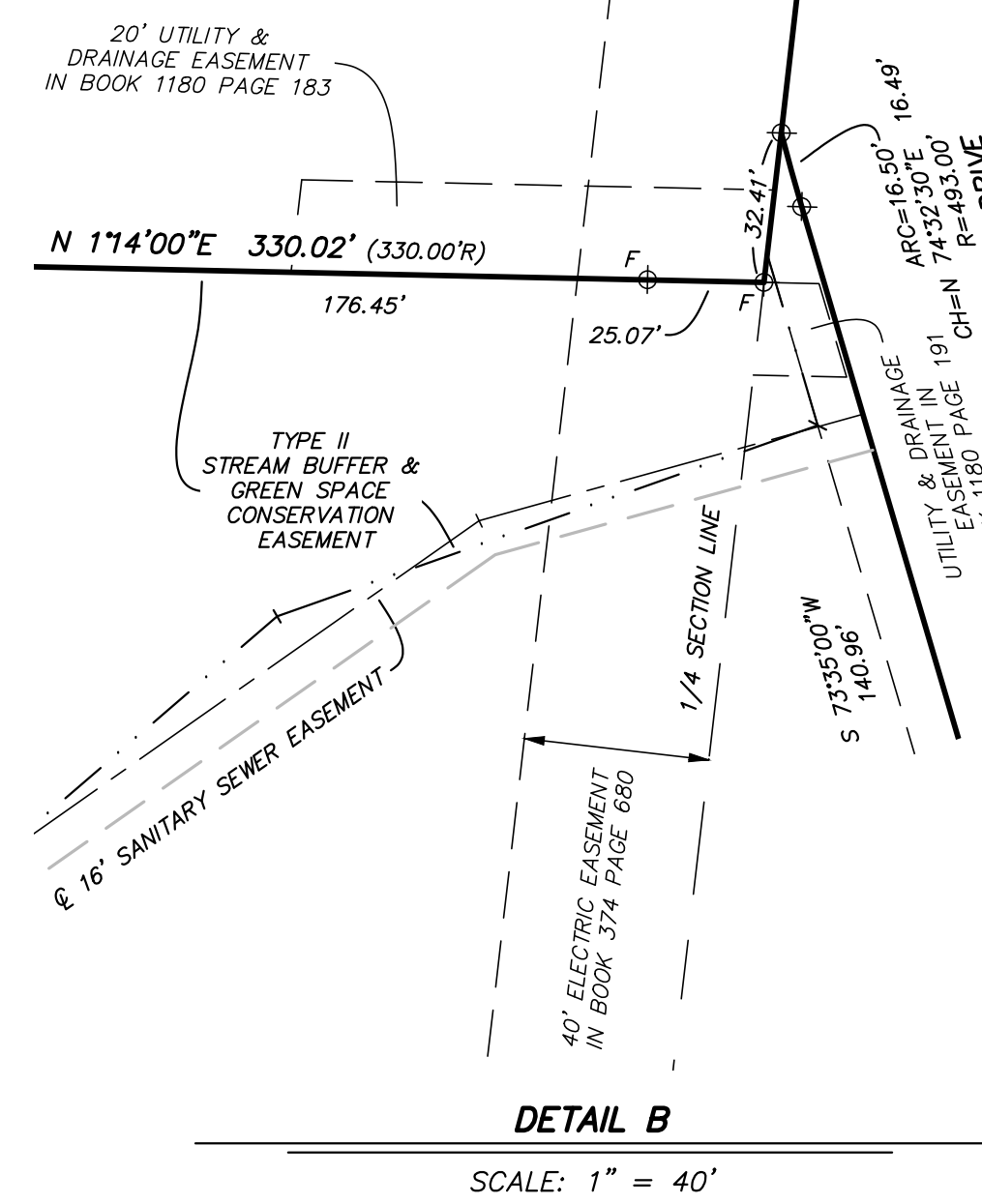
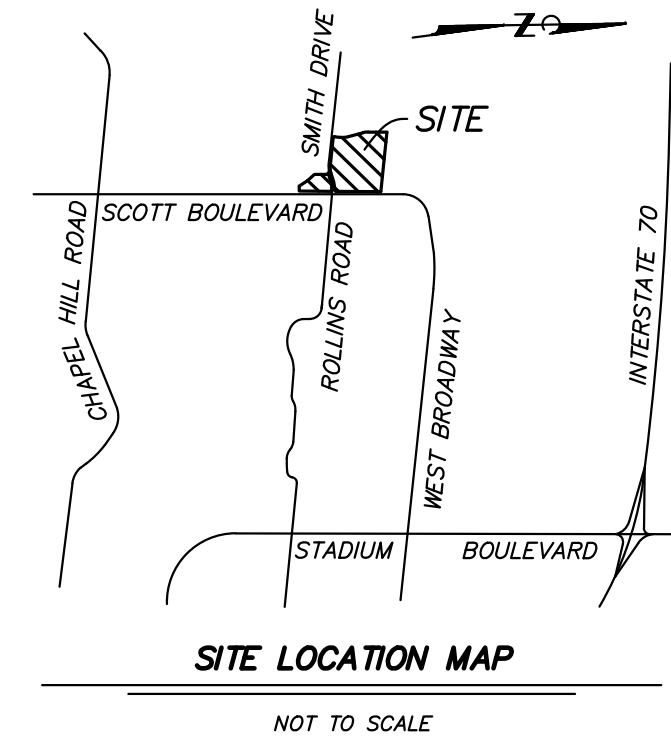
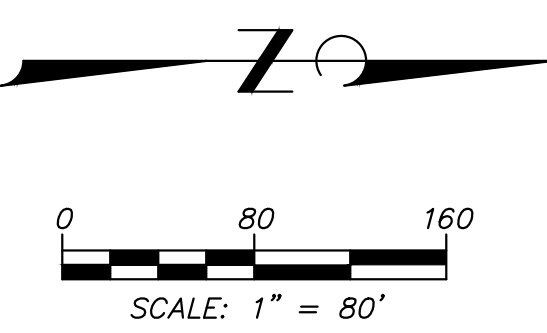
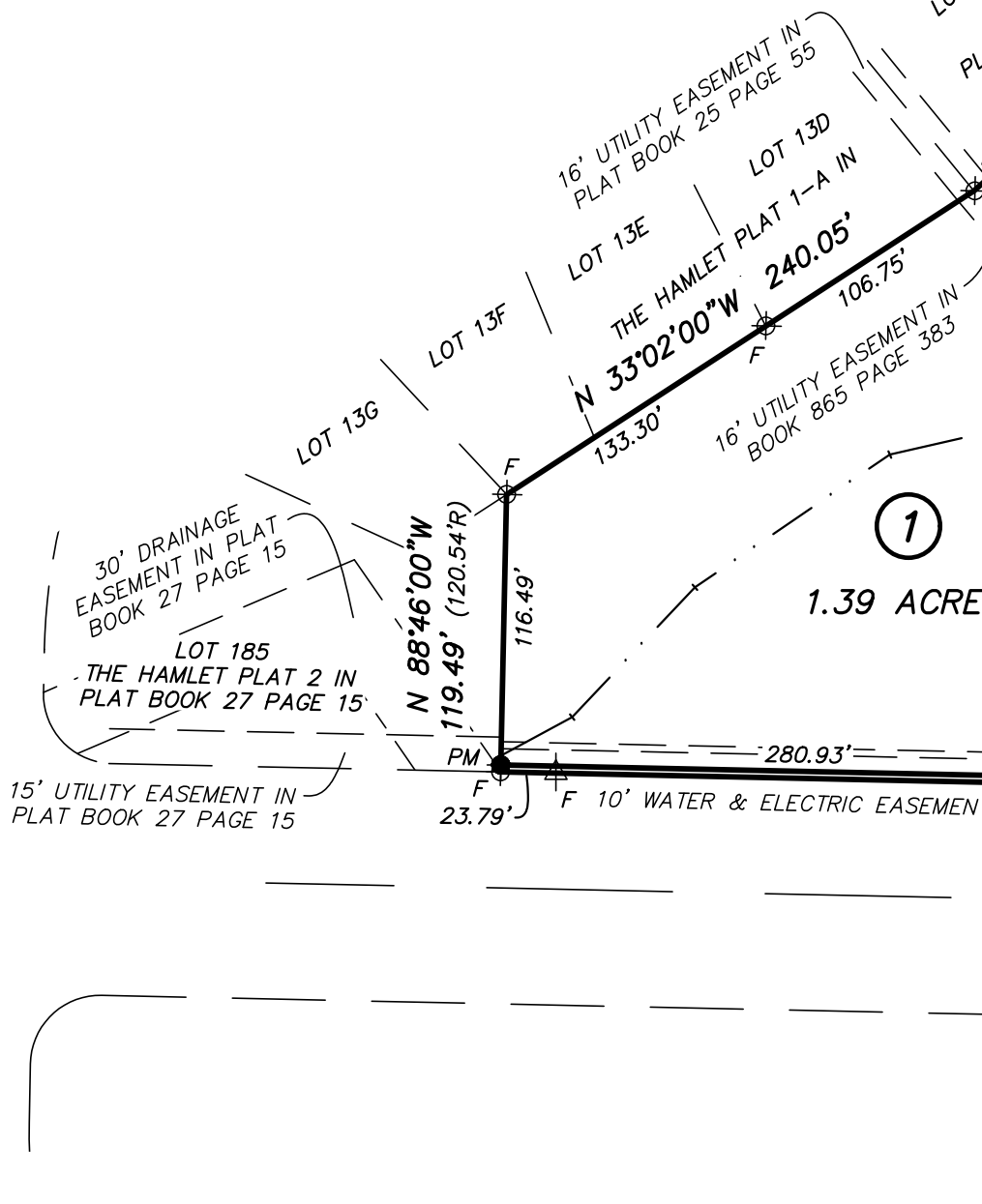


WESTBURY VILLAGE

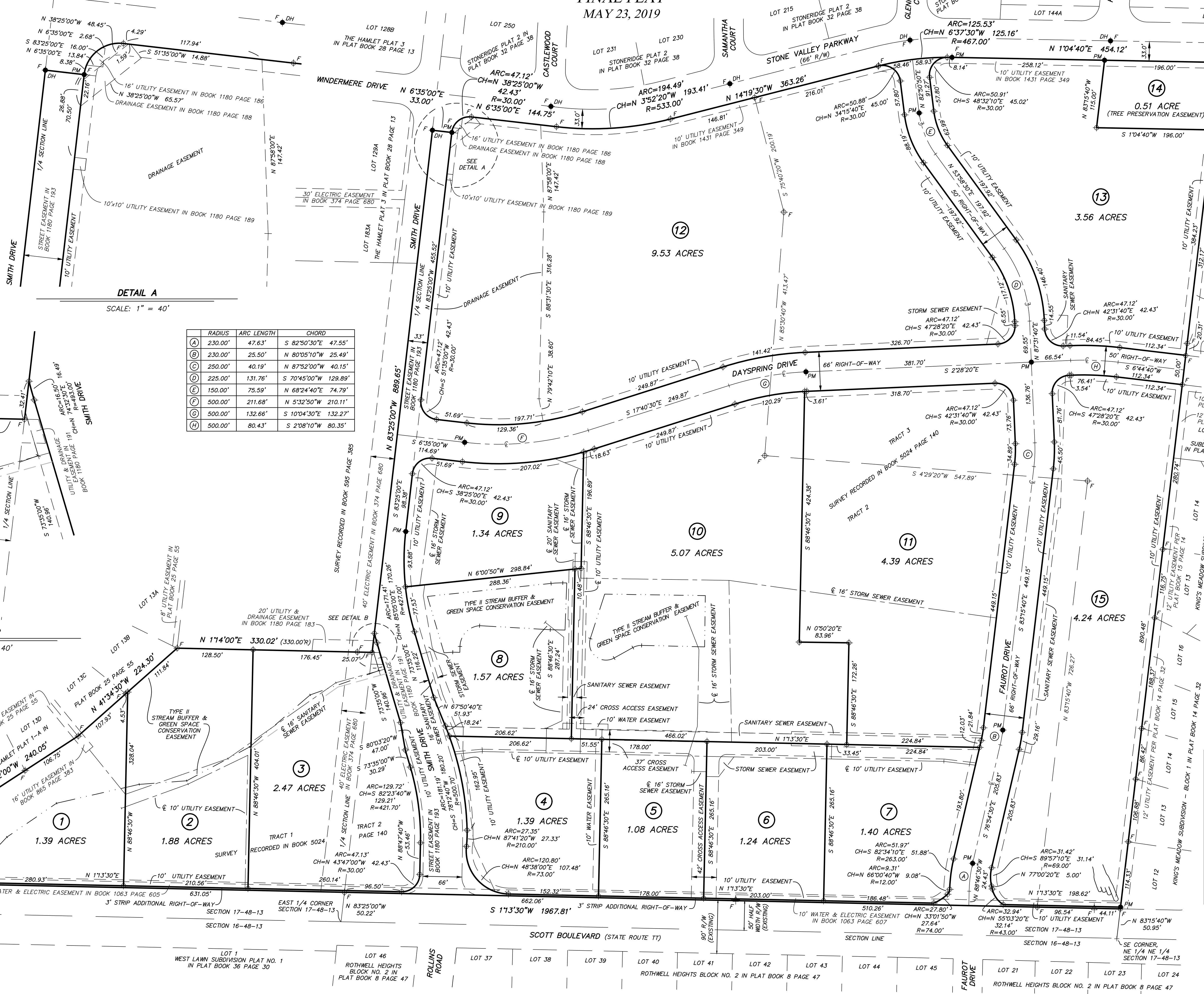
FINAL PLAT
 MAY 23, 2019



	RADIUS	ARC LENGTH	CHORD
(A)	230.00'	47.63'	S 82°50'30"E 47.55'
(B)	230.00'	25.50'	N 80°05'10"W 25.49'
(C)	250.00'	40.19'	N 87°52'00"W 40.15'
(D)	225.00'	131.76'	S 70°45'00"W 129.89'
(E)	150.00'	75.59'	N 68°24'40"E 74.79'
(F)	500.00'	211.68'	N 5°32'50"W 210.11'
(G)	500.00'	132.66'	S 10°04'30"E 132.27'
(H)	500.00'	80.43'	S 2°08'10"W 80.35'



15' UTILITY EASEMENT IN PLAT BOOK 27 PAGE 15



BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.

MONUMENT LEGEND

- ⊕ IRON R/W MARKER
 - ⊕ DRILL HOLE
 - ⊕ PERMANENT MONUMENT
 - ⊕ FOUND
- ALL MONUMENTS ARE SET UNLESS SHOWN (F) FOUND

- NOTES:
1. THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0260D, DATED MARCH 17, 2011.
 2. IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE II STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA QUADRANGLE MAP DATED 2017 AND PHOTOREVISED OCTOBER 2016, AND IS LOCATED AS SHOWN ON THE PLAT.

SHEET INDEX

- 1 LOT BOUNDARIES
- 2-4 EASEMENT DETAILS & DIMENSIONS
- 5 CERTIFICATIONS

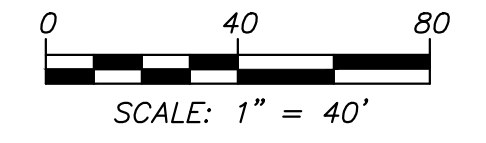
ENGINEERING SURVEYS & SERVICES
 MISSOURI L.S. CORP. #2004004672
 1113 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (573) 449-2646
 EMAIL: FCARROZ@ESS-INC.COM

FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655

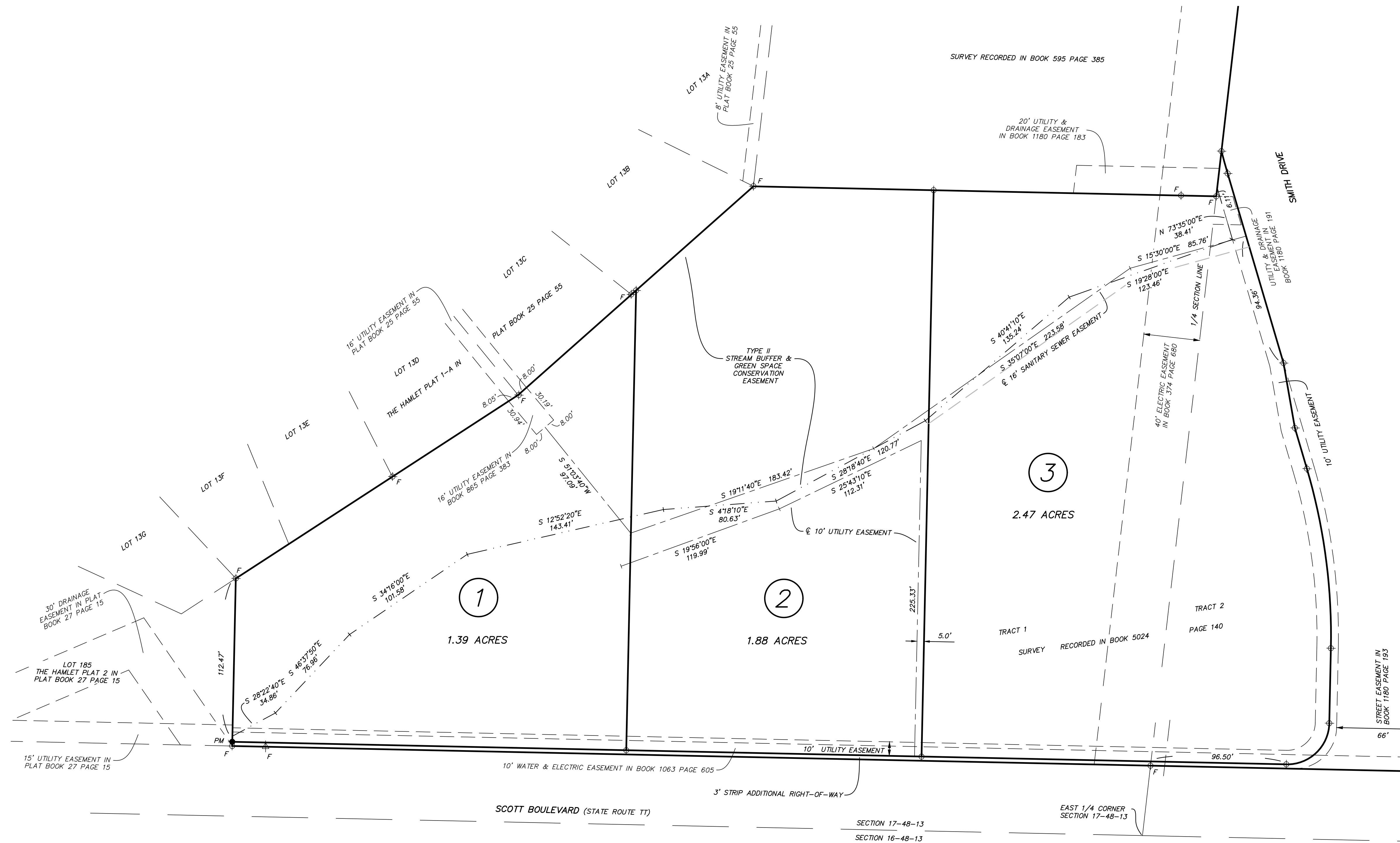
WESTBURY VILLAGE
 SECTION 17 TOWNSHIP 48 RANGE 13
 COLUMBIA, BOONE COUNTY, MISSOURI

WESTBURY VILLAGE

FINAL PLAT
MAY 23, 2019



BEARINGS ARE REFERENCED TO
MISSOURI STATE PLANE COORDINATE
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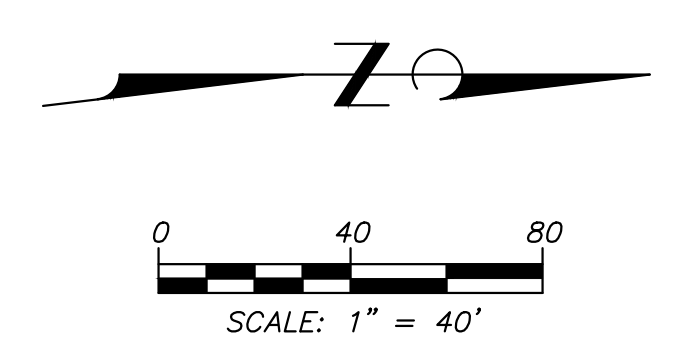
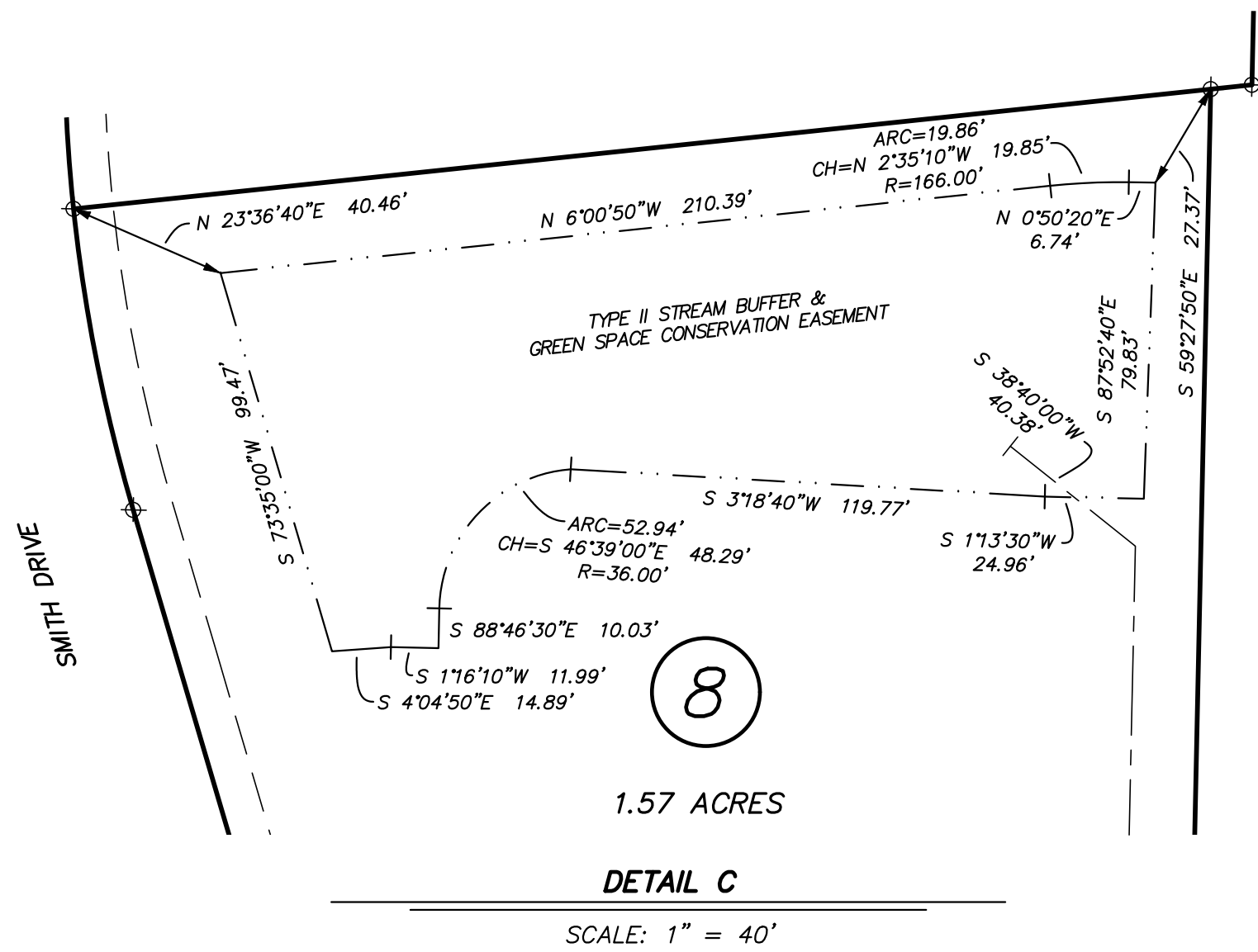
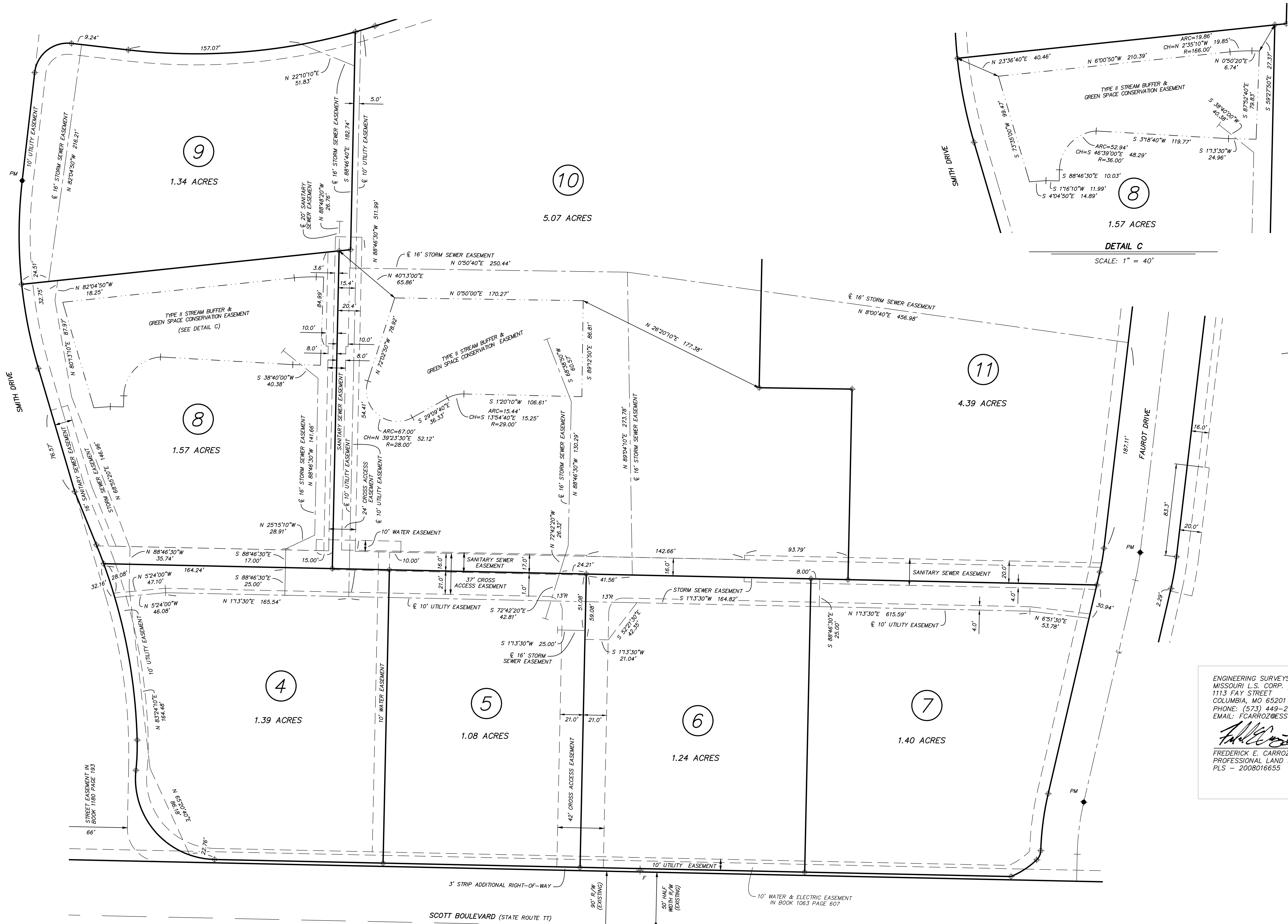
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WESTBURY VILLAGE
 SECTION 17 TOWNSHIP 48 RANGE 13
 COLUMBIA, BOONE COUNTY, MISSOURI

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WESTBURY VILLAGE

FINAL PLAT
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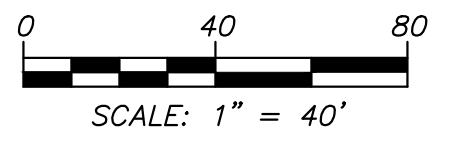
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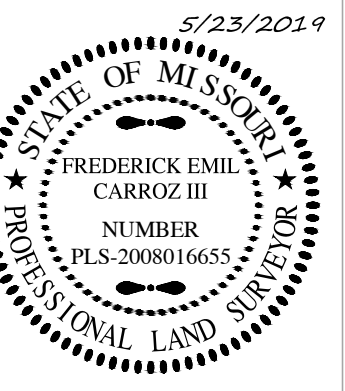
FINAL PLAT
MAY 23, 2019



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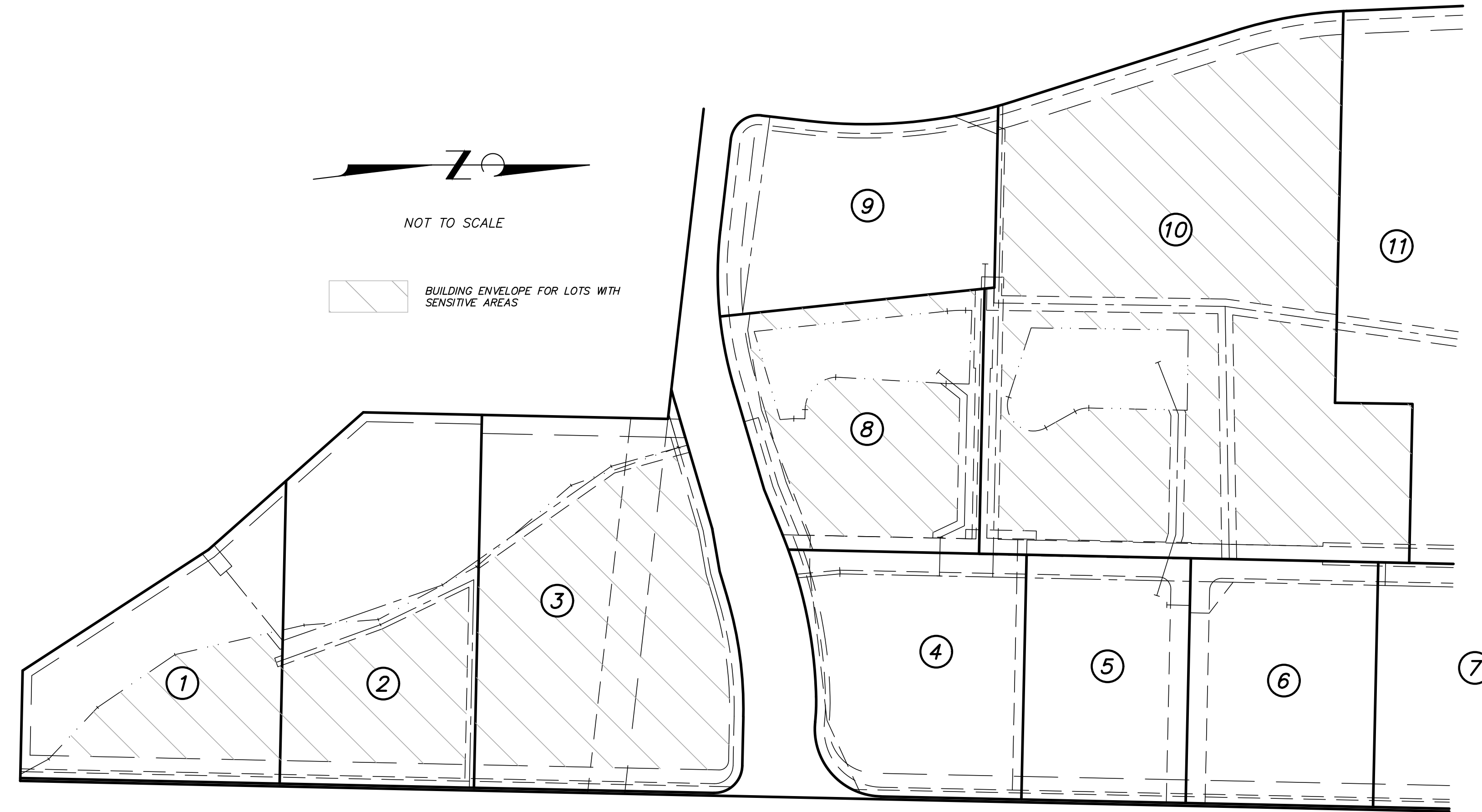


WESTBURY VILLAGE
SECTION 17 TOWNSHIP 48 RANGE 13
COLUMBIA, BOONE COUNTY, MISSOURI

F:\CURRENTDRAWINGS\TMA\14171\14171_PLAT.DWG 5/23/2019

WESTBURY VILLAGE

FINAL PLAT
MAY 23, 2019



NOT TO SCALE

BUILDING ENVELOPE FOR LOTS WITH SENSITIVE AREAS

BUILDING ENVELOPE DETAIL

NOT TO SCALE

A SUBDIVISION LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 17 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE GENERAL WARRANTY DEED RECORDED IN BOOK 690 PAGE 601, AND PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 749 PAGE 846, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 OF KING'S MEADOW SUBDIVISION - BLOCK 1 RECORDED IN PLAT BOOK 14 PAGE 32, BEING N 83°15'40"W 50.95 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 T48N R13W, AND ON THE WESTERLY RIGHT-OF-WAY LINE OF SCOTT BOULEVARD (STATE ROUTE TT), THENCE ALONG SAID RIGHT-OF-WAY, S 1°13'30"W 1,967.81 FEET TO THE NORTHEAST CORNER OF LOT 185 OF THE HAMLET PLAT 2, RECORDED IN PLAT BOOK 27 PAGE 15; THENCE ALONG THE NORTH LINE OF SAID LOT 185, N 88°46'00"W 119.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE EASTERLY LINES OF LOTS 13F, 13E, 13D, 13C AND 13B OF THE HAMLET PLAT 1-A RECORDED IN PLAT BOOK 25 PAGE 55, N 33°02'00"W 240.05 FEET; THENCE N 41°34'30"W 224.30 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED BY SURVEY RECORDED IN BOOK 595 PAGE 385; THENCE ALONG THE EASTERLY LINE OF SAID TRACT, N 1°14'00"E 330.02 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE QUARTER SECTION LINE; THENCE ALONG SAID QUARTER SECTION LINE AND ALONG THE NORTHERLY LINE OF SAID TRACT, N 83°25'00"W 889.65 FEET; THENCE LEAVING SAID LINES, N 6°35'00"E 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF STONE VALLEY PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY, ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 47.12 FEET, THE CHORD BEING N 38°25'00"W 42.43 FEET; THENCE N 6°35'00"E 144.75 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, A DISTANCE OF 194.49 FEET, THE CHORD BEING N 35°22'00"W 193.41 FEET; THENCE N 14°19'30"W 363.26 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, A DISTANCE OF 125.53 FEET, THE CHORD BEING N 6°37'30"W 125.16 FEET; THENCE N 10°44'00"E 454.12 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17 T48N R13W, ALSO BEING THE SOUTHERLY LINE OF KING'S MEADOW SUBDIVISION BLOCK 6 RECORDED IN PLAT BOOK 21 PAGE 19; THENCE ALONG SAID LINE, AND THE SOUTHERLY LINES OF KING'S MEADOW SUBDIVISION BLOCK 5 RECORDED IN PLAT BOOK 20 PAGE 37, BLOCK 2 RECORDED IN PLAT BOOK 15 PAGE 14, AND SAID BLOCK 1, S 83°15'40"E 1,442.73 FEET TO THE BEGINNING AND CONTAINING 46.62 ACRES.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

WESTBURY VILLAGE
SECTION 17 TOWNSHIP 48 RANGE 13
COLUMBIA, BOONE COUNTY, MISSOURI

KNOW ALL PERSONS BY THESE PRESENTS:

WE, THE HAMLET LIMITED PARTNERSHIP, BEING AN OWNER OF A PORTION OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO 15 LOTS AS SHOWN ON THE PLAT. LAND FOR RIGHT-OF-WAY FOR DAYSRING DRIVE AND FAUROT DRIVE, AND LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG SCOTT BOULEVARD AND SMITH DRIVE, AND SANITARY SEWER, STORM SEWER, UTILITY, AND WATER EASEMENTS, AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

THE HAMLET LIMITED PARTNERSHIP

JOSEPH A. TOSINI, PARTNER

STATE OF }
COUNTY OF } SS

ON THIS _____ DAY OF _____, 2019 BEFORE ME APPEARED JOSEPH A. TOSINI TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS A PARTNER OF THE HAMLET LIMITED PARTNERSHIP, A MISSOURI LIMITED PARTNERSHIP AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID PARTNERSHIP AND THE SAID PARTNER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID PARTNERSHIP.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES _____

_____, NOTARY PUBLIC

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 22ND DAY OF MAY, 2019 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES DECEMBER 6, 2019.

JOSHUA D. LEHMEN, NOTARY PUBLIC

KNOW ALL PERSONS BY THESE PRESENTS:

I, JOSEPH A. TOSINI, BEING AN OWNER OF A PORTION OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO 15 LOTS AS SHOWN ON THE PLAT. LAND FOR RIGHT-OF-WAY FOR DAYSRING DRIVE AND FAUROT DRIVE, AND LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG SCOTT BOULEVARD AND SMITH DRIVE, AND SANITARY SEWER, STORM SEWER, UTILITY, AND WATER EASEMENTS, AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

I, JOSEPH A. TOSINI, BEING AN OWNER OF A PORTION OF THE ABOVE DESCRIBED TRACT, HEREBY DEDICATE THE CROSS ACCESS EASEMENTS, AS DEPICTED ON THIS PLAT ALONG AREAS DESIGNATES AS "CROSS ACCESS EASEMENT", TO THE OWNER(S) OF LOTS 4, 5, 6, 7, 8, 9, 10, AND 11, AND THEIR SUCCESSORS AND ASSIGNS, FOR THE RIGHT OF INGRESS AND EGRESS OF ALL OWNERS AND OCCUPANTS OF THESE LOTS, THEIR GUESTS AND INVITEES. THE UNDERLYING PROPERTY OWNERS OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.

JOSEPH A. TOSINI, OWNER

STATE OF }
COUNTY OF } SS

ON THIS _____ DAY OF _____, 2019 BEFORE ME PERSONALLY APPEARED JOSEPH A. TOSINI TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES _____

_____, NOTARY PUBLIC

STATE OF }
COUNTY OF } SS

ON THIS _____ DAY OF _____, 2019 BEFORE ME APPEARED JOSEPH A. TOSINI TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS A PARTNER OF WESTBURY VILLAGE JOINT VENTURE, A MISSOURI GENERAL PARTNERSHIP AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID PARTNERSHIP AND THE SAID PARTNER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID PARTNERSHIP.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES _____

_____, NOTARY PUBLIC

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____

ON THE _____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

KNOW ALL PERSONS BY THESE PRESENTS:

WE, WESTBURY VILLAGE JOINT VENTURE, BEING AN OWNER OF A PORTION OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO 15 LOTS AS SHOWN ON THE PLAT. LAND FOR RIGHT-OF-WAY FOR DAYSRING DRIVE AND FAUROT DRIVE, AND LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG SCOTT BOULEVARD AND SMITH DRIVE, AND SANITARY SEWER, STORM SEWER, UTILITY, AND WATER EASEMENTS, AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

WESTBURY VILLAGE JOINT VENTURE

JOSEPH A. TOSINI, PARTNER