

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- (M) MEASURED
- RADIAL LINE
- (REC.) RECORD PER (PLAT BK, PG)
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- IP ○ IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- EXISTING STONE
- EXISTING FENCE
- PM ● PERMANENT MONUMENT
- DH × DRILLHOLE WITH CHISELED "X"
- 0.000 SQUARE FEET
- 1.50 AC ACRES
- ¢ CENTERLINE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- (C100) CURVE NUMBER

NOTES

1. THIS IS A RURAL CLASS SURVEY AND CONFORMS TO MISSOURI STATUTE 20 CSR 20.30-16.040 SECTION (3)(A).
2. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. THE LOTS SHOWN ON THIS PLAT MAY BE RE-PLATTED BY SUBMITTING A PLAT FOR APPROVAL WITHOUT A VACATION HEARING AS PERMITTED BY SECTION 1.8.1 OF THE BOONE COUNTY LAND USE REGULATIONS, CHAPTER 1 OF THE BOONE COUNTY SUBDIVISION REGULATIONS.
6. APPROVAL OF ANY RESUBDIVISION WILL REQUIRE APPROVAL BY THE CITY OF COLUMBIA CITY COUNCIL PRIOR TO APPROVAL BY BOONE COUNTY COMMISSION PER ORD # 018893 (PARAGRAPH #6).
7. THERE SHALL BE NO DIRECT ACCESS FROM LOTS 501 AND 504 TO TRADE WINDS PARKWAY.
8. LOTS 505/506 WILL HAVE A SHARED DRIVEWAY FROM TRADE WINDS PARKWAY.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0305E, DATED APRIL 19, 2017

STREAM BUFFER STATEMENT

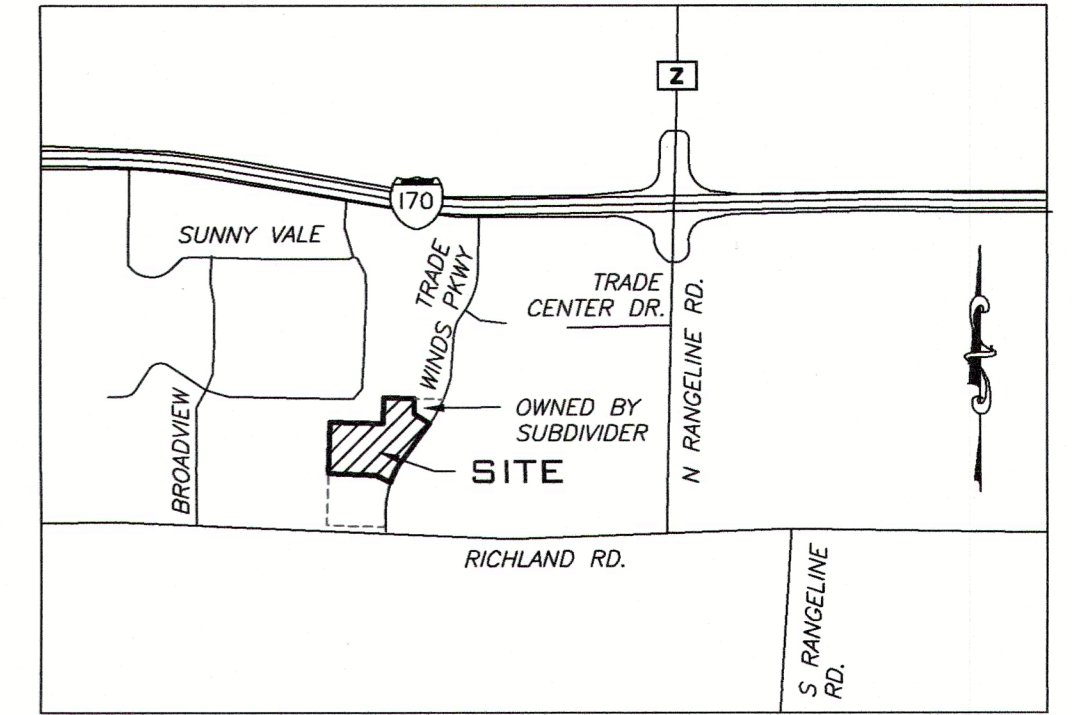
THIS TRACT IS NOT REGULATED BY THE BOONE COUNTY STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI. GRAPHICAL DELINEATION HAS NOT BEEN SHOWN ON PLAT.

VEGETATION PRESERVATION NOTE:

PRESERVATION OF VEGETATION WILL BE USED AS A STORMWATER TREATMENT BMP. ANY CLEARING, GRADING, CONSTRUCTION, EXCAVATION OR VEGETATION REMOVAL WITHIN THE PRESERVATION AREA WILL REQUIRE APPROVAL FROM BOONE COUNTY RESOURCE MANAGEMENT.

TRADE WINDS PARK, PLAT No. 5

A REPLAT OF LOT 405 OF TRADE WINDS PARK, PLAT No. 4
SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST
JUNE 26, 2023



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

TRADE WINDS TECHNOLOGY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, 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, ON THE PLAT ARE HEREBY DEDICATED TO PUBLIC USE, FOREVER. PUBLIC RIGHTS-OF-WAY FOR TECHNOLOGY COURT ARE HEREBY DEDICATED TO PUBLIC USE, FOREVER. IN WITNESS WHEREOF, THE SAID TRADE WINDS TECHNOLOGY DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

Wayne Hujbert
WAYNE HUJBERT, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 11th DAY OF AUGUST 2023.

Kristine N. Vroman
KRISTINE N. VROMAN

NOTARY PUBLIC MY COMMISSION EXPIRES DECEMBER 21, 2025.



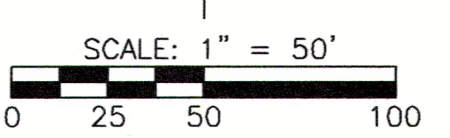
CERTIFICATION

I HEREBY CERTIFY THAT IN MAY 2023, I COMPLETED A SURVEY FOR TRADE WINDS TECHNOLOGY DEVELOPMENT, 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

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 405 OF TRADE WINDS PARK, PLAT No. 4 RECORDED IN PLAT BOOK 57, PAGE 43 AND BEING A PORTION OF THE PROPERTY DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4619 PAGE 113, ALL OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING FROM THE NORTHWEST CORNER OF LOT 201 OF TRADE WINDS PARK, PLAT No. 2B RECORDED IN PLAT BOOK 50, PAGE 49; THENCE ALONG THE LINES OF LOT 405, S 01'29'35" W, 190.02 FEET; THENCE S 58'55'20" E, 225.60 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF TRADE WINDS PARKWAY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF TRADE WINDS PARKWAY, S 35'34'55" W, 680.90; THENCE ALONG A 833.00-FOOT RADIUS CURVE TO THE LEFT, 125.63 FEET, SAID CURVE HAVING A CHORD BEARING S 31'15'40" W, 125.51 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY ALONG THE SOUTH LINES OF SAID LOT 405, N 63'03'50" W, 170.20 FEET; THENCE N 88'03'45" W, 638.28 FEET TO THE WEST LINE OF SAID LOT 405; THENCE ALONG THE LINES OF SAID LOT 405, N 02'01'00" E, 583.72 FEET; THENCE S 88'02'40" E, 659.37 FEET; THENCE N 01'29'15" E, 317.80 FEET TO THE NORTH LINE OF LOT 405; THENCE S 88'30'35" E, 375.05 FEET TO THE NORTHWEST CORNER OF LOT 201 OF TRADE WINDS PARK, PLAT No. 2B AND THE POINT OF BEGINNING AND CONTAINING 16.95 ACRES.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

#	Δ	RADIUS	LENGTH	CHORD
C1	33°38'40"	333.00	195.54	N 71°14'25" W, 192.74'
C2	95°03'35"	30.00	49.77	S 11°56'55" E, 44.26'
C3	86°33'10"	30.00	45.32	S 78°51'25" W, 41.13'
C4	48°59'10"	30.00	25.65	N 67°26'40" E, 24.87'
C5	48°59'10"	30.00	25.65	N 63°34'15" W, 24.87'
C6	277°58'15"	66.00	320.20	S 01°56'15" W, 86.63'

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2023

BOYD HARRIS, CHAIRPERSON

RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION THIS _____ DAY OF _____, 2023.

KIP KENDRICK, PRESIDING COMMISSIONER

BRIANNA L. LENNON, COUNTY CLERK

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

DATE: 07/24/2023

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (673) 817-5750
MO CERT OF AUTHORITY: 2001006115

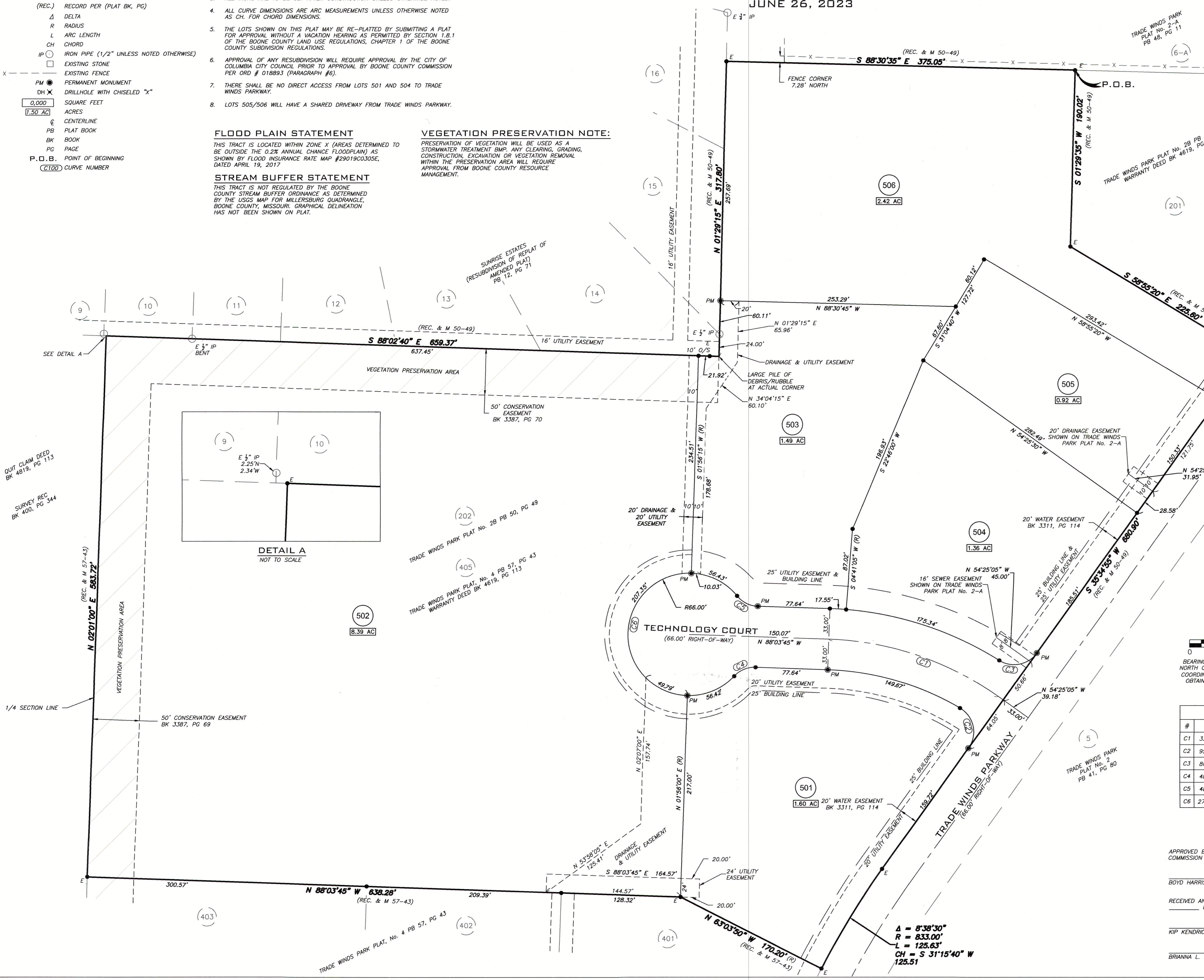
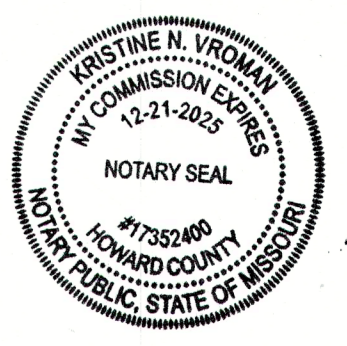
A REPLAT
TRADE WINDS PARK, PLAT No. 5
BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 24th DAY OF JULY 2023.

Kristine N. Vroman
KRISTINE N. VROMAN

NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.



Δ = 8°38'30"
R = 833.00'
L = 125.63'
CH = S 31°15'40" W
125.51

X:\Projects\HUBBERT BUILDERS\TRADE WINDS PARK\DRM\WINDS PLAT 5\HUBBERT-01-TRADE WINDS PARK PLAT 5.dwg FR--2023-06-26