

# THE VILLAGES AT ARBOR POINTE PLAT 6

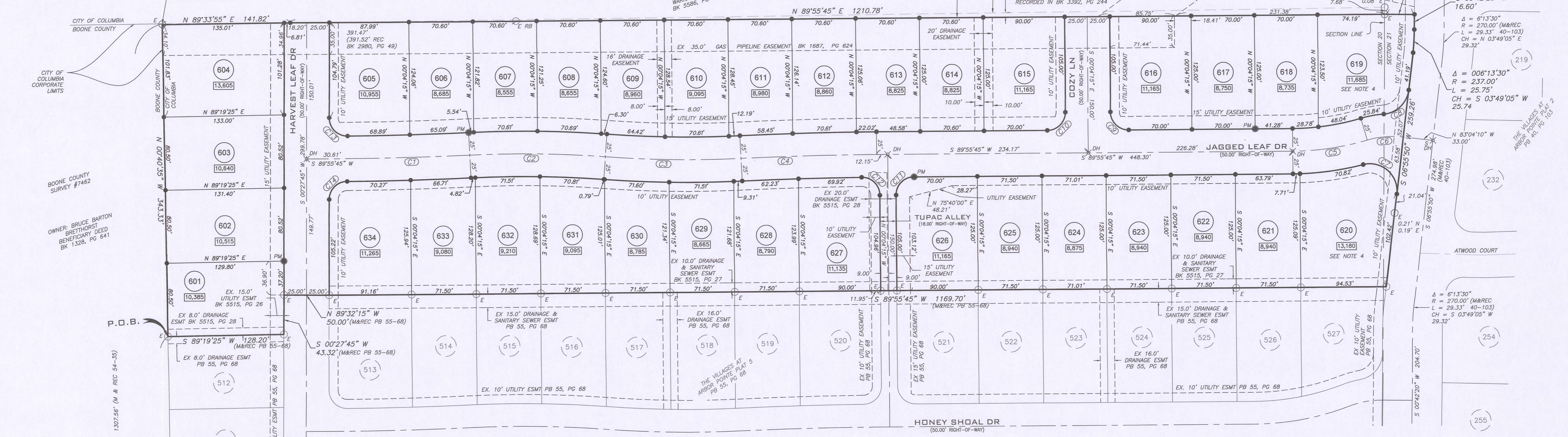
LOCATED IN THE EAST 1/2 OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST  
& THE WEST 1/2 OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

## LEGEND

- (C1) CURVE NUMBER
- CL CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ESMT EASEMENT
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- P.O.B. POINT OF BEGINNING
- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD FROM BK PG
- DH DRILL HOLE W/ CHISELED "X"
- IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- RB REBAR (1/2" UNLESS NOTED OTHERWISE)
- PM PERMANENT MONUMENT (SET UNLESS NOTED OTHERWISE)
- (R) RADIAL LINE
- 0,000 SQUARE FEET

DETAIL A  
SCALE: 1" = 2'

SEE DETAIL A



## PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST AND THE WEST HALF OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF A SURVEY RECORDED IN BOOK 720, PAGE 359; ALSO BEING PART OF TRACT 19 SURVEY RECORDED IN BOOK 2980, PAGE 49; ALSO BEING PART OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4365, PAGE 175, ALL RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWESTERLY CORNER OF THE VILLAGES AT ARBOR POINTE PLAT 5 AS RECORDED IN PLAT BOOK 55, PAGE 68, ALSO BEING A POINT ON THE EAST LINE OF BOONE COUNTY SURVEY #7462; THENCE ALONG THE EAST LINE OF SAID BOONE COUNTY SURVEY N 00°40'35"W, 343.33 FEET TO A POINT ON THE SOUTH LINE OF BOONE COUNTY SURVEY #7971; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID SURVEY N 89°33'55"E, 141.82 FEET TO A POINT ON THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 720, PAGE 359; THENCE LEAVING SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID SURVEY N 89°55'45"E, 1210.78 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5586, PAGE 72; THENCE LEAVING SAID NORTH LINE AND ALONG THE SOUTH LINE DESCRIBED BY SAID WARRANTY DEED S 89°22'45"E, 32.90 FEET TO THE WESTERLY RIGHT-OF-WAY OF ARBOR POINTE PARKWAY; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) CALLS: S 00°42'20"W, 16.60 FEET; THENCE ALONG A TANGENT 237.00-FOOT RADIUS CURVE TO THE RIGHT, 25.78 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 03°49'05"W, 25.74 FEET; THENCE S 06°55'50"W, 259.26 FEET TO THE NORTHEAST CORNER OF THE VILLAGES AT ARBOR POINTE PLAT 5 AS RECORDED IN PLAT BOOK 55, PAGE 68; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND ALONG THE NORTHERLY LINES OF SAID PLAT FOR THE FOLLOWING FOUR (4) CALLS: S 89°55'45"W, 1169.70 FEET; THENCE N 89°32'15"W, 50.00 FEET; THENCE S 00°27'45"W, 43.32 FEET; THENCE S 89°19'25"W, 128.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.55 ACRES.

## FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0170E, DATED APRIL 19, 2017.

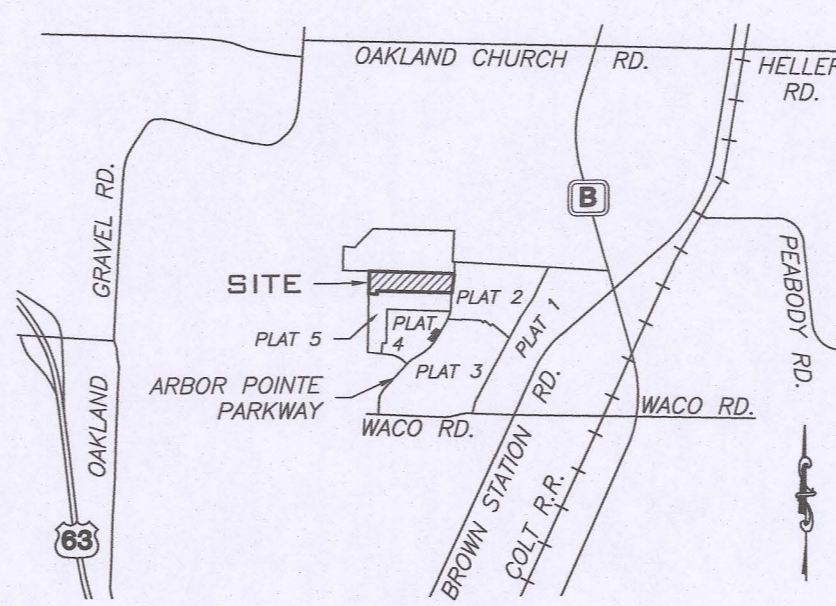
## STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

## NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- LOTS 619 AND 620 SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO ARBOR POINTE PKWY.
- THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4 CITY OF COLUMBIA CODE OF ORDINANCES.
- THIS FINAL PLAT IS IN ACCORDANCE WITH THE VILLAGES AT ARBOR POINTE PHASE 4 PRELIMINARY PLAT APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION MAY 9, 2019.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

#	Δ	RADIUS	LENGTH	CHORD
C1	2°17'25"	3750.00	149.88	S 88°47'05" W, 149.87'
C2	6°52'15"	1252.00	150.15	N 88°55'30" W, 150.06'
C3	6°52'30"	1252.00	150.21	N 88°55'35" W, 150.12'
C4	2°17'35"	3750.00	150.08	S 88°46'55" W, 150.07'
C5	16°00'20"	300.00	83.80	S 81°55'35" W, 83.53'
C6	23°00'20"	100.00	40.15	S 85°25'40" W, 39.88'
C7	11°05'50"	30.00	58.04	N 48°29'35" W, 49.40'
C8	78°50'25"	30.00	41.28	N 46°21'00" E, 38.10'
C9	90°00'00"	20.00	31.42	N 45°04'15" W, 28.28'
C10	90°00'00"	20.00	31.42	S 44°55'45" W, 28.28'
C11	90°00'00"	20.00	31.42	N 44°55'45" E, 28.28'
C12	90°15'40"	20.00	31.51	N 45°12'05" W, 28.35'
C13	90°45'45"	20.00	31.68	N 44°55'10" W, 28.47'
C14	89°15'20"	20.00	31.16	S 45°05'25" W, 28.10'



## CERTIFICATION

I HEREBY CERTIFY THAT IN APRIL, 2022 I COMPLETED A SURVEY FOR LIFESTYLE DEVELOPMENT, INC. FOR THE DESCRIBED PROPERTY AND SUBMITTED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
A CIVIL GROUP  
CORPORATE NUMBER 2001006115

## KNOW ALL MEN BY THESE PRESENTS

LIFESTYLE DEVELOPMENT, INC., A MISSOURI CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

JAGGED LEAF DRIVE, HARVEST LEAF DRIVE, COZY LANE AND TUPAC ALLEY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

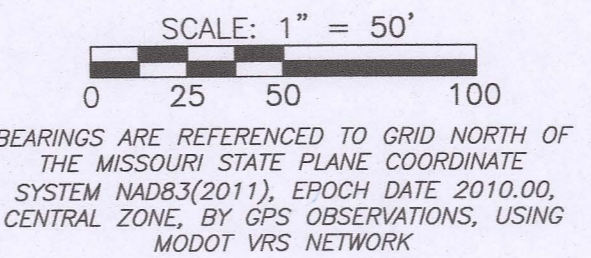
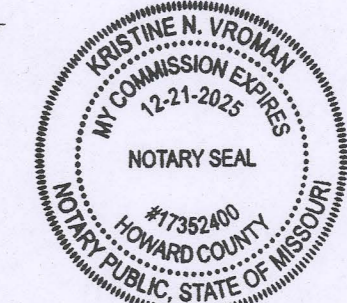
IN WITNESS WHEREOF, THE SAID LIFESTYLE DEVELOPMENT INC. HAS CAUSED THESE PRESENTS TO BE SIGNED.

LIFESTYLE DEVELOPMENT, INC.  
DON STOHLDRIER, PRESIDENT

STATE OF Missouri  
COUNTY OF Boone } SS

ON THIS 29th DAY OF August IN THE YEAR 2021, 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., AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID CORPORATION AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID CORPORATION TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.  
Kristine N. Vroman  
NOTARY PUBLIC



## STATE OF MISSOURI

COUNTY OF BOONE } SS

ON THIS 29th DAY OF August 2022.

Kristine N. Vroman  
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.

STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS 29th DAY OF August 2022.

Kristine N. Vroman  
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Kristine N. Vroman  
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.

STATE OF MISSOURI } SS  
COUNTY OF BOONE

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THIS 29th DAY OF August 2022.

Kristine N. Vroman  
NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.

JAY GEBHARDT L.S. 2001001909  
MO LAND SURVEYOR

DATE: 7/25/2022



A CIVIL GROUP, LLC  
MISSOURI LIMITED LIABILITY COMPANY  
3401 BROADWAY BUSINESS PARK CT  
SUITE 105  
COLUMBIA, MISSOURI 65203  
PH: (573) 817-5750  
MO CERT OF AUTHORITY: 2001006115

A MAJOR SUBDIVISION FINAL PLAT  
THE VILLAGES AT ARBOR POINTE PLAT 6  
COLUMBIA, MISSOURI

STATE OF MISSOURI } SS  
COUNTY OF BOONE

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THIS 29th DAY OF August 2022.

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