

DERBY HEIGHTS, RECORDED IN PLAT BOOK 27, PAGE 83
DERBY RIDGE PLAT NO. 1, RECORDED IN PLAT BOOK 20, PAGE 38

DERBY RIDGE PLAT NO. 1, RECORDED IN PLAT BOOK 20, PAGE 38

FINAL PLAT
WOODSTRAIL RIDGE PLAT 1
ALL OF LOT 19 AND THE EAST 100 FEET OF LOT 16 OF NORTHLAND ACRES
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31,
TOWNSHIP 49 NORTH, RANGE 12 WEST
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL
- ▲ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- x FENCE LINE
- OVERHEAD ELECTRIC
- GAS LINE
- SEWER LINE
- LOT NUMBERS FROM COLUMBIA RECREATION CENTER SUBDIVISION
- RAD RADIAL LINE

OWNER/SUBDIVIDER:

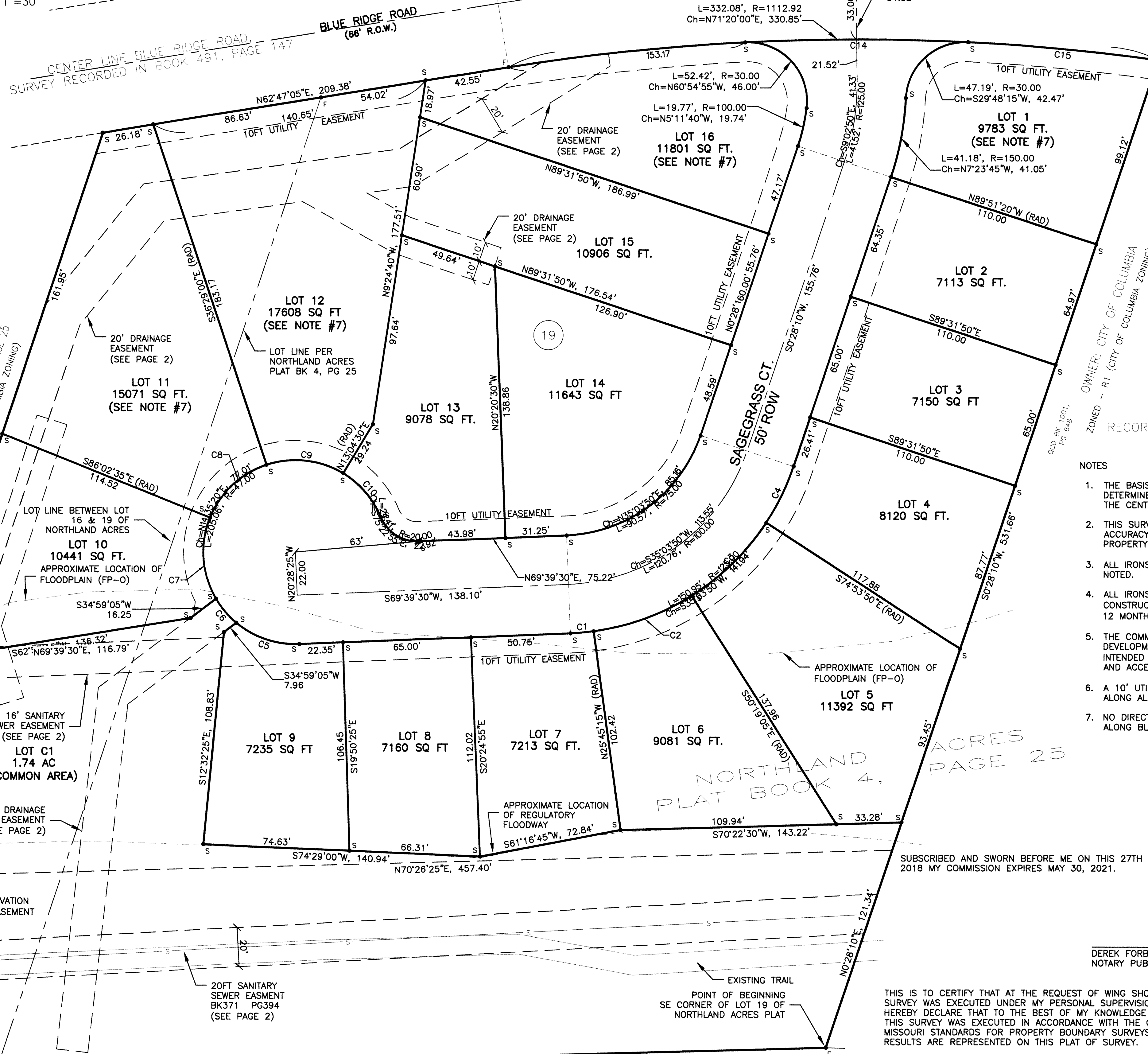
WING SHOT LLC
1963 COUNTY RD 2920,
HIGBEE, MO 65257

FLOOD PLAIN STATEMENT

THE APPROXIMATE 100-YEAR FLOOD PLAIN IS DEPICTED HEREON AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM A STREAM BUFFER PER 12A-232 (A)(2), BECAUSE THIS LAND WAS INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.



DESCRIPTION

A REPLAT OF ALL OF LOT 19 & THE EAST 100 FEET OF LOT 16 OF NORTHLAND ACRES PLAT RECORDED IN PLAT BOOK 4, PAGE 25 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 19 OF SAID NORTHLAND ACRES PLAT;
THENCE S70°26'25"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 422.56 FEET TO A 1/2" IRON PIPE FOUND AT THE CORNER BETWEEN LOTS 16 AND 19;
THENCE S72°17'10"W ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 105.19 FEET TO A 1/2" IRON ROD SET;
THENCE PARALLEL WITH THE LINE BETWEEN SAID LOTS 16 AND 19 N00°21'05"E, A DISTANCE OF 503.47 FEET TO A 1/2" IRON ROD SET AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF BLUE RIDGE ROAD AND THE NORTH LINE OF SAID LOT 16;
THENCE N62°47'05"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 209.38 FEET TO A 1/2" IRON PIPE FOUND;
THENCE S32°08' ALONG A 1112.92' RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N71°20'00"E, A DISTANCE OF 330.85') TO A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 19;
THENCE S00°28'10"W ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 531.66 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.11 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 4844, PAGE 109 OF THE BOONE COUNTY RECORDS, SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

NORTHLAND ACRES PLAT 2,
RECORDED IN PLAT BOOK 17, PAGE 29

Curve Table			
Curve #	Length	Radius	Chord
C1	11.81	125.00	N66°57'05"E, 11.80
C2	53.59	125.00	N51°57'50"E, 53.18
C3	53.62	125.00	N27°23'35"E, 53.21
C4	31.93	125.00	N7°47'10"E, 31.84
C5	34.68	47.00	N89°16'00"W, 33.90
C6	16.11	47.00	N58°18'45"W, 16.03
C7	43.03	47.00	N22°16'10"W, 41.54
C8	40.65	47.00	N28°44'10"E, 39.40
C9	40.65	47.00	N78°17'45"E, 39.40
C10	29.95	47.00	S58°40'20"E, 29.44
C11	17.03	1112.92	N63°13'25"E, 17.03
C12	34.69	1112.92	N64°33'20"E, 34.69
C13	69.54	1112.92	N67°14'15"E, 69.53
C14	113.44	1112.92	N71°56'55"E, 113.39
C15	97.37	1112.92	N77°22'30"E, 97.34

NOTES

- THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION, REFERENCED TO THE CENTRAL ZONE.
- THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MAY, 2018
- ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
- ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION OF STREETS AND UTILITIES. (WITHIN 12 MONTHS OF RECORDED PLAT).
- THE COMMON LOT "C1" IS NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN AMENITIES. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT AND ACCESS TO EXISTING TRAIL.
- A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.
- NO DIRECT DRIVEWAY ACCESS IS ALLOWED TO LOTS ALONG BLUE RIDGE ROAD.

SUBSCRIBED AND SWORN BEFORE ME ON THIS 27TH DAY OF JUNE, 2018 MY COMMISSION EXPIRES MAY 30, 2021.

DEREK FORBIS
NOTARY PUBLIC

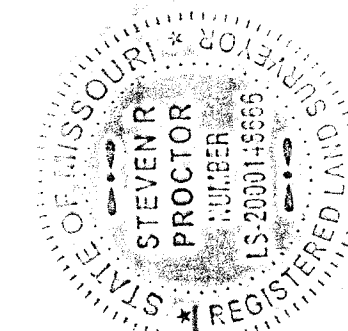
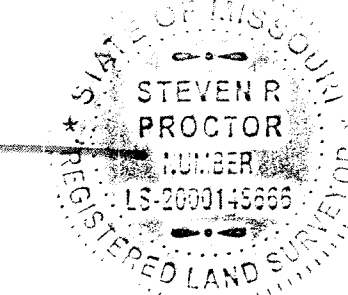
APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2018

BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

THIS IS TO CERTIFY THAT AT THE REQUEST OF WING SHOT LLC, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Steven R Proctor
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: JUNE 28, 2018



Steven R Proctor
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: JUNE 28, 2018

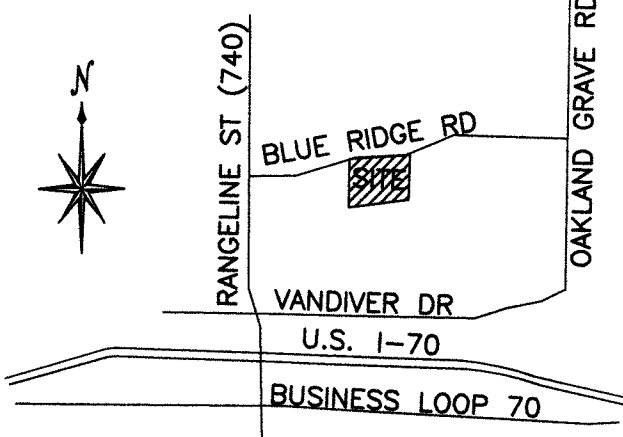
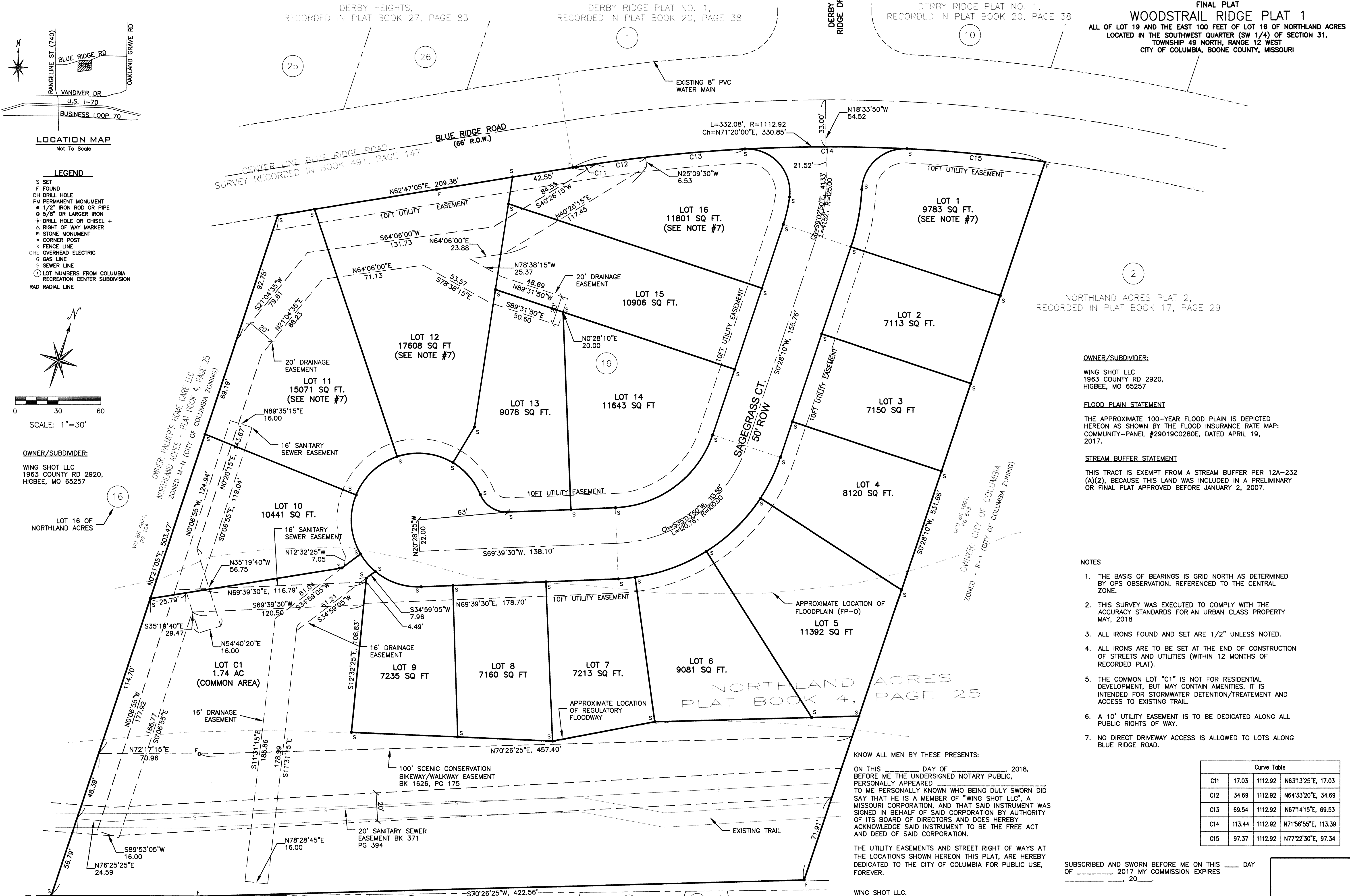


800 W. Morrison St, Suite 111
Fayette, MO 65248
Phone (660) 728-5028
Missouri Commission # 2014035993
Steven R. Proctor P.L.S. # 2000148666
Anthony Deboven P.L.S. # 2016019005

WING SHOT LLC
WOODSTRAIL RIDGE SUBDIVISION
Columbia, Boone County, MO

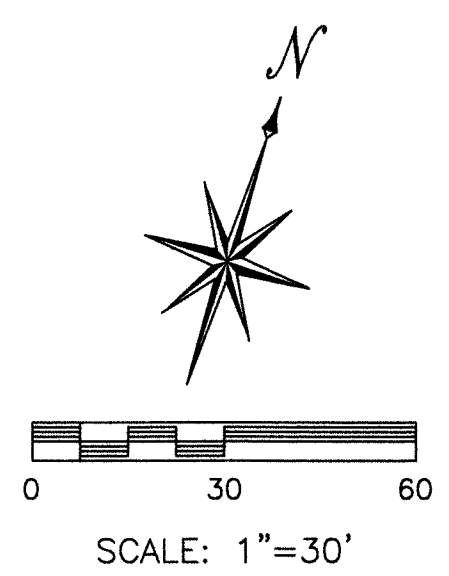
Plotted: 06/27/2018

SHT. 1 OF 02



LOCATION MAP
Not To Scale

- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - PM PERMANENT MONUMENT
 - 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
 - + DRILL HOLE OR CHISEL +
 - ▲ RIGHT OF WAY MARKER
 - △ STONE MONUMENT
 - CORNER POST
 - × FENCE LINE
 - OVERHEAD ELECTRIC
 - G GAS LINE
 - S SEWER LINE
 - LOT NUMBERS FROM COLUMBIA RECREATION CENTER SUBDIVISION
 - RAD RADIAL LINE



OWNER/SUBDIVIDER:
WING SHOT LLC
1963 COUNTY RD 2920,
HIGBEE, MO 65257

LOT 16 OF
NORTHLAND ACRES

FINAL PLAT
WOODSTRAIL RIDGE PLAT 1
ALL OF LOT 19 AND THE EAST 100 FEET OF LOT 16 OF NORTHLAND ACRES
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31,
TOWNSHIP 49 NORTH, RANGE 12 WEST
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

2
NORTHLAND ACRES PLAT 2,
RECORDED IN PLAT BOOK 17, PAGE 29

OWNER/SUBDIVIDER:

WING SHOT LLC
1963 COUNTY RD 2920,
HIGBEE, MO 65257

FLOOD PLAIN STATEMENT

THE APPROXIMATE 100-YEAR FLOOD PLAIN IS DEPICTED
HEREON AS SHOWN BY THE FLOOD INSURANCE RATE MAP:
COMMUNITY-PANEL #29019C0280E, DATED APRIL 19,
2017.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM A STREAM BUFFER PER 12A-232
(A)(2), BECAUSE THIS LAND WAS INCLUDED IN A PRELIMINARY
OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

NOTES

1. THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION, REFERENCED TO THE CENTRAL ZONE.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MAY, 2018
3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
4. ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION OF STREETS AND UTILITIES (WITHIN 12 MONTHS OF RECORDED PLAT).
5. THE COMMON LOT "C1" IS NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN AMENITIES. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT AND ACCESS TO EXISTING TRAIL.
6. A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.
7. NO DIRECT DRIVEWAY ACCESS IS ALLOWED TO LOTS ALONG BLUE RIDGE ROAD.

KNOW ALL MEN BY THESE PRESENTS:

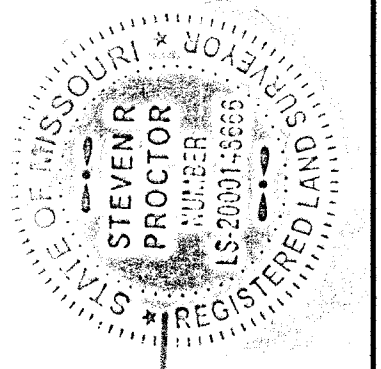
ON THIS _____ DAY OF _____, 2018,
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED
TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID
SAY THAT HE IS A MEMBER OF "WING SHOT LLC", A
MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS
SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY
OF ITS BOARD OF DIRECTORS AND DOES HEREBY
ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT
AND DEED OF SAID CORPORATION.

THE UTILITY EASEMENTS AND STREET RIGHT OF WAYS AT
THE LOCATIONS SHOWN HEREON THIS PLAT, ARE HEREBY
DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE,
FOREVER.

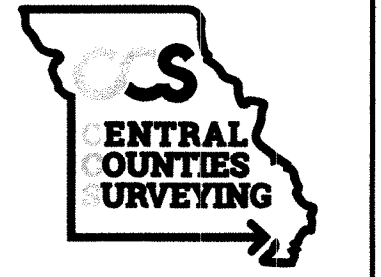
WING SHOT LLC.
MEMBER _____ (SIGNED)
_____ (PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS ____ DAY
OF _____, 2017 MY COMMISSION EXPIRES
_____, 20____.

Curve Table				
C11	17.03	1112.92	N63°13'25"E, 17.03	
C12	34.69	1112.92	N64°33'20"E, 34.69	
C13	69.54	1112.92	N67°14'15"E, 69.53	
C14	113.44	1112.92	N71°56'55"E, 113.39	
C15	97.37	1112.92	N77°22'30"E, 97.34	



Steven R. Proctor
Notary Public
Date: JUNE 28, 2018



600 W. Morrison St. Suite 11
Fayette, MO 65248
Phone (660) 728-5028
Missouri Commission # 2014035995
Steven R. Proctor PLS # 200148666
Anthony Derboven PLS # 2016019005

WING SHOT LLC
WOODSTRAIL RIDGE SUBDIVISION
Columbia, Boone County, MO

Plotted: 06/27/2018

SHT. 2 of 02

OWNER: CITY OF COLUMBIA
PLAT RECORDED IN BOOK 10, PAGE 84
ZONED R-1 (CITY OF COLUMBIA ZONING)
WD BK 1654,
PG 747

OWNER: KEVIN & CAREY NAHLER
WD BK 1208,
PG 933

HADEN PARK PLAT NO. 3 RECORDED IN PLAT BOOK 10, PAGE 84
OWNER: FIRST ASSEMBLY OF GOD, INC.
WD BK 514,
PG 227

OWNER: LARRY & MICHELLE WYATT
ZONED R-1 (CITY OF COLUMBIA ZONING)
WD BK 3237,
PG 59

OWNER: MATTHEW TYLER
CD BK 144,
PG 49

OWNER: MARY JO BAKER
WD BK 3600,
PG 166