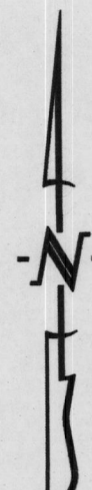


LOCATION MAP  
NOT TO SCALE



SCALE: 1"=20'

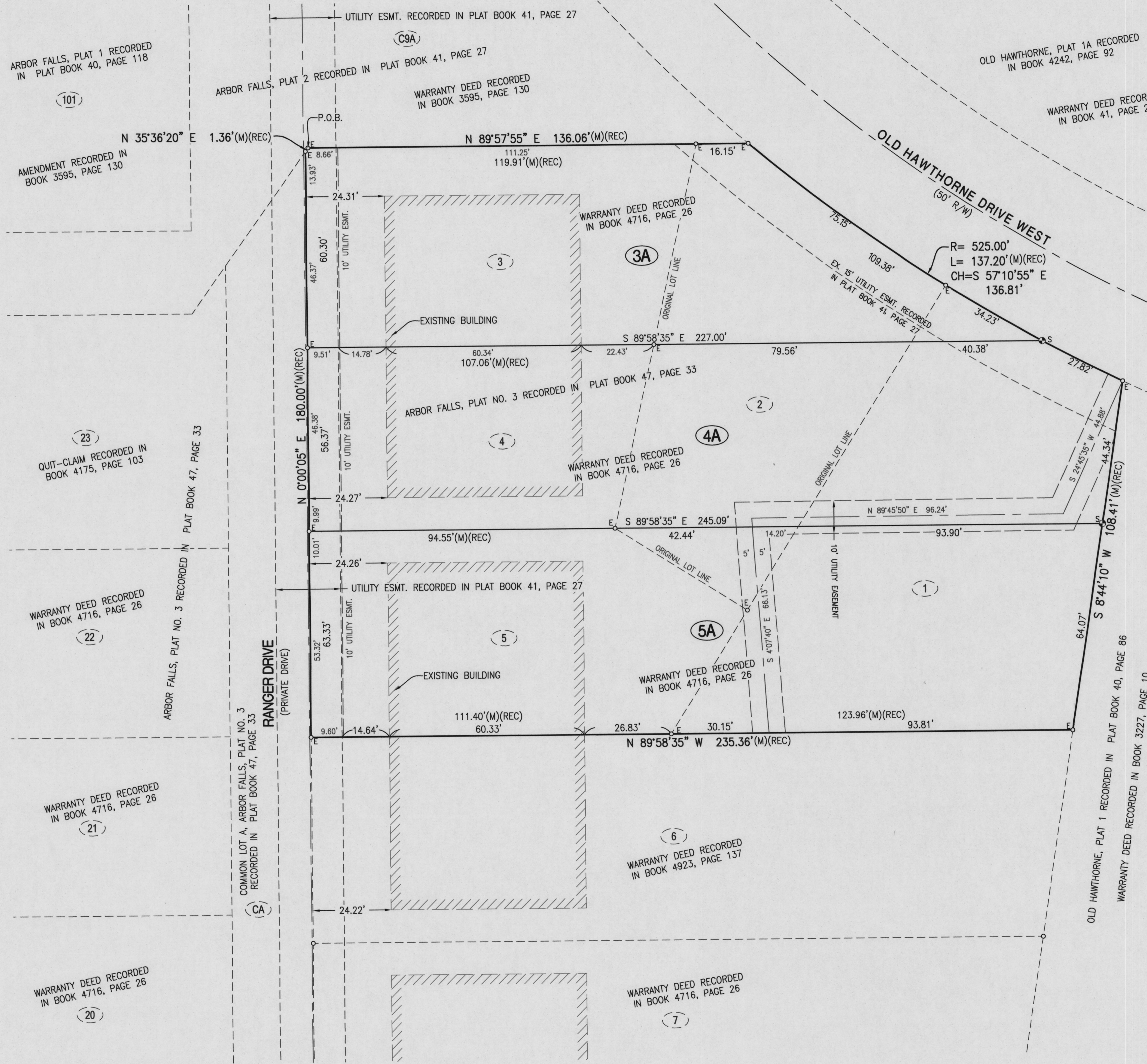
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**LEGEND:**

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ◐ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

**NOTES:**

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 2901900292E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. ALL TRACT(S) ARE 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 IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.



# FINAL PLAT ARBOR FALLS, PLAT No. 3A

A REPLAT OF LOTS 1-5 OF ARBOR FALLS PLAT NO. 3, RECORDED IN PLAT BOOK 47, PAGE 33, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER 2, 2019

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR TRIPLE CROWN LTD, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 1-5 OF ARBOR FALLS, PLAT NO. 3 RECORDED IN PLAT BOOK 47, PAGE 33 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4716, PAGE 26 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, OF ARBOR FALLS, PLAT NO. 3 AND WITH THE LINES THEREOF, N 89°57'55"E, 136.06 FEET TO A CORNER LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF OLD HAWTHORNE DRIVE WEST; THENCE WITH SAID RIGHT-OF-WAY LINE, 137.20 FEET ALONG A 525.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 57°10'55"E, 136.81 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF OLD HAWTHORNE DRIVE WEST, S 8°44'10"W, 108.41 FEET; THENCE N 89°58'35"W, 235.36 FEET; THENCE N 0°00'05"E, 180.00 FEET; THENCE N 35°36'20"E, 1.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.92 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

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

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
1/21/2020  
DATE

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF January, IN THE YEAR 2020.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667



**KNOW ALL MEN BY THESE PRESENTS:**

THAT TRIPLE CROWN LTD, 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 ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "ARBOR FALLS, PLAT NO. 3A"

IN WITNESS WHEREOF, TRIPLE CROWN LTD, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS 3rd DAY OF January, 2020.

TRIPLE CROWN LTD, LLC

*Perry A. Luettkemeyer* PERRY A. LUETKEMEYER, MEMBER  
*Lance A. Hainen* LANCE A. HAINEN, MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 2nd DAY OF January, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PERRY A. LUETKEMEYER, (MEMBER) AND LANCE A. HAINEN, (MEMBER), OF TRIPLE CROWN LTD, LLC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667

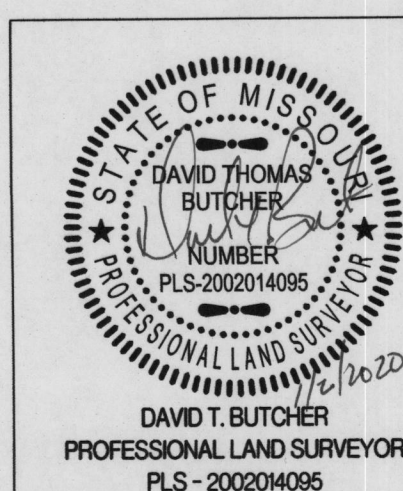


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



ARBOR FALLS, PLAT No. 3A	
A REPLAT OF LOTS 1-5 OF ARBOR FALLS, PLAT No. 3, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 12/02/2019	SCALE: 1"=20'
PROJECT: 991083	DRAWN BY: KWF

