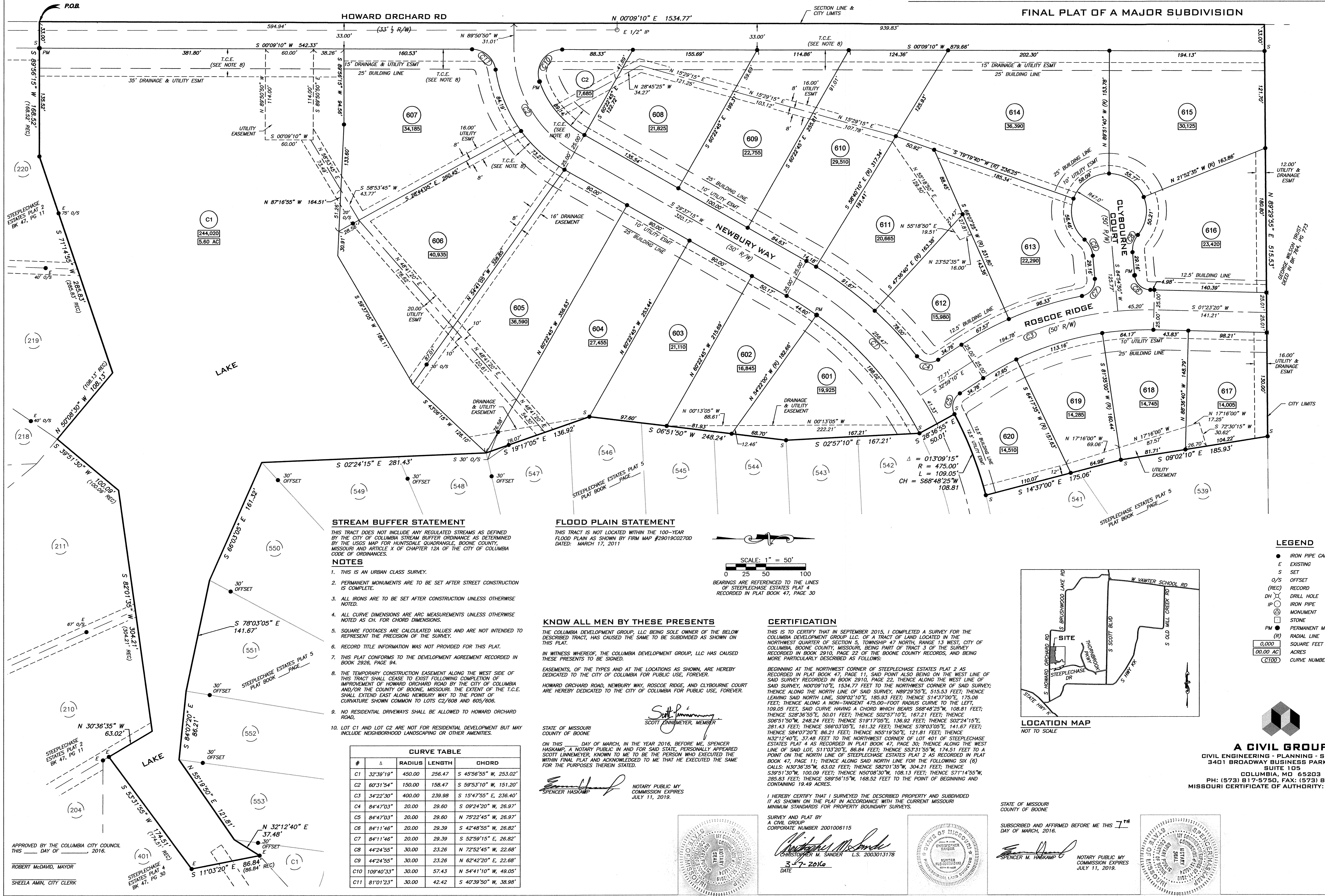


STEEPLECHASE ESTATES PLAT 6

FINAL PLAT OF A MAJOR SUBDIVISION



STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

- NOTES**
- THIS IS AN URBAN CLASS SURVEY.
 - PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
 - ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
 - ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
 - SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
 - RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT.
 - THIS PLAT CONFORMS TO THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 2926, PAGE 94.
 - THE TEMPORARY CONSTRUCTION EASEMENT ALONG THE WEST SIDE OF THIS TRACT SHALL CEASE TO EXIST FOLLOWING COMPLETION OF IMPROVEMENT OF HOWARD ORCHARD ROAD BY THE CITY OF COLUMBIA AND/OR THE COUNTY OF BOONE, MISSOURI. THE EXTENT OF THE T.C.E. SHALL EXTEND EAST ALONG NEWBURY WAY TO THE POINT OF CURVATURE SHOWN COMMON TO LOTS C2/608 AND C05/606.
 - NO RESIDENTIAL DRIVEWAYS SHALL BE ALLOWED TO HOWARD ORCHARD ROAD.
 - LOT C1 AND LOT C2 ARE NOT FOR RESIDENTIAL DEVELOPMENT BUT MAY INCLUDE NEIGHBORHOOD LANDSCAPING OR OTHER AMENITIES.

#	Δ	RADIUS	LENGTH	CHORD
C1	32°39'19"	450.00	256.47	S 45°56'55" W, 253.02'
C2	60°31'54"	150.00	158.47	S 59°53'10" W, 151.20'
C3	34°22'30"	400.00	239.98	S 15°47'55" E, 236.40'
C4	84°47'03"	20.00	29.60	S 09°24'20" W, 26.97'
C5	84°47'03"	20.00	29.60	N 75°22'45" W, 26.97'
C6	84°11'46"	20.00	29.39	S 42°48'55" W, 26.82'
C7	84°11'46"	20.00	29.39	S 52°59'15" E, 26.82'
C8	44°24'55"	30.00	23.26	N 72°52'45" W, 22.68'
C9	44°24'55"	30.00	23.26	N 62°42'20" E, 22.68'
C10	108°40'33"	30.00	57.43	N 54°41'10" W, 49.05'
C11	81°01'23"	30.00	42.42	S 40°39'50" W, 38.98'

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C02700 DATED: MARCH 17, 2011

KNOW ALL MEN BY THESE PRESENTS

THE COLUMBIA DEVELOPMENT GROUP, LLC BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE COLUMBIA DEVELOPMENT GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

HOWARD ORCHARD ROAD, NEWBURY WAY, ROSCOE RIDGE, AND CLYBOURNE COURT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS DAY OF MARCH, IN THE YEAR 2016, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SCOTT LINNEMEYER, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SCOTT LINNEMEYER, MEMBER

NOTARY PUBLIC MY COMMISSION EXPIRES JULY 11, 2019.

CERTIFICATION

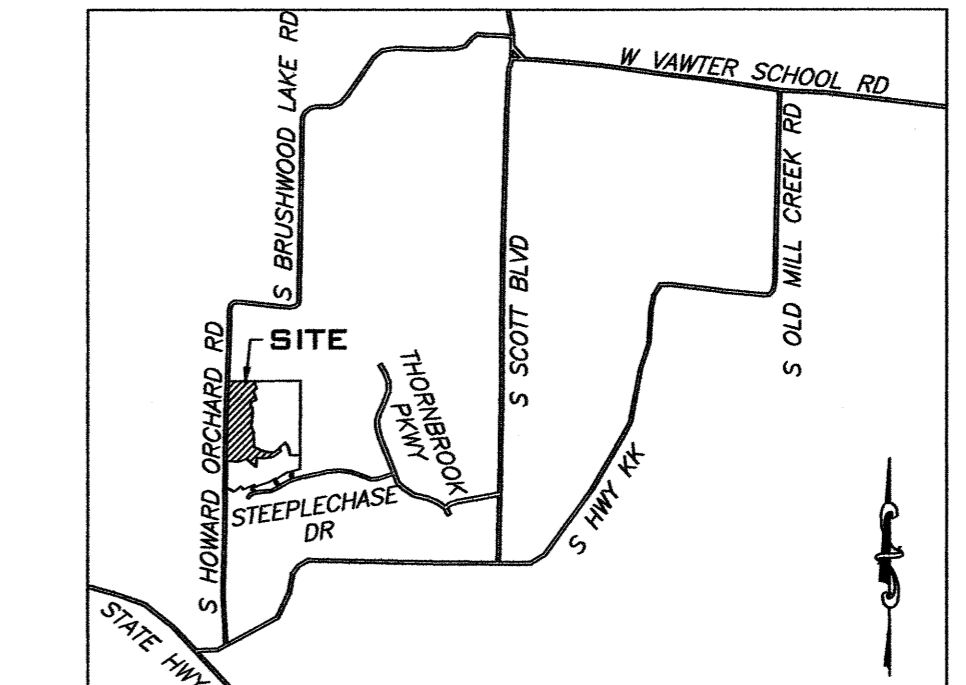
THIS IS TO CERTIFY THAT IN SEPTEMBER 2015, I COMPLETED A SURVEY FOR THE COLUMBIA DEVELOPMENT GROUP LLC OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 5 OF THE SURVEY RECORDED IN BOOK 2910, PAGE 22 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF STEEPLCHASE ESTATES PLAT 2 AS RECORDED IN PLAT BOOK 47, PAGE 11, SAID POINT ALSO BEING ON THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 2910, PAGE 22, THENCE ALONG THE WEST LINE OF SAID SURVEY, N00°09'10"E, 1534.77 FEET TO THE NORTHWEST CORNER OF SAID SURVEY; THENCE ALONG THE NORTH LINE OF SAID SURVEY, N89°29'55"E, 515.53 FEET; THENCE LEAVING SAID NORTH LINE, S09°02'10"E, 185.93 FEET; THENCE S14°37'00"E, 175.06 FEET; THENCE ALONG A NON-TANGENT 475.00-FOOT RADIUS CURVE TO THE LEFT, 109.05 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S68°48'25"W, 108.81 FEET; THENCE S28°36'55"E, 50.01 FEET; THENCE S02°57'10"E, 167.21 FEET; THENCE S06°51'50"W, 248.24 FEET; THENCE S19°17'05"E, 136.92 FEET; THENCE S02°24'15"E, 281.43 FEET; THENCE S66°03'05"E, 161.32 FEET; THENCE S78°03'05"E, 141.67 FEET; THENCE S84°07'20"E, 86.21 FEET; THENCE N53°19'50"E, 121.81 FEET; THENCE N33°12'40"E, 37.48 FEET TO THE NORTHWEST CORNER OF LOT 401 OF STEEPLCHASE ESTATES PLAT 4 AS RECORDED IN PLAT BOOK 47, PAGE 30; THENCE ALONG THE WEST LINE OF SAID LOT, S11°03'20"E, 86.84 FEET; THENCE S33°31'55"W, 174.51 FEET TO A POINT ON THE NORTH LINE OF STEEPLCHASE ESTATES PLAT 2 AS RECORDED IN PLAT BOOK 47, PAGE 11; THENCE ALONG SAID NORTH LINE FOR THE FOLLOWING SIX (6) CALLS: N30°36'35"W, 63.02 FEET; THENCE S82°01'35"W, 304.21 FEET; THENCE S39°51'30"W, 100.09 FEET; THENCE N50°08'30"W, 108.13 FEET; THENCE S71°14'55"W, 285.83 FEET; THENCE S89°56'15"W, 168.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.49 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE 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
A CIVIL GROUP
CORPORATE NUMBER 2001006115

CHRISTOPHER M. SANDER, L.S. 2003013178
DATE 3-7-2016

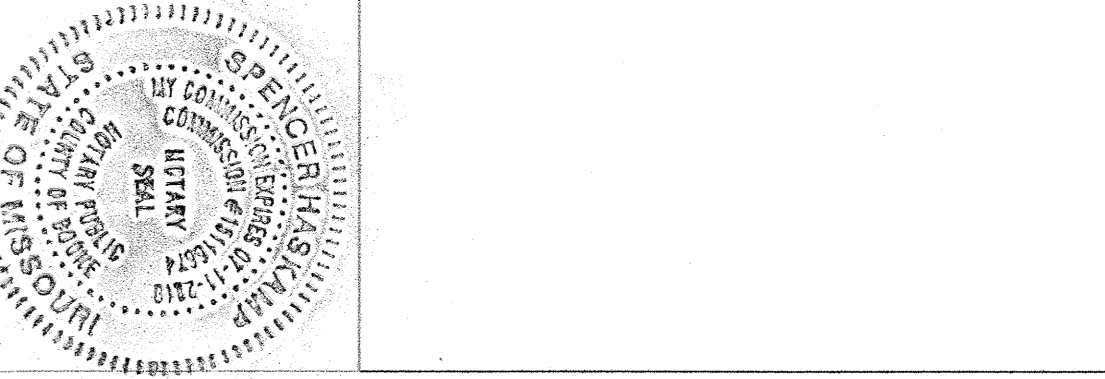


LOCATION MAP
NOT TO SCALE

STATE OF MISSOURI
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 7TH DAY OF MARCH, 2016.

SPENCER M. HASKAMP, NOTARY PUBLIC MY COMMISSION EXPIRES JULY 11, 2019.



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