Notes: FILED FOR RECORD IN BOONE COUNTY, MISSOURI FINAL PLAT LEGEND: 5) This tract of land may be subject to a water line easement NORA DIETZEL, RECORDER OF DEEDS 1) The name, width, and location of all known easements have been FOREST HILLS, PLAT NO. 2 recorded in book 410, page 690. shown on this survey. However this tract may be subject to **EXISTING** easements, unknown to me, that are not shown on this survey. 6) The ownership of Lots 170 and 179 will be transferred to the A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 3. SET Homeowners' Association. The entire lots will be a drainage and 2) Bearings are based on Forest Hills Subdivision Plat No. 1 recorded TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI IRON PIPE utility easement for the operation and maintenance of the in plat book 47, page 21. DRILL HOLE detention/bioretention basin, existing vegetation preservation area WATERFRONT-MARCH 29, 2021 DRIVE NORTH (for water quality treatment and utility crossings as necessary. PERMANENT MONUMENT 3) The FEMA designated flood special hazard area as shown is taken RADIAL from the Flood Insurance Rate Map 29019C0282E, dated April 19, 7) The sliver of land between the north edge of the existing 25' 2017. These limits represent the 1% annual chance floodplain also ARC drainage and utility easement recorded in book 4817, page 24 known as the 100-year floodplain. Floodway limits and base flood CHORD (being 0.08' wide on the west end and 0.00' wide on the east elevations were determined during the previous phase of **RADIUS** end) is hereby dedicated as a drainage and utility easement by development and the associated engineering study is on file with SCALE 1" = 50P.O.B. POINT OF BEGINNING INTERSTATE 70 8) In the surveyor's opinion, there is no material difference between 4) All monuments not shown as existing or set, will be set within 12 the record and measured dimensions. months of the recording of the plat. (96)(152) $(\overline{111})$ (97) (104) (103)(101)BLVD. (60' R/W) BLVD. (60' R/W) FOREST HILLS, PLAT NO. 1 **RECORDED IN PLAT BOOK 47, PAGE 21** BLVD. N 87°26'55" E - 244.48' FOREST HILLS, PLAT NO. 1 RECORDED IN PLAT BOOK 47, PAGE 21 $(\overline{144})$ (143) $(\overline{142})$ $(\overline{151})$ N 87°13'30" E - 120.00' (139) $(\overline{152})$ (155) (157) $(\overline{151})$ $\triangle = 6^{\circ}00'03''$ S 89°56'38" E 112.03' -S 89°01'50" E + 184.20' -R = 300.00'N 8749'20" E + 439.05' A = 31.42'--CH = N 24°27'28" E 92.94 (158) EXISTING 16' SEWER 43.05' 5.32') 5 54.92' 5.98') 5 48.35' 17.81' -SEE NOTE 7 EXISTING 25' UTILITY AND DRAINAGE EASEMENT RECORDED IN BOOK EASEMENT RECORDED IN BOOK-EXISTING 16'-EXISTING 25' DRAINAGE EASEMENT RECORDED IN BOOK 4817, PAGE 16 4817, PAGE 23 O UTILITY & DRAINAGE S 189°56'38" E 111.36'1(R) EASEMENT EXISTING 16' SEWER | (212) RECORDED IN BOOK EASEMENT 4817, PAGE 24 RECORDED IN BOOK-4817, PAGE 23 (175) (174) 2.05 Acres (173) COMMON LOT (181) NOT FOR 187) See Detail of Sewer DEVELOPMENT **Easement Locations** 64.00' 64.00' 64.00' (211) SWEETGUM CIRCLE A=29.41' 41.80' S 89°20'40" E 367.48' A=74.00' (160) ROYAL PLUM DRIVE ANNUAL - CHANCE CH = S 81*21'17" E 185.90' E 172.80' 65.00 **FLOODPLAIN COMMON LOT** 161 NOT FOR 169 (210) DEVELOPMENT (168) 162 (167) S 82'53'52" E 92.48' I(R) 163 164 165 DRAINAGE & UTILITY FEMA 1% ANNUAL-EASEMENT RECORDED IN (190) (191) CHANCE FLOODPLAIN - BOOK ____, PAGE ____ EXISTING 270.00' X 30' DRAINAGE EASEMENT RECORDED IN BOOK 4817, PAGE 16-30' DRAINAGE EASEMENT 30' DRAINAGE EASEMENT 96.74 65.00 65.00 65.00' 65.00' 81.40 DRAINAGE AND UTILITY EASEMENT 95.92' 325.17 N 89°20'40" W - 1385.05' (209) S 86'00'45" W - 164.72" $\triangle = 14^{\circ}27^{\circ}21^{\circ}$ R = 200.00A = 50.46**QUIT-CLAIM DEED** EDGEWATER CONDOS, TRACT A NORTH WATERFRONT DRIVE CH = N 13'36'34" E (161)RECORDED IN BOOK 561, PAGE 504 BOOK 497, PAGE 231 WATER'S EDGE ESTATES, BLOCK IV RECORDED IN PLAT BOOK 14, PAGE 30 (148) **DETAIL OF SEWER** KNOW ALL MEN BY THESE PRESENTS: **EASEMENT** LOCATIONS A tract of land in the northeast 1/4 of Section 3, Township 48 North, Range 12 West, Columbia, Boone THAT D & D INVESTMENTS OF COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, County, Missouri. Said tract of land, being part of that land described by a Warranty Deed recorded in THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAS CAUSED THE SAME book 4715, page 61 and being part of that land shown by the survey recorded in book 505, page 133 of TO BE SURVEYED AND DIVIDED AS SHOWN ON THIS PLAT. THE STREET RIGHTS-OF-WAY the Boone County, Missouri records, is more particularly described as follows. AND EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. Beginning at the northwest corner of Lot 155, Forest Hills Plat No. 1 recorded in plat book 47, page 21; thence along the lines of said Forest Hills Plat No. 1: S2°-33'-05"E 113.23 feet, East 16.04', N87°-49'-20"E 439.05 feet, N87°-"13-30 E 50.00 feet, N2°-"46-30 W 45.54 feet, N87°-"13-30 E 120.00 feet, S73°-"53-20 E 149.35 feet, S89°-01'-50"E 184.20 feet, S68°-32'-30"E 50.00 feet, and N89°-49-40"E 304.41 feet; thence S3°-59'-15"E 179.85 feet; thence along a 20.00 foot radius non-tangent curve to the left 28.90 feet (chord = S37°-24'-51"W 26.45 feet); thence S3°-59'-15"E 90.00 feet; thence along the lines of the survey recorded DAN BURKS, MANAGER in book 505, page 133: \$86°-00'-45"W 164.72 feet, N89°-20'-40"W 1385.05 feet, and N0°-33'-13"W 379.60 feet; thence N87°-26'-55"E, along the south right-of-way of Geyser Boulevard, 244.48 feet to the point of beginning and containing 11.42 acres. STATE OF MISSOURI SS COUNTY OF BOONE This tract of land is divided into 37 lots as shown on plat. ON THIS 16 DAY OF August _, 2021 BEFORE ME APPEARED DAN BURKS. TO The results of the survey of this urban property, to the best of my knowledge executed in accordance with ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE the current Missouri Standards for Property Boundary Surveys, are shown on this plat. Approved by Columbia City Council pursuant to MANAGER OF D & D INVESTMENTS OF COLUMBIA, LLC AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC. DAN BURKS ACKNOWLEDGED SAID Ordinance ____ on this ___ day of INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC. BASINGER SURVEYING STATE OF MISSOURI _____, 2021. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY 914 N. COLLEGE AVE., SUITE 1 OF MIS COUNTY OF BOONE COLUMBIA, MO 65201 AND YEAR FIRST ABOVE WRITTEN. Centerline of 16' wide (573) 443-3525 SUBSCRIBED AND SWORN TO BEFORE ME THIS sewer easement recorded GICVATISE! Le DAY OF August, 2021. __in book 1832, page 755 (170) DASINGER NUMBER Brian Treece, Mayor CALS-1954 centerline of easement 169 CURTIS E. BASINGER, SOLE PROPRIETOR MYRA LITTLE recorded in Notary Public - Notary Seal PROFESSIONAL LAND SURVEYOR #1854 book 4817, ,NOTARY PUBLIC There wand Boone County - State of Missouri Commission Number 14435600 My Commission Expires Mar 26, 2022 ______ SHANE WARD Notary Public - Notary Seal STATE OF MISSOURI Sheela Amin, City Clerk **Boone County** My Commission Expires: Aug. 5, 2024 Commission # 16975541 End of centerline ofbook 4864, page 137 easement recorded in 73 16'