

LOCATION MAP
 NOT TO SCALE

FINAL PLAT WILLOW FALLS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 FEBRUARY 13, 2017
 CASE #17-82

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR THE COLUMBIA DEVELOPMENT GROUP, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 2461, PAGE 148 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4254, PAGE 51 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 2461, PAGE 148 AND BEING THE NORTHWEST CORNER OF LOT 105 OF WILLOW FALLS, PLAT NO. 1, RECORDED IN PLAT BOOK 49, PAGE 28 AND WITH THE WEST LINE OF SAID WILLOW FALLS, PLAT NO. 1, S 5°52'20"W, 144.58 FEET; THENCE N 84°07'40"W, 29.37 FEET; THENCE 15.67 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 81°53'00"W, 15.67 FEET; THENCE S 10°21'40"W, 50.00 FEET; THENCE S 6°03'20"W, 404.05 FEET; THENCE LEAVING SAID WEST LINE OF WILLOW FALLS, PLAT NO. 1, N 83°57'55"W, 69.97 FEET; THENCE N 71°52'10"W, 143.17 FEET; THENCE N 83°57'55"W, 280.00 FEET; THENCE N 6°02'40"E, 165.00 FEET; THENCE N 6°03'20"E, 240.00 FEET; THENCE N 6°02'05"E, 50.00 FEET; THENCE S 83°57'55"E, 44.00 FEET; THENCE N 6°02'05"E, 112.18 FEET TO THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 2461, PAGE 148; THENCE WITH SAID NORTH LINE, S 84°03'40"E, 494.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.53 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE 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:

CROCKETT ENGINEERING CONSULTANTS, LLC
 1000 W. NIFONG BLVD. BUILDING 1
 COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095

1/6/2017
 DATE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 4th DAY OF April, 2017.

Kenneth Farris
 KENNETH FARRIS NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2018
 COMMISSION NUMBER 14965667

KENNETH FARRIS
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission #14965667
 My Commission Expires: April 22, 2018

NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0280D, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE COLUMBIA DEVELOPMENT GROUP, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ATTACHED DRAWING. THE STREET RIGHT-OF-WAYS SHOWN BY THE ATTACHED DRAWING ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WILLOW FALLS, PLAT NO. 2"

IN WITNESS WHEREOF, THE COLUMBIA DEVELOPMENT GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 4th DAY OF October, 2017.

THE COLUMBIA DEVELOPMENT GROUP, LLC.

T. Scott Atkins
 T. SCOTT ATKINS, MEMBER

Scott F. Linnemeyer
 SCOTT F. LINNEMEYER, MEMBER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 4th DAY OF October, 2017 BEFORE ME PERSONALLY APPEARED T. SCOTT ATKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

Kenneth Farris
 KENNETH FARRIS NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2018
 COMMISSION NUMBER 14965667

KENNETH FARRIS
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission #14965667
 My Commission Expires: April 22, 2018

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 4th DAY OF October, 2017 BEFORE ME PERSONALLY APPEARED SCOTT F. LINNEMEYER, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

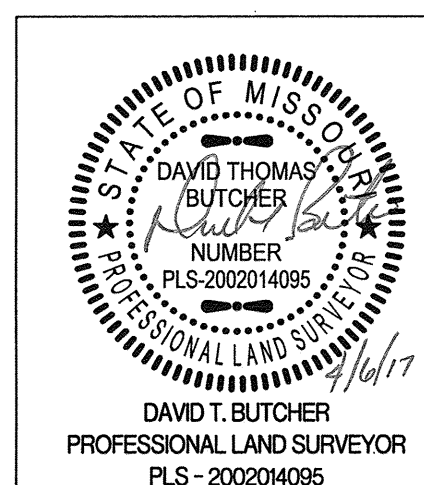
Kenneth Farris
 KENNETH FARRIS NOTARY PUBLIC
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 COMMISSION NUMBER 14965667

KENNETH FARRIS
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission #14965667
 My Commission Expires: April 22, 2018

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,
 MISSOURI, THIS _____ DAY OF _____, 2017.

Brian Treece
 BRIAN TREECE, MAYOR

Sheela Amin
 SHEELA AMIN, CITY CLERK

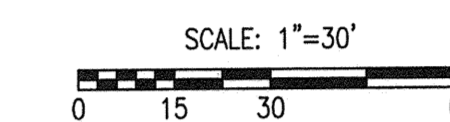


WILLOW FALLS PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 2/13/2017	SCALE: AS NOTED
PROJECT: 140418	DRAWN BY: KWF
<p>CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>	

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

FINAL PLAT WILLOW FALLS, PLAT No. 2

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

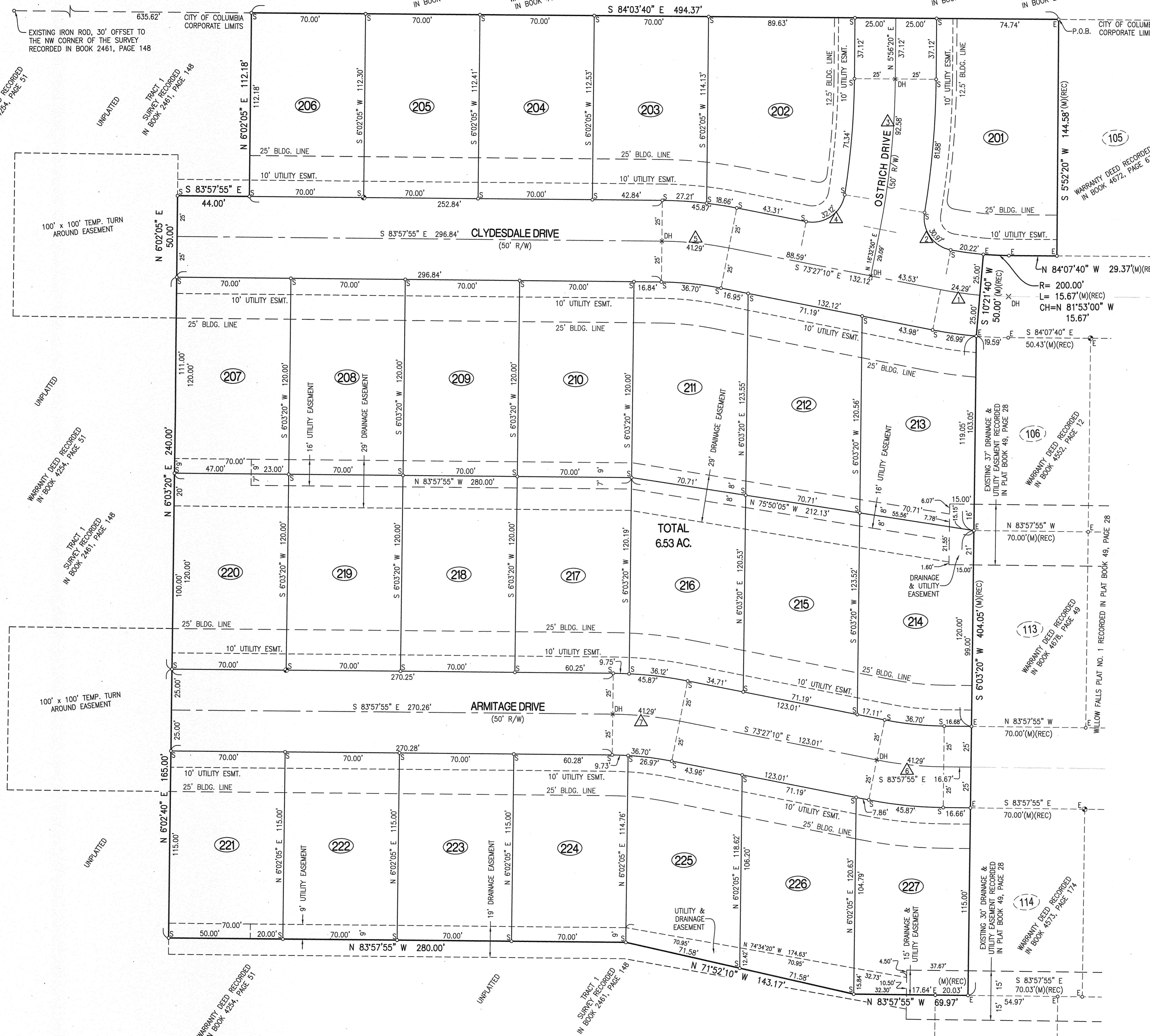
LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊕ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	225.00'	24.29'	S 76°32'45" E	24.28'
2	20.00'	30.97'	S 29°28'10" E	27.97'
3	500.00'	92.58'	N 11°14'40" E	92.45'
4	20.00'	32.12'	N 60°32'45" E	28.77'
5	225.00'	41.29'	S 78°42'30" E	41.23'
6	225.00'	41.29'	S 78°42'30" E	41.23'
7	225.00'	41.29'	S 78°42'30" E	41.23'

NOTES:

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DATE:	2/13/2017	SCALE:	1" = 30'
PROJECT:	140418	DRAWN BY:	KWF
CORPORATE NUMBER: 2000151904			
DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS - 2002014095		ENGINEERING CONSULTANTS 1000 W. Nitong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	