

LEGEND:

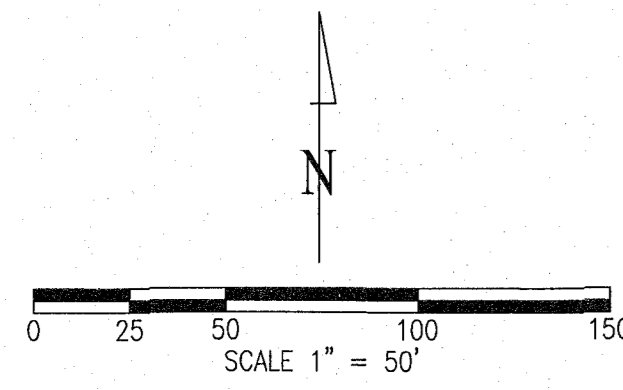
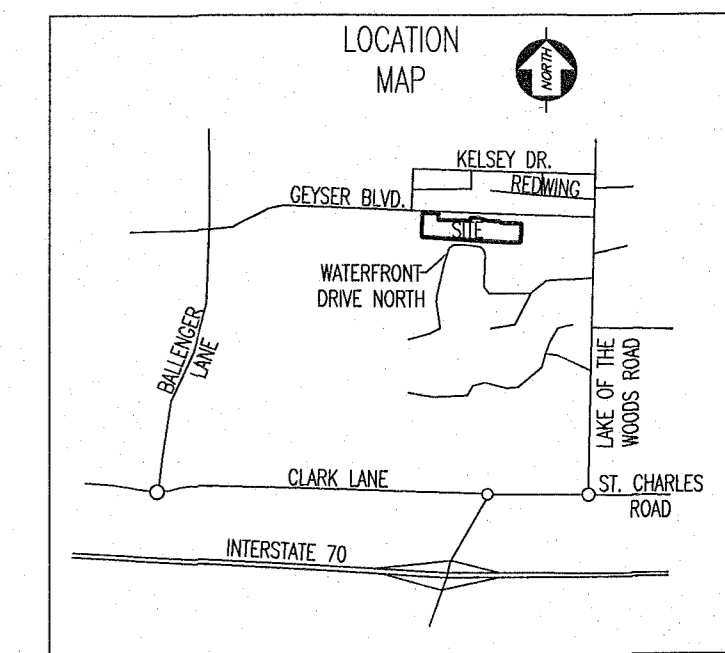
- E EXISTING
- S SET
- o IRON PIPE
- o DRILL HOLE
- PM PERMANENT MONUMENT
- (R) RADIAL
- A ARC
- CH CHORD
- R RADIUS
- P.O.B. POINT OF BEGINNING
- PRC POINT OF REVERSE CURVATURE

FINAL PLAT
FOREST HILLS, PLAT NO. 2
 A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
 MARCH 29, 2021

Notes:

- 1) The name, width, and location of all known easements have been shown on this survey. However this tract may be subject to easements, unknown to me, that are not shown on this survey.
- 2) Bearings are based on Forest Hills Subdivision Plat No. 1 recorded in plat book 47, page 21.
- 3) The FEMA designated flood special hazard area as shown is taken from the Flood Insurance Rate Map 29019C0282E, dated April 19, 2017. These limits represent the 1% annual chance floodplain also known as the 100-year floodplain. Floodway limits and base flood elevations were determined during the previous phase of development and the associated engineering study is on file with the City.
- 4) All monuments not shown as existing or set, will be set within 12 months of the recording of the plat.

- 5) This tract of land may be subject to a water line easement recorded in book 410, page 690.
- 6) The ownership of Lots 170 and 179 will be transferred to the Homeowners' Association. The entire lots will be a drainage and utility easement for the operation and maintenance of the detention/bioretenion basin, existing vegetation preservation area for water quality treatment and utility crossings as necessary.
- 7) The sliver of land between the north edge of the existing 25' drainage and utility easement recorded in book 4817, page 24 (being 0.08' wide on the west end and 0.00' wide on the east end) is hereby dedicated as a drainage and utility easement by this plat.
- 8) In the surveyor's opinion, there is no material difference between the record and measured dimensions.



LUECK SURVEYING - 914 N. COLLEGE, SUITE 2, COLUMBIA, MO 65201 - RONALD G. LUECK, SOLE PROPRIETOR - PROFESSIONAL LAND SURVEYOR #1957
 FOREST HILLS PLAT NO. 2 - COLUMBIA, BOONE COUNTY, MISSOURI - PREPARED: MARCH 29, 2021. REVISED: DECEMBER 9, 2021

KNOW ALL MEN BY THESE PRESENTS:

THAT D & D INVESTMENTS OF COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED AS SHOWN ON THIS PLAT. THE STREET RIGHTS-OF-WAY AND EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

DAN BURKS, MANAGER

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____ 2021 BEFORE ME APPEARED DAN BURKS, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF D & D INVESTMENTS OF COLUMBIA, LLC AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC. DAN BURKS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____, NOTARY PUBLIC

A tract of land in the northeast 1/4 of Section 3, Township 48 North, Range 12 West, Columbia, Boone County, Missouri. Said tract of land, being part of that land described by a Warranty Deed recorded in book 4715, page 61 and being part of that land shown by the survey recorded in book 505, page 133 of the Boone County, Missouri records, is more particularly described as follows.

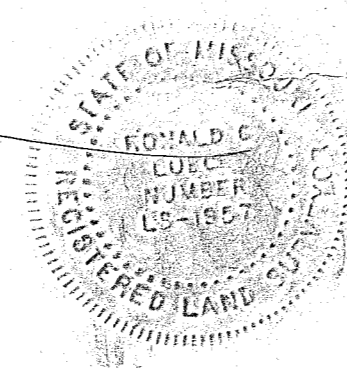
Beginning at the northwest corner of Lot 155, Forest Hills Plat No. 1 recorded in plat book 47, page 21; thence along the lines of said Forest Hills Plat No. 1: S2°-33'-05"E 113.23 feet, East 16.04', N87°-49'-20"E 439.05 feet, N87°-13'-30"E 50.00 feet, N2°-46'-30"W 45.54 feet, N87°-13'-30"E 120.00 feet, S73°-53'-20"E 149.35 feet, S89°-01'-50"E 184.20 feet, S68°-32'-30"E 50.00 feet, and N89°-49'-40"E 304.41 feet; thence S3°-59'-15"E 179.85 feet; thence along a 20.00 foot radius non-tangent curve to the left 28.90 feet (chord = S37°-24'-51"W 26.45 feet); thence S3°-59'-15"E 90.00 feet; thence along the lines of the survey recorded in book 505, page 133: S86°-00'-45"W 164.72 feet, N89°-20'-40"W 1385.05 feet, and N0°-33'-13"W 379.60 feet; thence N87°-26'-55"E, along the south right-of-way of Geysers Boulevard, 244.48 feet to the point of beginning and containing 11.42 acres.

This tract of land is divided into 37 lots, including common lots 170 and 179, as shown on this plat.

The results of the survey of this urban property, to the best of my knowledge executed in accordance with the current Missouri Standards for Property Boundary Surveys, are shown on this plat.

LUECK SURVEYING
 914 N. COLLEGE AVE., SUITE 2
 COLUMBIA, MO 65201
 (573) 443-6219

Ronald G. Lueck
 RONALD G. LUECK, SOLE PROPRIETOR
 PROFESSIONAL LAND SURVEYOR #1957



December 9, 2021

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____.

Davis Christian Gregson
 DAVIS CHRISTIAN GREGSON, NOTARY PUBLIC
 MY COMMISSION EXPIRES JUNE 13, 2022

DAVIS CHRISTIAN GREGSON
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Boone County
 My Commission Expires: June 13, 2022
 Commission # 18579553

Approved by Columbia City Council pursuant to Ordinance _____ on this _____ day of _____, 20____.

Brian Treece, Mayor

Sheela Amin, City Clerk

