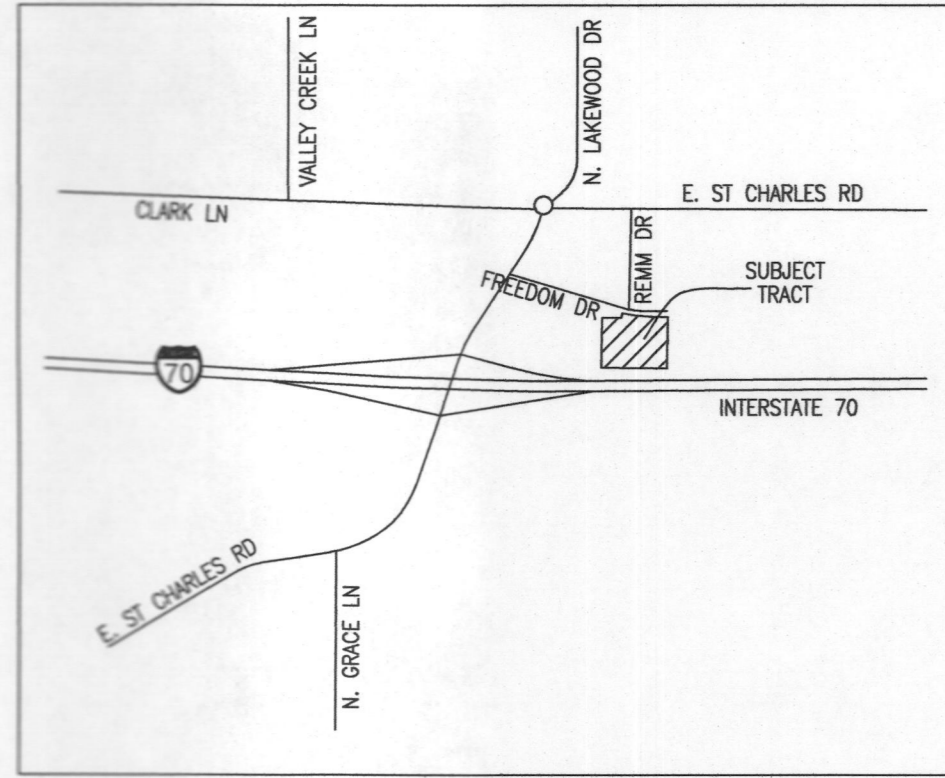
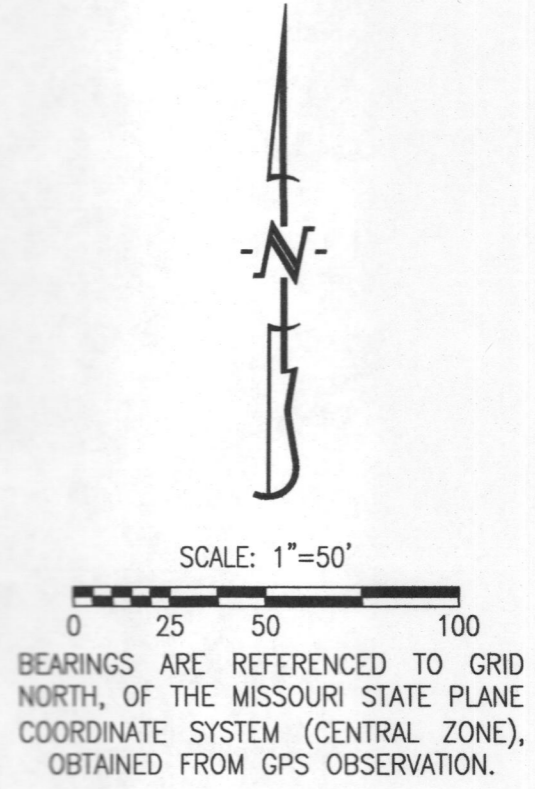


FINAL PLAT LAKE OF THE WOODS CENTER, PLAT No. 3

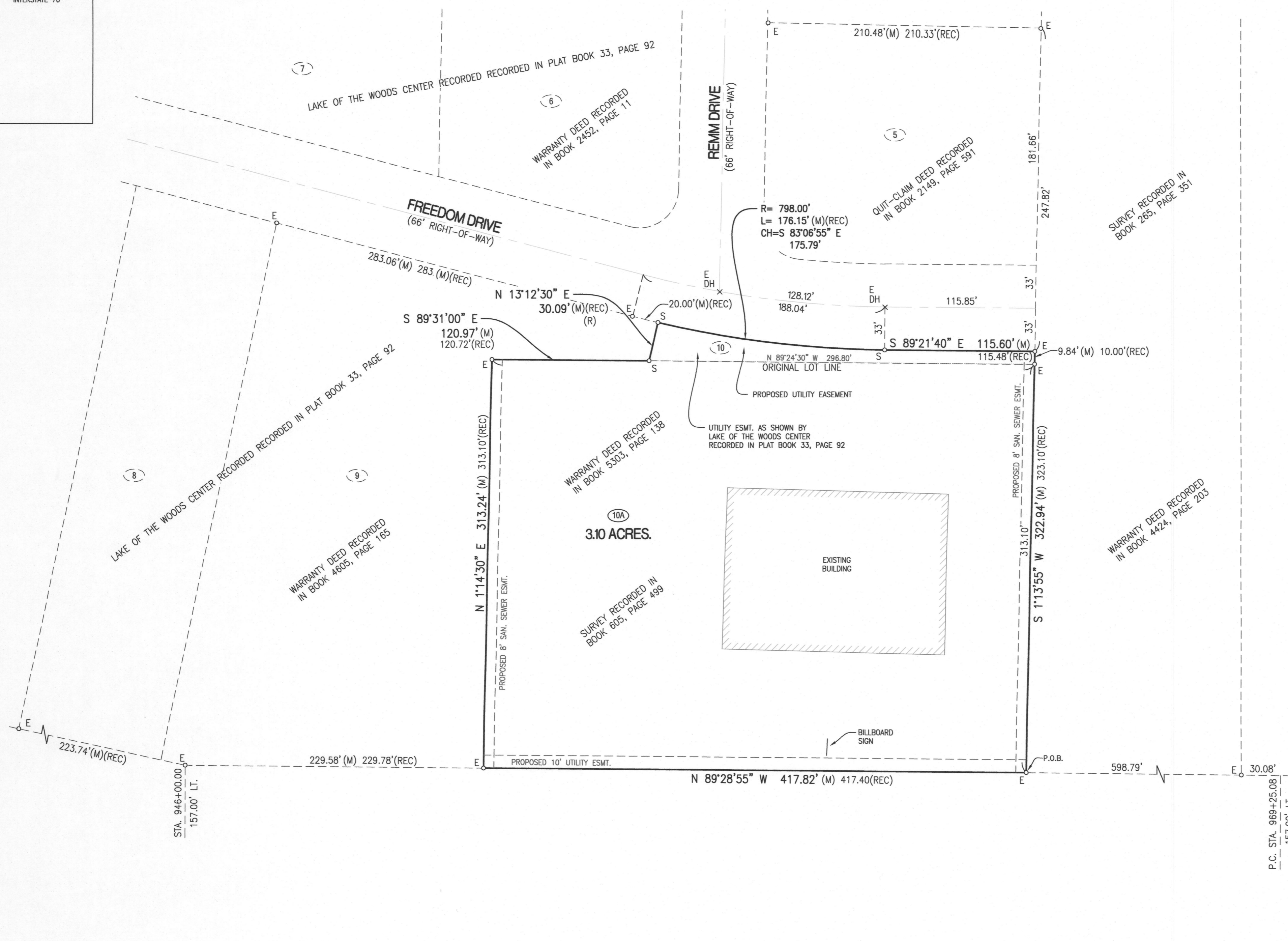
A MINOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 MARCH 1, 2021



LOCATION MAP
 NOT TO SCALE



- LEGEND:**
- E EXISTING
 - S SET
 - o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - (R) RADIAL
 - DH X DRILL HOLE
 - W/ CHISELED X
 - P.O.B. POINT OF BEGINNING

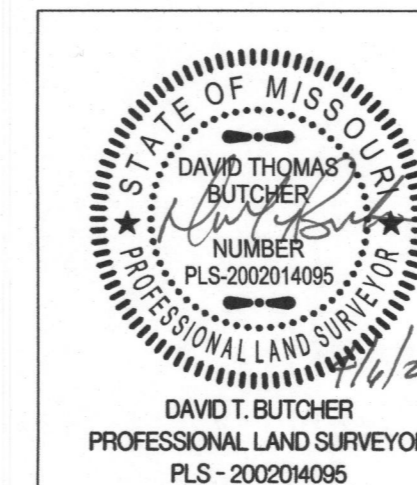


INTERSTATE 70
 (157' HALF WIDTH R/W)

- NOTES:**
- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0305E, DATED: APRIL 19, 2017.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
 - A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
 - NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - LAKE OF THE WOODS CENTER PLAT SHOWS A PRIVATE INGRESS EGRESS EASEMENT ACROSS PART OF LOTS 9 & 10, BY SEPARATE DOCUMENT. HOWEVER, THERE ARE NO RECORDS FOUND FOR THIS EASEMENT, IN THE COUNTY RECORDS.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

 SARA LOE, CHAIRPERSON



LAKE OF THE WOODS CENTER, PLAT No. 3	
A MINOR SUBDIVISION LOCATED IN SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 3/1/2021	SCALE: 1" = 50'
PROJECT: 200706	DRAWN BY: EWD



CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR SBH PROPERTIES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 10 OF LAKE OF THE WOODS CENTER RECORDED IN PLAT BOOK 33, PAGE 92 AND ALL OF THE LAND SHOWN BY THE SURVEY RECORDED IN BOOK 605, PAGE 499 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5303, PAGE 138 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SURVEY ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70, AND WITH SAID NORTHERLY RIGHT-OF-WAY LINE, N 89°28'55"W, 417.82 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE WITH THE WEST LINE THEREOF AND LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N 1°14'30"E, 313.24 FEET TO THE NORTHWEST CORNER OF SAID SURVEY; THENCE WITH THE NORTH LINE THEREOF AND LEAVING SAID WEST LINE, S 89°31'00"E, 120.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WITH THE WEST LINE THEREOF AND LEAVING SAID NORTH LINE, N 13°12'30"E, 30.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FREEDOM DRIVE; THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, 176.15 FEET ALONG A 798.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 83°06'55"E, 175.79 FEET; THENCE S 89°21'40"E, 115.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE WITH THE EAST LINE THEREOF AND LEAVING SAID RIGHT-OF-WAY LINE, S 1°13'55"W, 322.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.10 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

CORPORATE NUMBER: 2000151304

David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095
 4/6/2021
 DATE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF April, IN THE YEAR 2021.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT SBH PROPERTIES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HEREOF 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 PROPOSED EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "LAKE OF THE WOODS CENTER, PLAT NO. 3".

IN WITNESS WHEREOF, SBH PROPERTIES, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 6 DAY OF April, 2021.

SBH PROPERTIES, L.L.C.
Stephen Bradley Head
 STEPHEN BRADLEY HEAD, MEMBER
Stuart B. Head
 STUART B. HEAD, MEMBER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 6th DAY OF April, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN BRADLEY HEAD, MEMBER AND STUART B. HEAD, MEMBER, OF SBH PROPERTIES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

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



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK