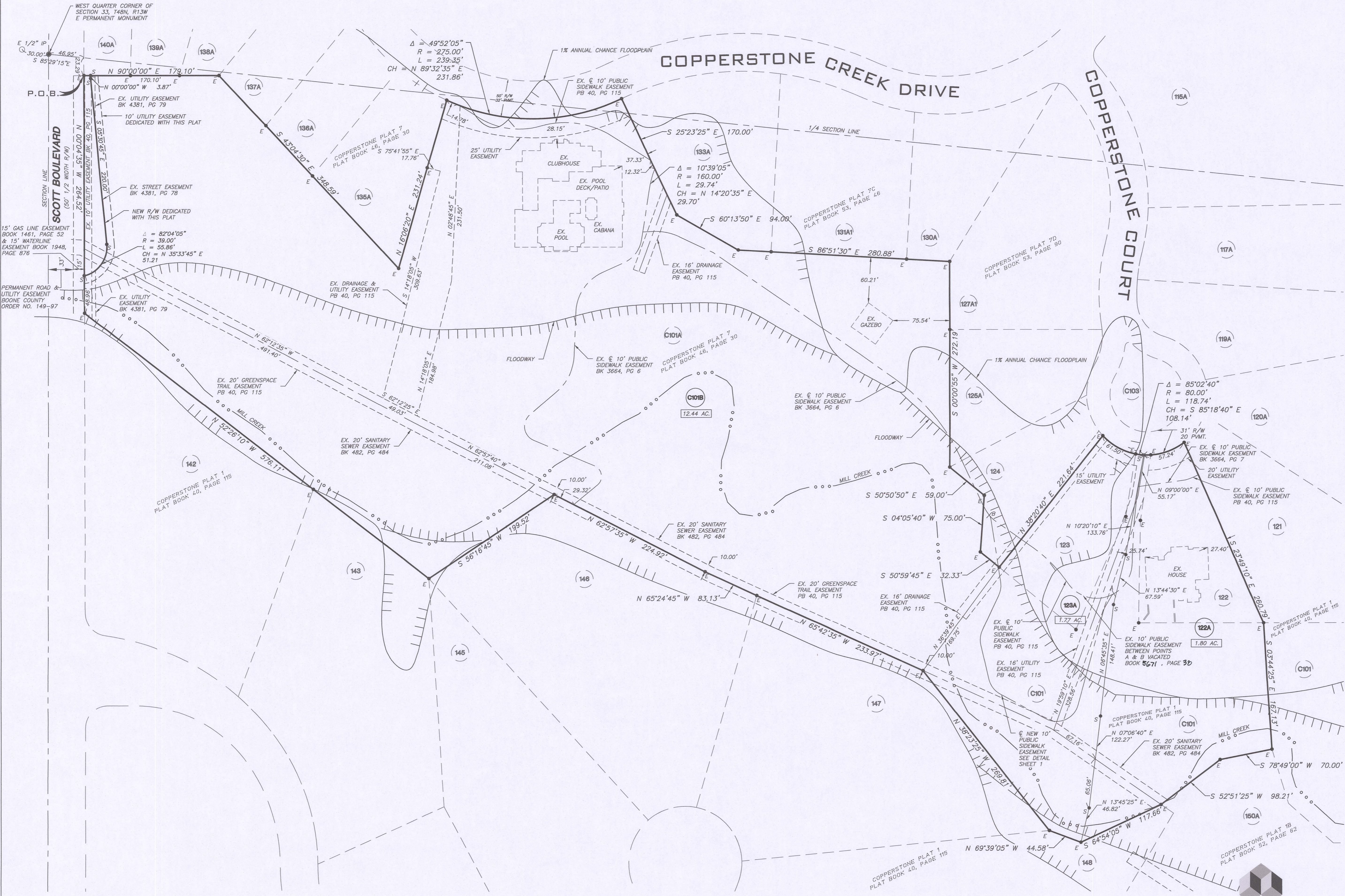
1. THIS IS AN URBAN CLASS SURVEY.
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
3. RECORD TITLE INFORMATION FOR THIS PLAT WAS NOT PROVIDED.
4. IN THE LAND SURVEYOR'S OPINION, THERE ARE NO MATERIAL DIFFERENCES BETWEEN RECORD AND MEASURED DIMENSIONS.

APPROVED BY THE CITY COUNCIL PURSUANT TO
ORDINANCE # _____ ON THE
_____ DAY OF _____, 2022.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



SCALE: 1" = 60'
0 30 60 120

BEARINGS ARE REFERENCED TO
THE WEST LINE OF LOT C101A,
COPPERSTONE PLAT 7 AS
RECORDED IN PB 46, PG 30

DATE PREPARED: 08/15/2022

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

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER LS-2001001909
REGISTERED LAND SURVEYOR

FINAL PLAT
COPPERSTONE PLAT 8
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 2nd DAY OF September
2022.
Kristine N. Vroman

NOTARY PUBLIC, MY COMMISSION
EXPIRES

KRISTINE N. VROMAN
MY COMMISSION EXPIRES
12-21-2025
NOTARY SEAL
97382409
BOONE COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
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