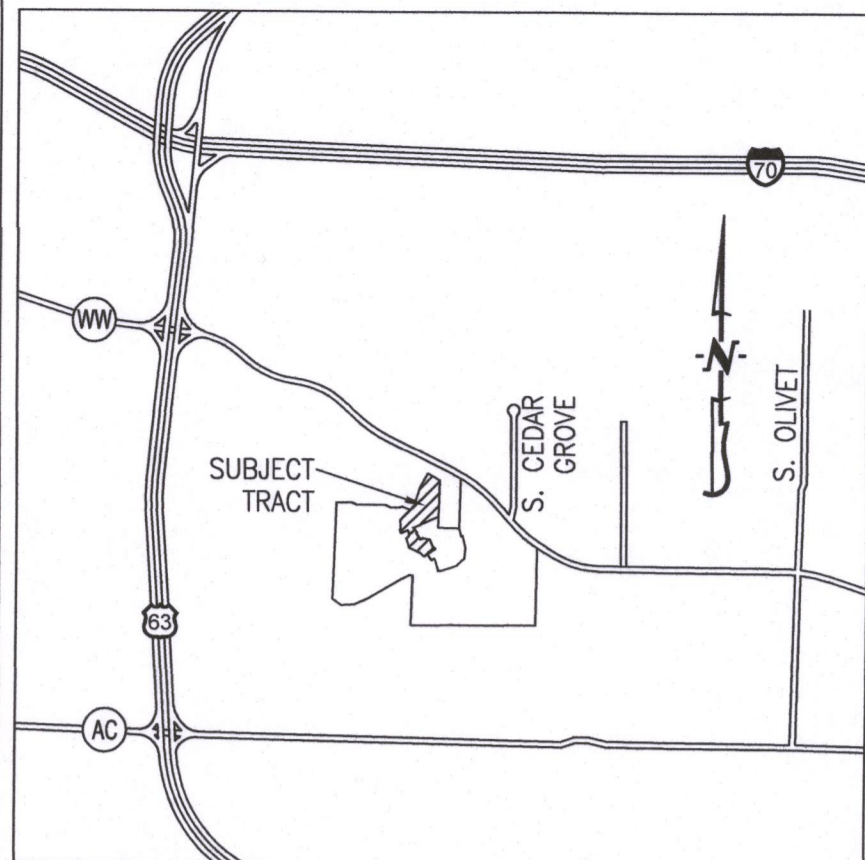


FINAL PLAT THE VINEYARDS, PLAT No. 8

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, AND
THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER 2, 2019



LOCATION MAP
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY THAT IN DECEMBER OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR THD-REB PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 4782, PAGE 100 AND PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4785, PAGES 76 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT C1 OF THE VINEYARDS, PLAT NO. 7 AS RECORDED IN PLAT BOOK 51, PAGE 97 AND WITH THE LINES THEREOF, S 15°33'30"E, 87.64 FEET; THENCE N 65°24'50"E, 185.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF SPRING MOUNTAIN ROAD; THENCE WITH SAID WEST RIGHT-OF-WAY LINE 93.09 FEET ALONG A 1025.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 22°47'40"E, 93.06 FEET; THENCE S 25°23'45"E, 9.48 FEET; THENCE 97.39 FEET ALONG A 62.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 19°36'15"W, 87.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STONE MOUNTAIN PARKWAY; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, S 64°36'15"W, 49.17 FEET; THENCE S 25°23'45"E, 50.00 FEET TO THE WEST LINE OF SAID THE VINEYARDS, PLAT NO. 7; THENCE WITH SAID WEST LINE OF THE VINEYARDS, PLAT NO. 7 THEREOF, S 15°32'00"E, 194.67 FEET; THENCE S 64°24'05"E, 311.28 FEET; THENCE S 45°20'25"E, 107.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RANDOM RIDGE DRIVE; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N 57°08'20"E, 108.58 FEET TO THE WEST LINE OF THE VINEYARDS, PLAT NO. 3, AS RECORDED IN PLAT BOOK 50, PAGE 67; THENCE WITH SAID WEST LINES OF THE VINEYARDS, PLAT NO. 3, S 32°51'25"E, 180.00 FEET; THENCE N 57°08'25"E, 80.00 FEET; THENCE S 32°51'25"E, 35.60 FEET; THENCE S 18°54'10"E, 214.20 FEET; THENCE S 8°37'05"E, 69.61 FEET TO THE SOUTH LINE OF SAID TRACT 2 OF THE SURVEY RECORDED IN BOOK 4782, PAGE 100; THENCE WITH THE LINES OF SAID TRACT 2, S 74°15'45"W, 673.52 FEET; THENCE N 89°02'35"W, 109.09 FEET; THENCE LEAVING THE LINES OF SAID TRACT 2, N 59°55'50"W, 59.71 FEET; THENCE N 25°28'50"W, 305.17 FEET; THENCE N 40°48'25"W, 180.00 FEET; THENCE 21.09 FEET ALONG A 450.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 50°32'05"E, 21.09 FEET; THENCE N 38°07'20"W, 122.00 FEET; THENCE N 56°05'05"E, 23.04 FEET; THENCE N 39°35'50"W, 198.98 FEET; THENCE 17.60 FEET ALONG A 730.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 51°05'40"E, 17.60 FEET; THENCE N 38°12'55"W, 144.21 FEET; THENCE N 46°29'00"E, 490.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.71 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

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095

CORPORATE NUMBER: 2000151304

1/20/2020
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS *20th* DAY OF *January*, IN THE YEAR 2020.

Kenneth Farris
KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT THD-REB PROPERTIES, LLC IS THE SOLE OWNER OF THE HEREON 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 STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE 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 "THE VINEYARDS, PLAT NO. 8"

IN WITNESS WHEREOF, THD-REB PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS *29th* DAY OF *July*, 2020.

THD-REB PROPERTIES, LLC.

Mike Tompkins
MIKE TOMPKINS, MANAGING MEMBER

Ed Berendzen
ED BERENDZEN, MANAGING MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS *29th* DAY OF *July*, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE TOMPKINS, (MANAGING MEMBER) AND ED BERENDZEN, (MANAGING MEMBER), OF THD-REB PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED 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



NOTES:

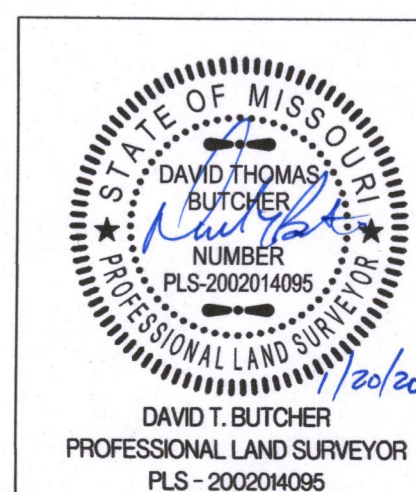
1. THIS TRACT IS LOCATED IN ZONE 'AE' & ZONE 'X' UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0292E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE REGULATED STREAMS ON THIS SITE. HOWEVER, THE TRACTS WERE PRELIMINARY PLATTED PRIOR TO JANUARY 2, 2007 (COLUMBIA QUADRANGLE MAP) PER SECTION 12A-232(2), ARTICLE X.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. AN EXISTING 60-FOOT PIPELINE EASEMENT RECORDED IN BOOK 184, PAGE 636; COMMUNICATION EASEMENT RECORDED IN BOOK 1582, PAGE 960; & PARTIAL RELEASE RECORDED IN BOOK 345, PAGE 245.
7. ACCESS TO COMMON LOT C1, THE VINEYARDS PLAT 8, WILL BE THRU THE ADJOINING EXISTING COMMON LOT C2, THE VINEYARDS PLAT 3. ALL COMMON AREAS ARE PART OF THE SAME HOA.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



THE VINEYARDS, PLAT NO. 8	
A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 12/02/2019	SCALE: N.T.S.
PROJECT: 041371	DRAWN BY: KWF
<p>1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>	

