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

# WOODRAIL TERRACE PLAT 2

## A REPLAT OF LOT 104 OF WOODRAIL TERRACE PLAT 1 & LOT 13A OF WOODRAIL PLAT 13

## SW 1/4 OF SECTION 26 AND SE 1/4 OF SECTION 27, ALL IN T48N, R13W, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

## JANUARY 26, 2026

## KNOW ALL MEN BY THESE PRESENTS

WOODROW J. SIMMONS AND DONNA S. SIMMONS JOINT REVOCABLE LIVING TRUST U/A/D SEPTEMBER 9, 2021, BEING SOLE OWNER OF A PORTION 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 AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THERETO) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE SAID WOODROW J. SIMMONS AND DONNA S. SIMMONS JOINT REVOCABLE LIVING TRUST U/A/D SEPTEMBER 9, 2021 HAS CAUSED THESE PRESENTS TO BE SIGNED.

Woodrow J. Simmons
WOODROW J. SIMMONS, TRUSTEE

Donna S. Simmons
DONNA S. SIMMONS, TRUSTEE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 7th DAY OF April, IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, WOODROW J. SIMMONS AND DONNA S. SIMMONS, TRUSTEES TO THE WOODROW J. SIMMONS AND DONNA S. SIMMONS JOINT REVOCABLE LIVING TRUST U/A/D SEPTEMBER 9, 2021, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THEY ARE THE TRUSTEES OF SAID TRACT AND THAT SHE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HER FREE ACT AND THE FREE ACT AND DEED OF SAID TRUST.

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

Lara Florea
Lara Florea, NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/16/28

LARA FLOREA My Commission Expires 03-16-2028 NOTARY SEAL Boone County Commission # 20920362 NOTARY PUBLIC - STATE OF MISSOURI

## KNOW ALL MEN BY THESE PRESENTS

SOUTHSIDE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF A PORTION 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 AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THERETO) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE SAID SOUTHSIDE DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

SOUTHSIDE DEVELOPMENT, LLC
Travis H. McGee
TRAVIS H. McGEE, MANAGER

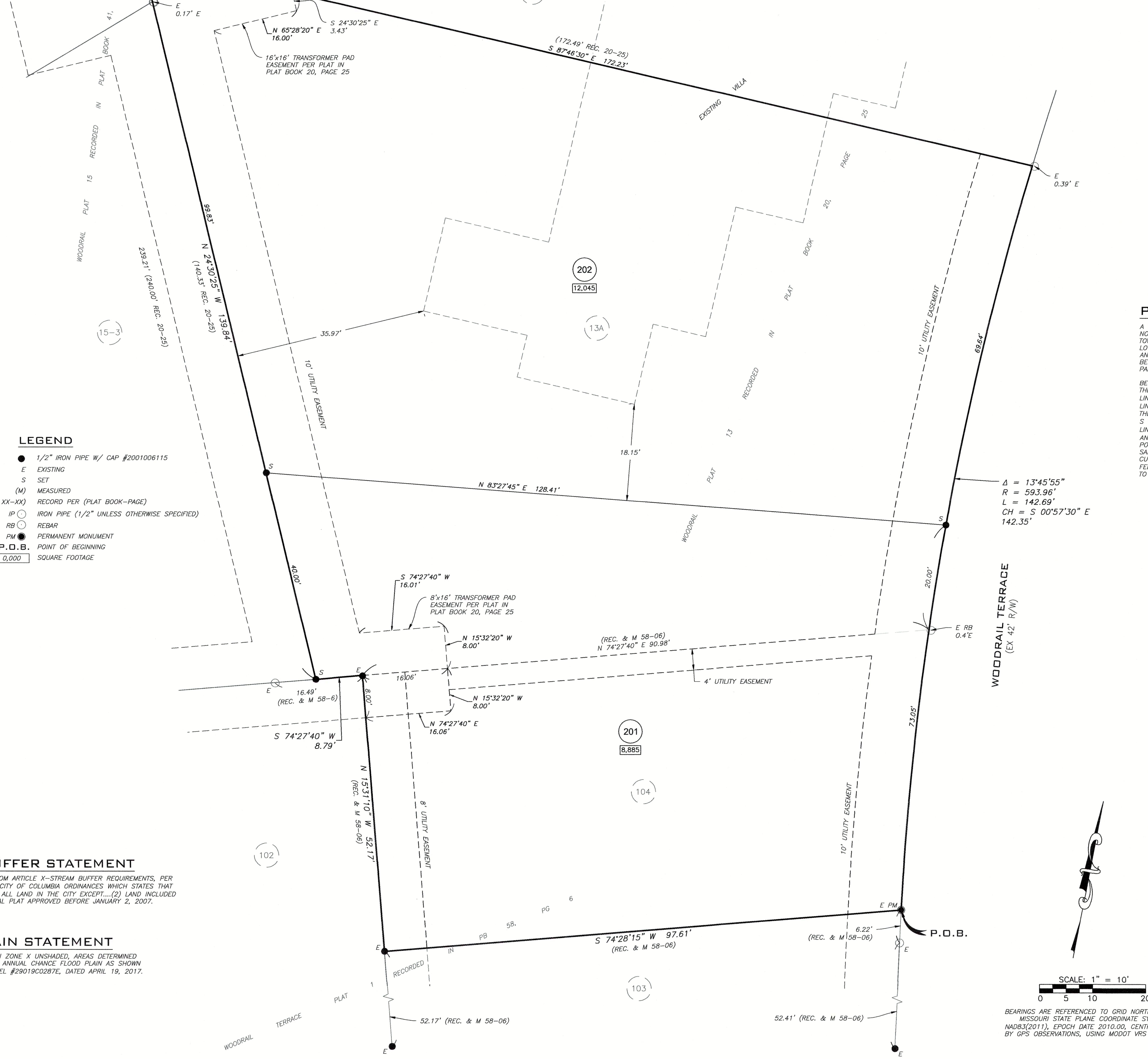
STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 6th DAY OF April, IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, TRAVIS H. McGEE, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE MANAGER OF SOUTHSIDE DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, 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 LIMITED LIABILITY COMPANY 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

Lara Florea
Lara Florea, NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/16/28

LARA FLOREA My Commission Expires 03-16-2028 NOTARY SEAL Boone County Commission # 20920362 NOTARY PUBLIC - STATE OF MISSOURI




## LEGEND

| | |
|---|---|
| ● | 1/2" IRON PIPE W/ CAP #2001006115 |
| E | EXISTING |
| S | SET |
| (M) | MEASURED |
| (REC. XX-XX) | RECORD PER (PLAT BOOK-PAGE) |
| IP ○ | IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED) |
| RB ○ | REBAR |
| PM ● | PERMANENT MONUMENT |
| P.O.B. | POINT OF BEGINNING |
| 0,000 | SQUARE FOOTAGE |

## STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT....(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

## 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 #29019C0287E, DATED APRIL 19, 2017.

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE # ____________

ON THE ________ DAY OF

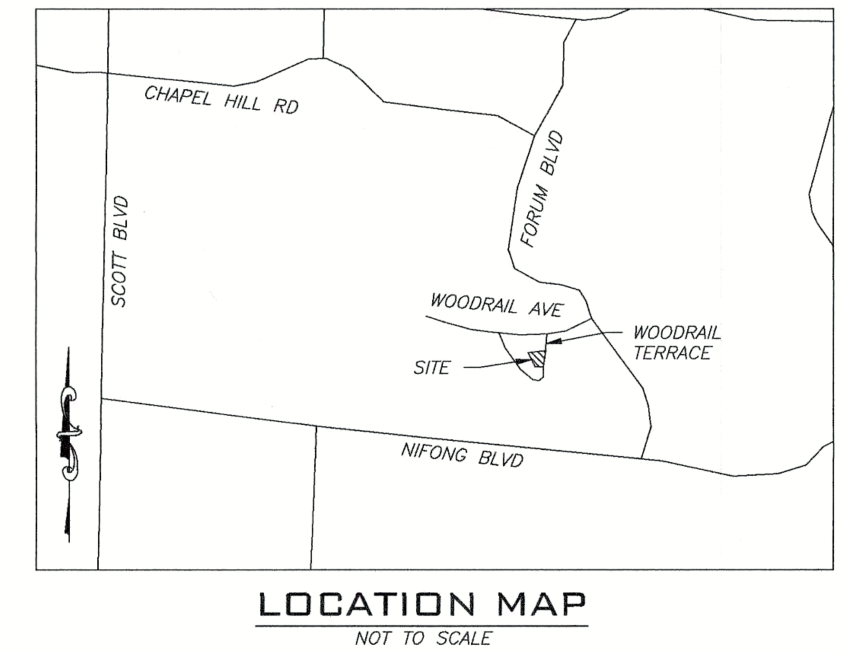
________________, 20____.

____________________
BARBARA BUFFALOE, MAYOR

ATTEST:

____________________
SHEELA AMIN, CITY CLERK

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK




## LOCATION MAP

NOT TO SCALE

## NOTES

1. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
2. 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).
3. SOURCE DEEDS FOR THIS SURVEY INCLUDE: WARRANTY DEED RECORDED IN BOOK 5502, PAGE 86, WARRANTY DEED RECORDED IN BOOK 6114, PAGE 93 & TRUSTEES DEED RECORDED IN BOOK 5730, PAGE 185.
4. ALL CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
5. ALL MONUMENTS SHALL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS FOLLOWING APPROVAL OF THIS PLAT, WHICHEVER OCCURS FIRST.
6. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

## PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST, AND IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY MISSOURI, AND BEING ALL OF LOT 104 OF WOODRAIL TERRACE PLAT 1 RECORDED IN PLAT BOOK 58, PAGE 6, AND LOT 13A OF WOODRAIL PLAT 13 RECORDED IN PLAT BOOK 20, PAGE 25, ALL BEING OF THE RECORDS OF BOONE COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 104, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOODRAIL TERRACE; THENCE ALONG THE SOUTH LINE OF SAID LOT 104 S 74°28'15" W, 97.61 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 104 N 15°31'10"W, 52.17 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 13A S 74°27'20"W, 8.79 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 13A N 24°30'25"W, 139.84 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 13A S 87°46'30"E, 172.23 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOODRAIL TERRACE; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 593.96 FEET, AN ARC LENGTH OF 142.69 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 00°57'30"W, 142.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES.

## CERTIFICATION

I HEREBY CERTIFY THAT IN JANUARY 2026, I COMPLETED A SURVEY FOR THM CONSTRUCTION, LLC, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED 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

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

DATE: JANUARY 26, 2026

STATE OF MISSOURI JAY GEBHARDT NUMBER PE-25052 PROFESSIONAL ENGINEER

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
WOODRAIL TERRACE PLAT 2
SW 1/4 OF S 26 & SE 1/4 OF S 27, T 48N, R 13W
3407 WOODRAIL TERRACE, COLUMBIA, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS 26 DAY OF January, 2026.

Lara Florea
Lara Florea, NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/16/28

LARA FLOREA My Commission Expires 03-16-2028 NOTARY SEAL Boone County Commission # 20920362 NOTARY PUBLIC - STATE OF MISSOURI

X:\Project\THMC - THM Investments\THMC25-01 Major Rev. to PD Plan & Replat Lot 104 Woodrail Terrace Plat 1 & Lot 13A Woodrail Plat 13\Drawings\Woodrail Terrace Plat 2 - Final Plat.dwg Final Plat