

# THE VILLAGES AT ARBOR POINTE POOL PLAT

LOCATED IN SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY  
 OF COLUMBIA, BOONE COUNTY, MISSOURI  
 APRIL 14, 2016

### SITE DATA

ZONING: R-1  
 ACREAGE: 0.56 AC  
 LOCATION: LOCATED IN SECTION 20, T49N, R12W,  
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

### OWNER:

LIFESTYLE DEVELOPMENT, INC.  
 5818 SCREAMING EAGLE LN  
 COLUMBIA, MO 65201  
 (573) 449-9000

### GENERAL NOTES:

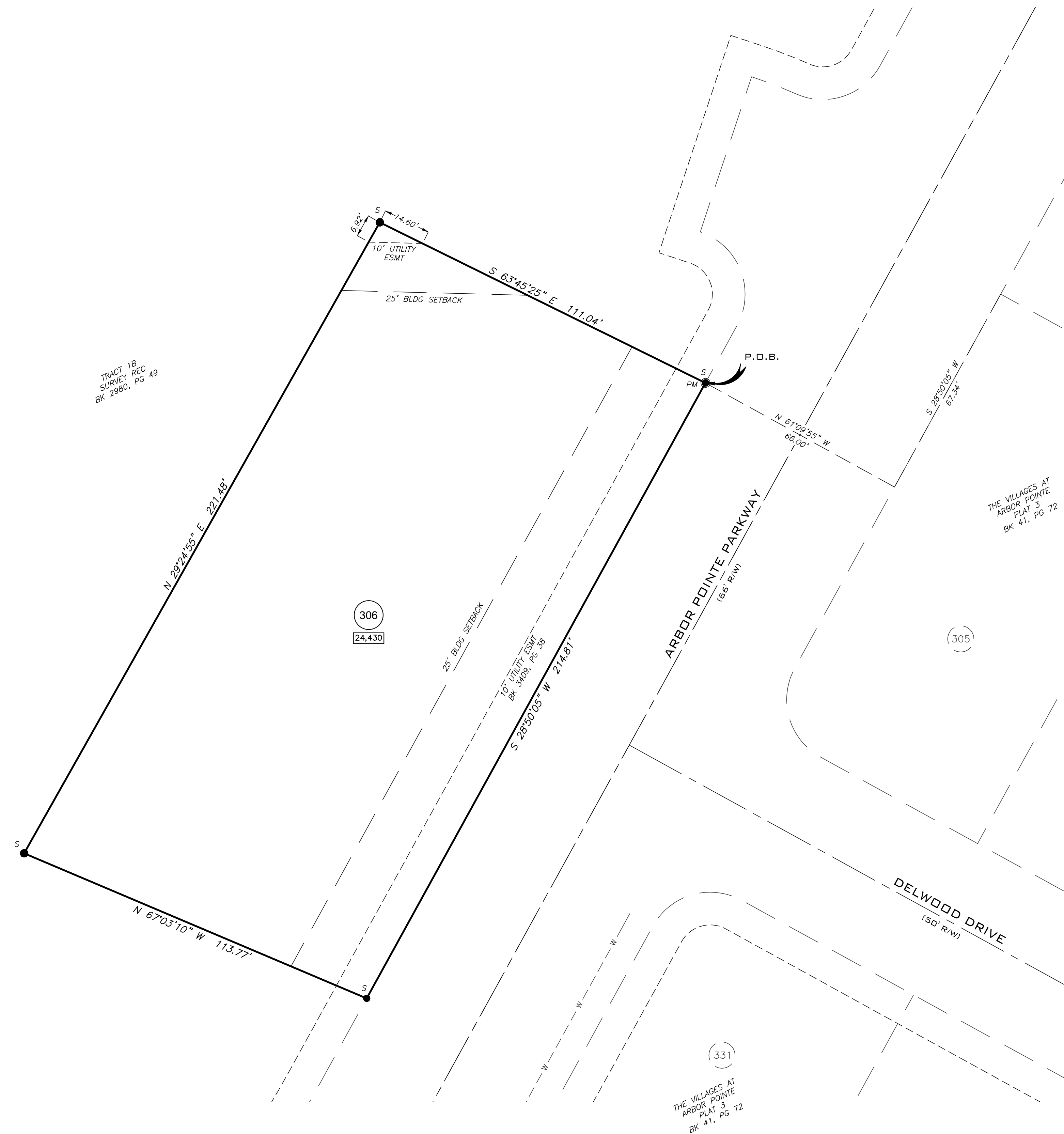
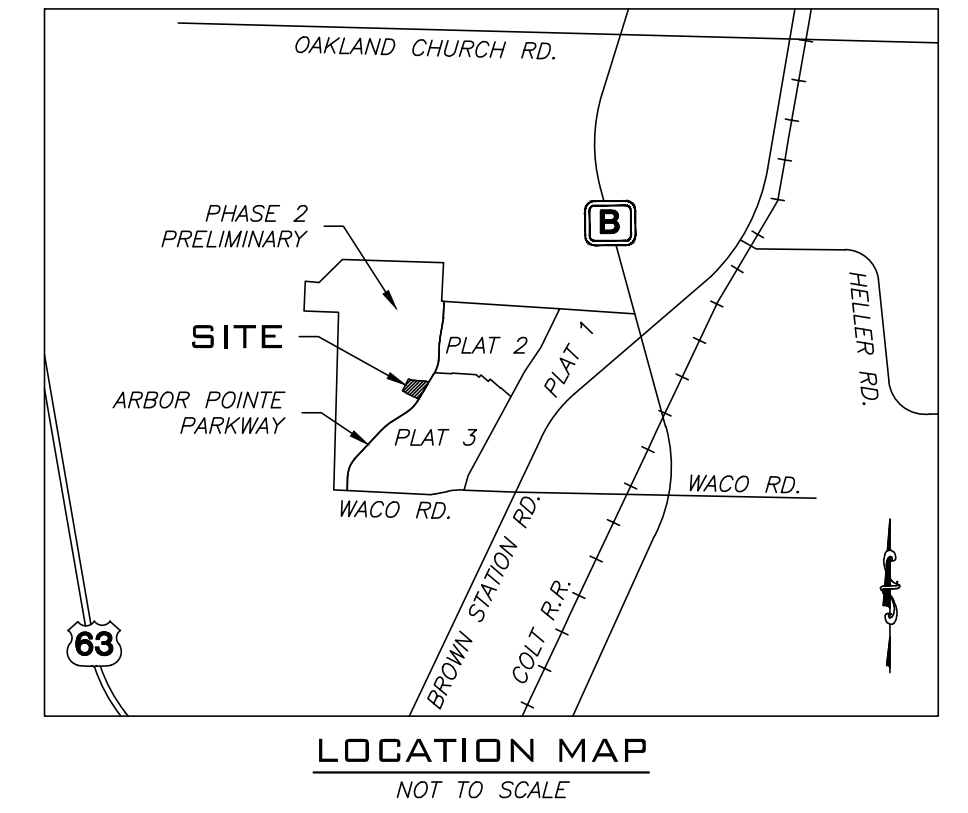
1. THIS IS AN URBAN CLASS SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT.

### STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS IDENTIFIED IN CHAPTER 12A, ARTICLE X, SECTION 232(A)(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES BECAUSE THIS TRACT WAS INCLUDED ON A PRELIMINARY PLAT APPROVED BEFORE JANUARY 2, 2007.

### FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C01700 DATED MARCH 17, 2011.



### KNOW ALL MEN BY THESE PRESENTS

LIFESTYLE DEVELOPMENT INC., A MISSOURI CORPORATION, BEING SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.  
 IN WITNESS WHEREOF, THE UNDERSIGNED 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.  
 IN WITNESS WHEREOF, THE SAID LIFESTYLE DEVELOPMENT INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT.

By: DON STOHLDRIER, PRESIDENT

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON STOHLDRIER, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE PRESIDENT OF LIFESTYLE DEVELOPMENT INC., A MISSOURI CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

SPENCER HASKAMP

NOTARY PUBLIC  
 MY COMMISSION EXPIRES JULY 11, 2019.

### CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 1B OF THE SURVEY AS RECORDED IN BOOK 2980, PAGE 49 AND BEING DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4365, PAGE 175, ALL OF THE RECORDS OF BOONE COUNTY MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 305 OF THE VILLAGES AT ARBOR POINTE PLAT 3 AS RECORDED IN PLAT BOOK 41, PAGE 72, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ARBOR POINTE PARKWAY; THENCE ALONG THE WEST LINE OF SAID LOT AND SAID EAST RIGHT-OF-WAY LINE, S 28°50'05\"/>

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

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

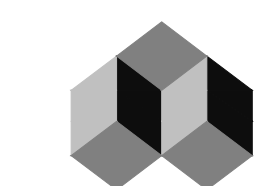
CHRISTOPHER M. SANDER  
 2003013178  
 MAY 20, 2016

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SPENCER 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

### LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- O/S OFFSET
- (REC) RECORD
- DH (X) DRILL HOLE
- IP (○) IRON PIPE
- RB (○) REBAR
- ⊕ MONUMENT
- STONE
- △ RIGHT-OF-WAY MARKER
- PM (●) PERMANENT MONUMENT
- BCS BOONE COUNTY SURVEY
- (R) RADIAL LINE
- ⊖ CENTERLINE
- 0,000 SQUARE FEET
- 00.00 AC ACRES
- (C100) CURVE NUMBER
- - - - - X EXISTING FENCE
- ||||| FLOODPLAIN



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

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK