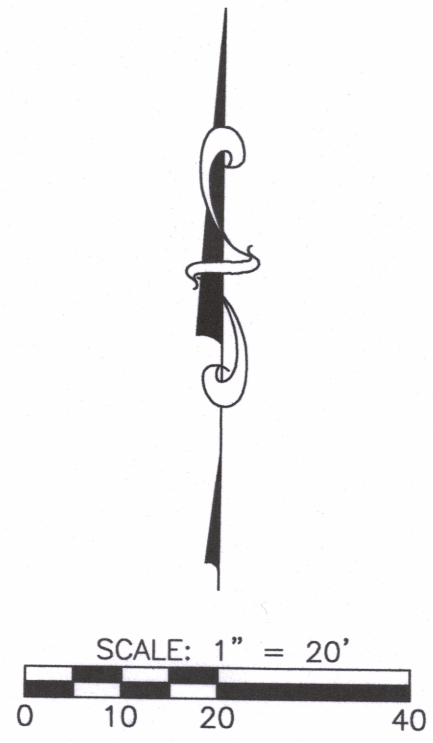


COPPERSTONE PLAT 7E

FINAL PLAT
A REPLAT OF LOT 127A1 OF COPPERSTONE PLAT 7D
OCTOBER 2, 2023

FILED FOR RECORD, BOONE COUNTY
MISSOURI BOB NOLTE, RECORDER OF DEEDS



BEARINGS ARE REFERENCED TO
THE EAST LINE OF LOT 131A,
COPPERSTONE PLAT 7 AS
RECORDED IN PB 46, PG 30

LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- (REC) RECORD
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- ⊕ BENCH MARK
- DH DRILL HOLE
- IP IRON PIPE
- RB REBAR
- ⊙ MONUMENT
- PM PERMANENT MONUMENT
- RW RIGHT OF WAY MARKER
- STONE STONE
- BCS BOONE COUNTY SURVEY
- P.O.B. POINT OF BEGINNING
- (R) RADIAL LINE
- Δ DELTA ANGLE
- R RADIUS
- L LENGTH
- CH CHORD
- ACRES ACRES
- CENTERLINE
- SECTION LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EASEMENT

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 #29019C0270E, 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 HUNTSDALE 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

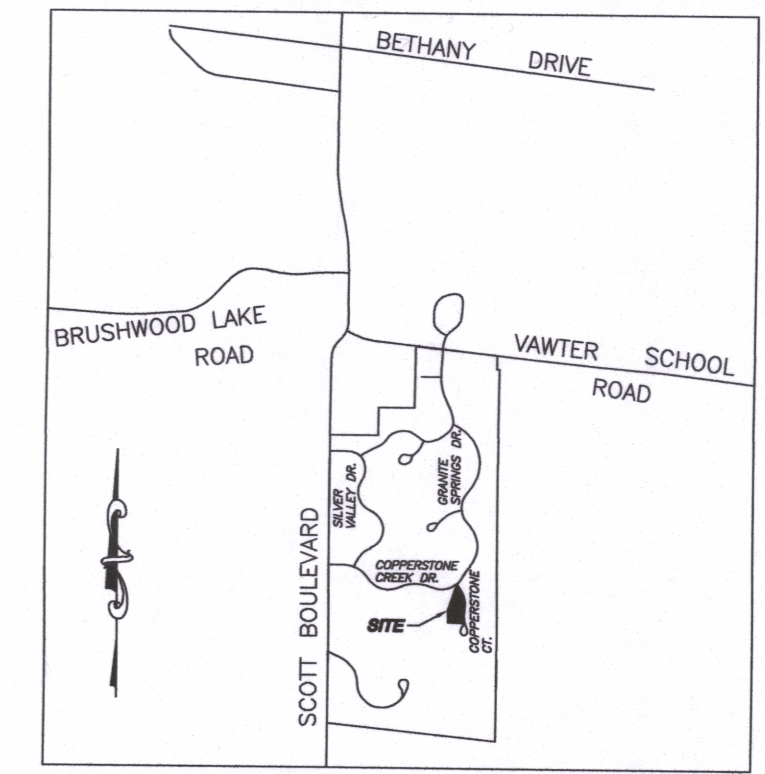
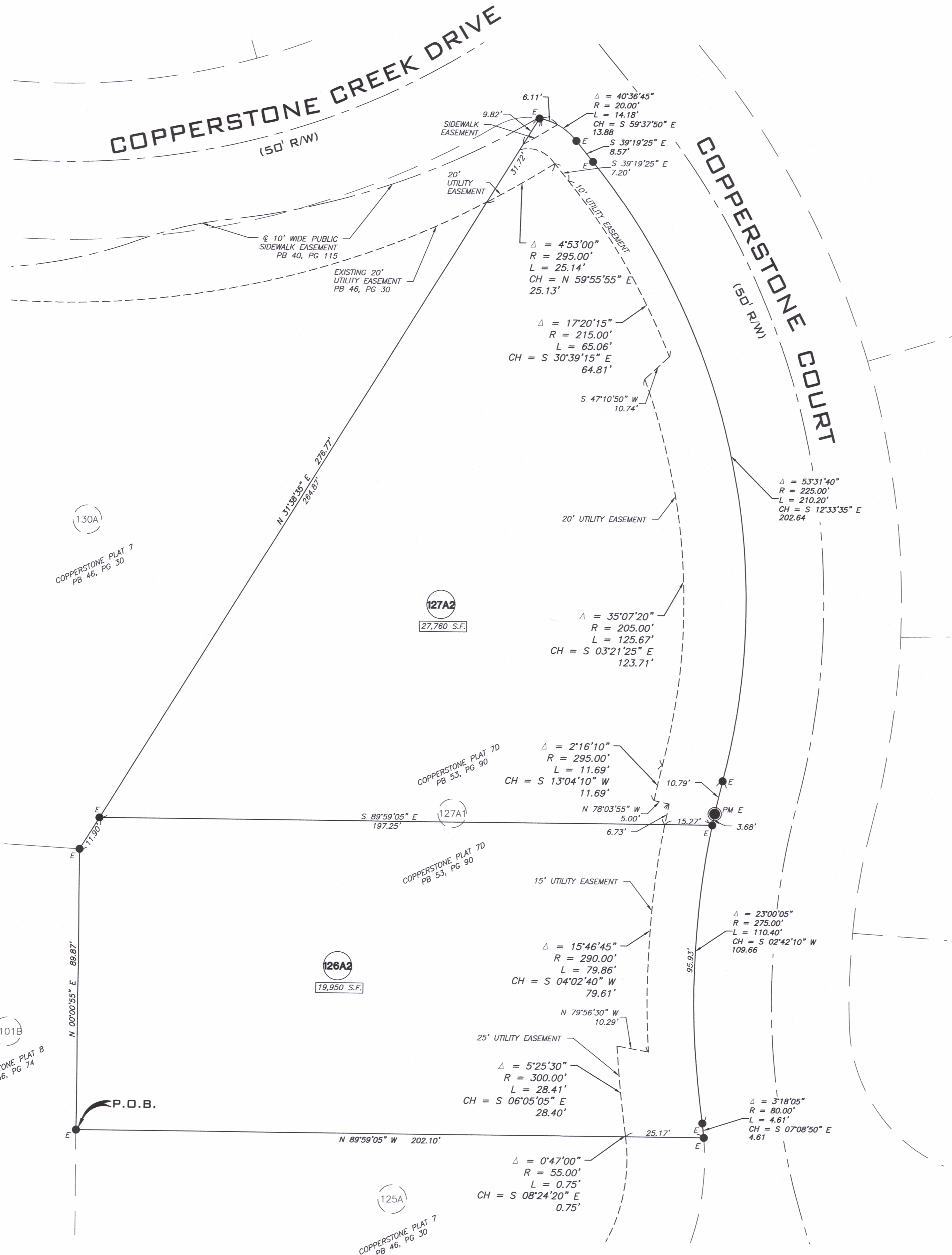
1. THIS IS AN URBAN CLASS SURVEY.
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
3. IN THE LAND SURVEYOR'S OPINION, THERE ARE NO MATERIAL DIFFERENCES BETWEEN RECORD AND MEASURED DIMENSIONS.
4. RECORD TITLE INFORMATION FOR THIS PLAT WAS NOT PROVIDED.
5. SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

APPROVED BY THE CITY COUNCIL PURSUANT TO
ORDINANCE # _____ ON THE
_____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

PATRICK J. VAN METER AND ASHLEY G. VAN METER, HUSBAND AND WIFE, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT. ALL REQUIRED RIGHT-OF-WAY HAS BEEN DEDICATED ON PREVIOUS PLATS, 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, PATRICK J. VAN METER AND ASHLEY G. VAN METER HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Patrick J. Van Meter
PATRICK J. VAN METER

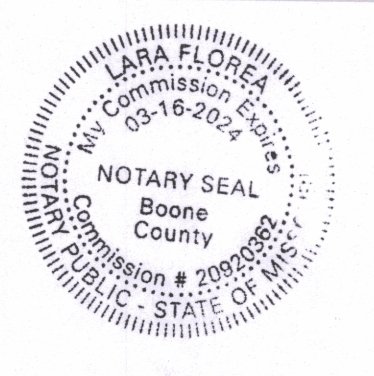
Ashley G. Van Meter
ASHLEY G. VAN METER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 4th DAY OF DECEMBER IN THE YEAR 2023, BEFORE ME, *Jana Florn*, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PATRICK J. VAN METER AND ASHLEY G. VAN METER, HUSBAND AND WIFE, KNOWN TO ME THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Jana Florn
311624

NOTARY PUBLIC,
MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 127A1 OF COPPERSTONE PLAT 7D AS RECORDED IN PLAT BOOK 53, PAGE 90 OF THE BOONE COUNTY RECORDS. SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 126A OF SAID COPPERSTONE PLAT 7; THENCE ALONG THE WEST LINE OF SAID LOT 126A, N 00°00'55"E, 89.87 FEET; THENCE N 31°38'35"E, 276.77 FEET TO THE NORTHWEST CORNER OF LOT 127A; THENCE ALONG A NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE RIGHT, 14.18 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 59°37'50"E, 13.88 FEET; THENCE S 39°19'25"E, 8.57 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 210.20 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 12°33'35"E, 202.64 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 110.40 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 02°42'10"W, 109.66 FEET; THENCE ALONG A 80.00-FOOT RADIUS CURVE TO THE RIGHT, 4.61 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 07°08'50"E, 4.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 126A; THENCE WITH THE SOUTH LINE OF SAID LOT, N 89°59'05"W, 202.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN SEPTEMBER, 2023, I COMPLETED A SURVEY FOR PATRICK J. VAN METER AND ASHLEY G. VAN METER OF THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT. THE SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

Jay Gebhardt
JAY GEBHARDT, L.S. 2001001909
MO LAND SURVEYOR

DATE PREPARED 11/24/23

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

FINAL PLAT COPPERSTONE PLAT 7E COLUMBIA, MISSOURI

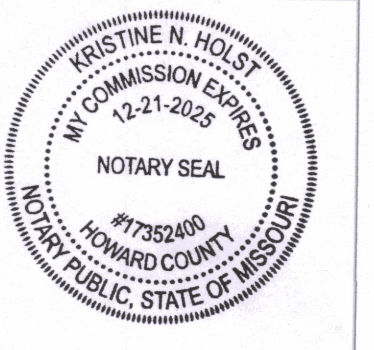
STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS 24th DAY OF November 2023.

Kristine H. Holst

NOTARY PUBLIC, MY COMMISSION EXPIRES



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