

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

PD PLAN NOTE

THIS FINAL PLAT IS IN ACCORDANCE WITH THE COLUMBIA SENIOR LIVING COMMUNITY
PD PLAN APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL.

STREAM BUFFER STATEMENT

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

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 #29019C0267E, DATED APRIL
15, 2017.

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF
COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 1-A OF A SURVEY RECORDED IN BOOK 2860, PAGE 59,
ALSO BEING ALL OF LOTS 102 AND 103 OF COPPERSTONE CORNER PLAT 1 RECORDED IN PLAT BOOK 58, PAGE 41, ALSO
PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5849, PAGE 53, AND PART OF THE TRACT
DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5849, PAGE 54, RECORDS OF BOONE COUNTY, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1-A, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE ALONG THE NORTH SECTION LINE S 83°10'20"E, 345.72 FEET; THENCE LEAVING SAID SECTION LINE AND ALONG THE
SOUTH RIGHT-OF-WAY LINE OF VAWTER SCHOOL ROAD S 06°49'40"W, 55.00 FEET; THENCE S 83°10'20"E, 228.58 FEET;
THENCE ALONG CURVE TO THE LEFT HAVING A RADIUS OF 11904.64 FEET, AN ARC LENGTH OF 24.73 FEET AND SAID
CURVE HAVING A CHORD WHICH BEARS S 83°13'55"E, 24.73 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND
ALONG THE WEST LINE OF LOT 101 AND C101 OF SAID COPPERSTONE CORNER PLAT 1 S 01°54'10"W, 383.46 FEET;
THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT C101, S 88°33'55"E, 147.84 FEET; THENCE
ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET, AN ARC LENGTH OF 133.77 FEET AND SAID CURVE
HAVING A CHORD WHICH BEARS N 61°29'45"E, 127.77 FEET; THENCE S 88°09'20"E, 29.25 FEET; THENCE LEAVING SAID
SOUTH LINE OF SAID LOT C101 AND ALONG THE EAST LINE OF SAID LOT 103 S 01°23'45"W, 279.45 FEET; THENCE
LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF LOTS 304, 305, AND 306 OF COPPERSTONE PLAT 3 RECORDED
IN PLAT BOOK 41, PAGE 51, N 88°38'15"W, 501.98 FEET; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE
OF LOTS 306, 307 AND 308 OF SAID COPPERSTONE PLAT 3 S 01°21'25"W, 288.24 FEET; THENCE LEAVING SAID WEST LINE
AND ALONG THE SOUTH LINE OF SAID TRACT 1-A N 88°38'15"W, 501.98 FEET TO A POINT ON THE WEST SECTION LINE OF
SAID SECTION 33; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST SECTION LINE N 01°26'10"E, 999.72 FEET TO
THE POINT OF BEGINNING AND CONTAINING 13.77 ACRES.

NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CHORD LENGTHS FOR CHORD
DIMENSIONS.
- A TITLE COMMITMENT FOR THIS PLAT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
COMMITMENT NUMBER NCS-1275640-KCTY, COMMITMENT DATE: SEPTEMBER 3, 2025.
- 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).
- LOT 101 SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO VAWTER SCHOOL ROAD.
- THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4(D)(2) CITY
OF COLUMBIA CODE OF ORDINANCES.
- THERE IS AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS ON
COMMON LOT C101 OF COPPERSTONE CORNER PLAT 1 RECORDED IN PLAT BOOK 58, PAGE 41 FOR VEHICLES,
PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION. NO FENCE OR OTHER
BARRIER SHALL BE ERECTED OR PERMITTED WITHIN OR ACROSS SAID LOT C101.

KNOW ALL MEN BY THESE PRESENTS

CAPITAL LAND INVESTMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE
OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE
SUBDIVIDED AS SHOWN ON THIS PLAT.

PUBLIC UTILITY 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.

THE RIGHT-OF-WAY FOR SCOTT BOULEVARD AND VAWTER SCHOOL ROAD, IS HEREBY
DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE
SIGNED.

CAPITAL LAND INVESTMENT LLC BY:

Michael R. Farmer, Jr.
MICHAEL R. FARMER, JR. CEO AND PRESIDENT OF CAPITAL HOLDING GROUP, INC.,
BEING SOLE MEMBER OF CAPITAL LAND INVESTMENT LLC

STATE OF Missouri } SS
COUNTY OF Cole

ON THIS 29th DAY OF June, IN THE YEAR OF 2026, BEFORE ME, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, MICHAEL R.
FARMER, JR., PRESIDENT, CAPITAL HOLDING GROUP, INC., BEING THE SOLE MEMBER
OF CAPITAL LAND INVESTMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO ME
KNOWN, WHO BY ME DULY SWORN, DID SAY HE IS A MEMBER OF THE SAID LIMITED
LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE
HIS FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

Kimberly Marie Quirovet
NOTARY PUBLIC SIGNATURE
Kimberly M. Quirovet
PRINTED NAME

2/14/2029
MY COMMISSION EXPIRES

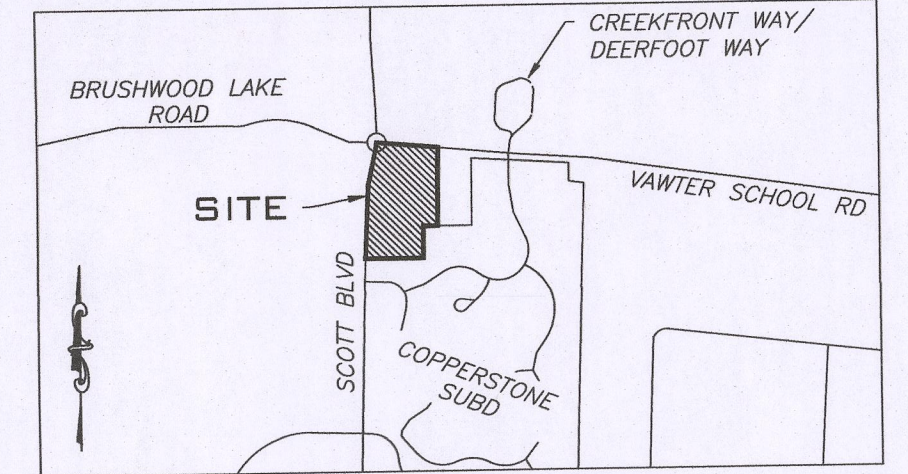
KIMBERLY MARIE QUIROVET
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #13398608
My Commission Expires 02-14-2029

FINAL PLAT COLUMBIA SENIOR LIVING PLAT 1 NW 1/4 OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI MAY 11, 2026

LINE #	DIRECTION	LENGTH
E1	S88°09'20"E	11.38'
E2	N01°26'10"E	26.27'
E3	S88°33'55"E	228.92'

LINE #	DIRECTION	LENGTH
D1	N88°36'15"W	101.48'
D2	N01°23'45"E	20.00'
D3	S88°36'15"E	91.30'
D4	N00°00'45"E	264.84'
D5	S88°36'15"E	16.57'

#	Δ	RADIUS	LENGTH	CHORD
C1	0°07'10"	11904.64	24.73	S 83°13'55" E, 24.73'
C2	59°52'45"	128.00	133.77	N 61°29'45" E, 127.77'
C3	12°16'50"	1458.00	312.51	S 07°39'40" W, 311.91'
C4	83°01'35"	110.00	159.40	S 55°18'55" W, 145.81'
C5	26°16'50"	138.00	63.30	N 42°21'15" E, 62.74'
C6	12°16'50"	1500.00	321.51	S 07°39'40" W, 320.90'
C7	0°06'25"	14380.76	26.89	N 83°14'15" W, 26.89'



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS OTHERWISE NOTED)
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD PER (BK-PG) OR (PB-PG)
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CH CHORD
- IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- PM PERMANENT MONUMENT (SET UNLESS OTHERWISE NOTED)
- DH DRILL HOLE
- 0.00 AC ACRES
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- PLATED LOT LINE
- EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT IN JANUARY, 2026 I COMPLETED A
SURVEY FOR CAPITAL LAND INVESTMENT LLC FOR THE DESCRIBED
PROPERTIES 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
MO CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR
DATE: MAY 11, 2026
JOB#: SWDA26-02
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

COLUMBIA SENIOR LIVING PLAT 1 NW 1/4 OF SECTION 33, TOWNSHIP 48N, RANGE 13W COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 11 DAY OF May, 2026.

Lara Florea
NOTARY PUBLIC SIGNATURE
Lara Florea
PRINTED NAME
316/28
MY COMMISSION EXPIRES

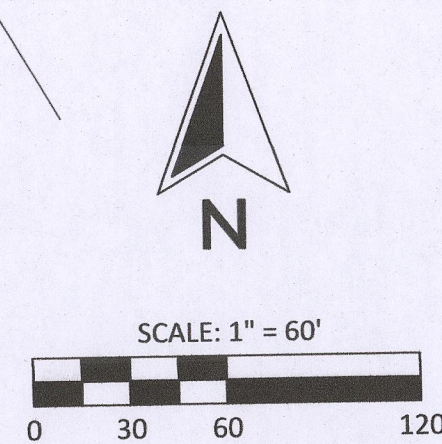
APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO

ORDINANCE # _____
ON THE _____ DAY OF _____, 2026.

BARBARA BUFFALO, 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