

COPPERSTONE PLAT 7C

FINAL PLAT
A REPLAT OF LOTS 131A AND 132A OF COPPERSTONE PLAT 7
JUNE 11, 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
6,510	SQUARE FEET
---	CENTERLINE

FLOOD PLAIN STATEMENT

THIS LOT IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA LETTER OF MAP REVISION BASED ON FIRM (LOMR-F), CASE NO. 13-07-0388A DATED DECEMBER 28, 2012 AND REVALIDATED ON APRIL 20, 2017 IN REGARDS TO FIRM MAP# 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 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:

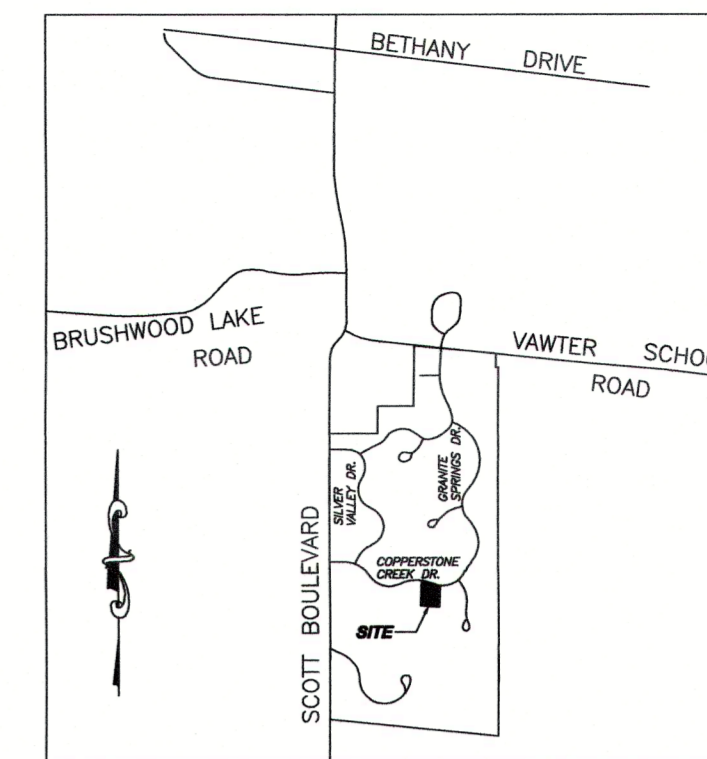
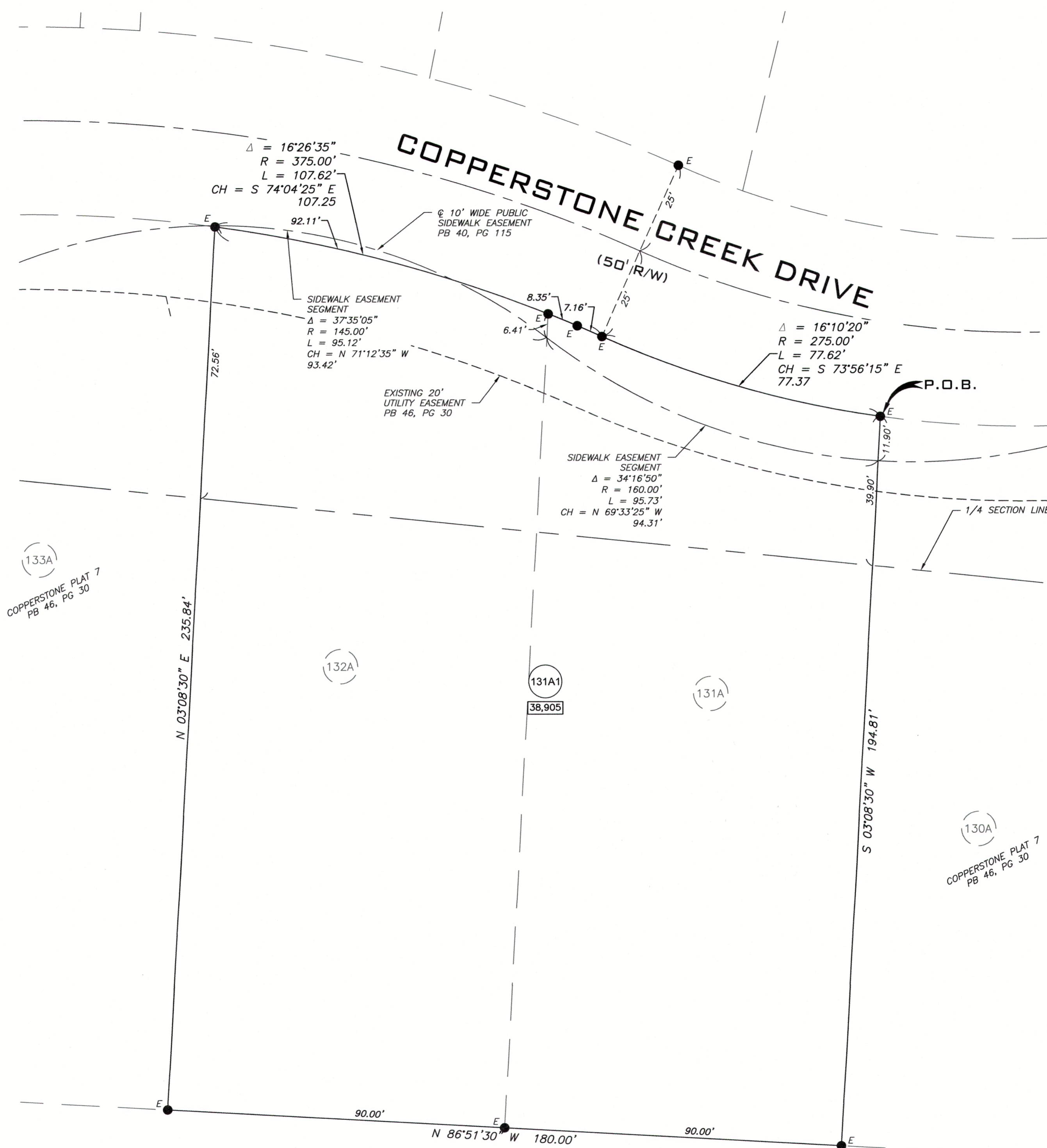
1. THIS IS AN URBAN CLASS SURVEY.
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
3. RECORD TITLE INFORMATION FOR THIS PLAT WAS NOT PROVIDED.

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

WANDA I. NORTHWAY, TRUSTEE OF THE WANDA I. NORTHWAY LIVING TRUST DATED FEBRUARY 27, 2009, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

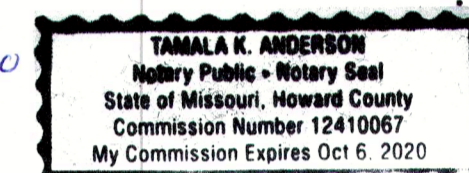
IN WITNESS WHEREOF, WANDA I. NORTHWAY HAS CAUSED THESE PRESENTS TO BE SIGNED.

Wanda I. Northway
WANDA I. NORTHWAY, TRUSTEE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 20th DAY OF June, IN THE YEAR 2019, BEFORE ME, Tamala K. Anderson, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WANDA I. NORTHWAY, TRUSTEE OF THE WANDA I. NORTHWAY LIVING TRUST DATED FEBRUARY 27, 2009, KNOWN TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Tamala K. Anderson NOTARY PUBLIC,
MY COMMISSION EXPIRES 10/6/2020



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 131A AND ALL OF LOT 132A 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 NORTHEAST CORNER OF LOT 131A OF SAID COPPERSTONE PLAT 7; THENCE ALONG THE EAST LINE OF SAID LOT 131A, S 03°08'30"W, 194.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 131A; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 131A AND LOT 132A, N 86°51'30"W, 180.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 132A; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF SAID LOT 132A, N 03°08'30"E, 235.84 FEET TO AN IRON ON THE SOUTH RIGHT-OF-WAY LINE OF COPPERSTONE CREEK DRIVE; THENCE ALONG SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF SAID LOT 132A, SAID LOT 131A, ALONG A NON-TANGENT 375.00-FOOT RADIUS CURVE TO THE RIGHT, 107.62 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 74°04'25"E, 107.25 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 77.62 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 73°56'15"W, 77.37 FEET TO THE NORTHEAST CORNER OF LOT 131A ALSO BEING AN IRON ON THE SOUTH RIGHT-OF-WAY LINE OF COPPERSTONE CREEK DRIVE AND ALSO BEING THE POINT OF BEGINNING AND CONTAINING 38,905 SQUARE FEET.

CERTIFICATION

I HEREBY CERTIFY THAT IN APRIL, 2019, I COMPLETED A SURVEY FOR WANDA I. NORTHWAY, TRUSTEE OF THE WANDA I. NORTHWAY LIVING TRUST 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
JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE PREPARED: 6/11/19

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

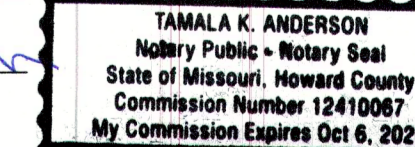
FINAL PLAT
COPPERSTONE PLAT 7C
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS 20th DAY OF June, 2019.
Tamala K. Anderson

NOTARY PUBLIC, MY COMMISSION
EXPIRES 10/6/2020



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