

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

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 BOONE-CENTRAL TITLE COMPANY, FILE NUMBER 2104978, COMMITMENT DATE: JANUARY 8, 2024.
- 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). SEE DETAIL A, THIS SHEET
- 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.
- ALL MAINTENANCE OF THE PRIVATE STREETS, IRREVOCABLE ACCESS EASEMENTS AND PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR OWNERS ASSOCIATION. CITY SERVICES SHALL NOT BE PROVIDED ON SAID PRIVATE STREETS INCLUDING, BUT NOT LIMITED TO, STREET CLEANING, ROUTINE POLICE PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCES, AND PREPARATION OF ACCIDENT REPORTS. IN THE EVENT SAID LOT OWNERS AND/OR OWNERS ASSOCIATION FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SUCH FACILITIES CONSTRUCTED, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE LOT OWNERS, SUCCESSORS AND ASSIGNS AND SHALL RUN WITHIN ALL LOTS WITH THIS SUBDIVISION.
- THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS ON COMMON LOT C101 FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION. NO FENCE OR OTHER BARRIER SHALL BE ERRECTED OR PERMITTED WITHIN OR ACROSS LOT C101.
- IT SHALL BE THE DUTY OF THE LOT OWNERS OF THE SUBDIVISION TO CONSTRUCT AND MAINTAIN ALL FACILITIES WITHIN A DRAINAGE EASEMENT AT THEIR COST. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE DRAINAGE FACILITIES WITHIN THE DRAINAGE EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS WITHIN THE DRAINAGE EASEMENT. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED WITHIN A DRAINAGE EASEMENT. THE LOT OWNERS SHALL KEEP THE PORTION DRAINAGE EASEMENT TRAVERSING OR ADJACENT TO THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY MATERIALS WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER.

PD PLAN NOTE

THIS FINAL PLAT IS IN ACCORDANCE WITH COPPERSTONE CORNER PD PLAN APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL APRIL 20, 2023. (ORDINANCE #025347)

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 19, 2017.

BOUNDARY 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, 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 NORTHEAST CORNER OF SAID TRACT 1-A OF SURVEY RECORDED IN BOOK 2860, PAGE 59, ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 33, THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 1-A, S 01°23'45"W, 627.71 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 1-A; THENCE LEAVING SAID EAST LINE, WEST ALONG THE SOUTH LINE OF SAID TRACT 1-A, N 88°38'10"W, 289.76 FEET; THENCE LEAVING SAID SOUTH LINE, N 01°54'10"E, 599.73 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11904.64 FEET, AN ARC LENGTH OF 24.73 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 83°13'55"W, 24.73 FEET; THENCE N 83°10'20"W, 228.58 FEET; THENCE N 06°49'40"E, 55.00 FEET TO A POINT ON SAID NORTH SECTION LINE; THENCE EAST ALONG SAID NORTH SECTION LINE, S 83°10'20"E, 533.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.54 ACRES.

KNOW ALL MEN BY THESE PRESENTS

CAPITAL LAND INVESTMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, HAS 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, FIBER, CABLE TELEVISION, AND STORMWATER) 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 IMPROVEMENT OTHER THAN ASPHALT PAVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS; PROVIDED, HOWEVER, SOME PORTION(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

THE ENTIRETY OF COMMON LOT C101 IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.

THE ENTIRETY OF COMMON LOT C101 IS HEREBY DEDICATED AS A DRAINAGE EASEMENT AND IN ADDITION, THE AREAS SHOWN ON THE PLAT AS "DRAINAGE EASEMENT" ARE HEREBY DEDICATED AS A PERPETUAL DRAINAGE EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORMWATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES, INCLUDING THE INSTALLATION, CONSTRUCTION, INSPECTION, REPLACEMENT, RECONSTRUCTION, ENLARGEMENT, REMOVAL, REPAIR, CLEANING AND MAINTENANCE OF SUCH FACILITIES, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID DRAINAGE EASEMENT 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 THE DRAINAGE EASEMENT. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO THE DRAINAGE EASEMENT.

ADDITIONAL RIGHT-OF-WAY FOR VAWTER SCHOOL ROAD IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS ON COMMON LOT C101 FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION. SUCH INGRESS/EGRESS EASEMENT AND PRIVATE STREET DESIGNATED AS CAPITAL DRIVE AND/OR FRONTGATE LANE MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS AND FOR THE CITY EMERGENCY SERVICES, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE. ALONG, UPON AND ACROSS SAID PREMISES WITH THE RIGHT AND PRIVILEGE OF ACCESS AT ALL TIMES. THE OWNER COVENANTS AND AGREES IT SHALL CONSTRUCT WITHIN THE PRIVATE STREET AN ACCESS ROAD THAT MEETS OR EXCEEDS THE REQUIREMENTS OF A FIRE APPARATUS ACCESS ROAD IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT IT SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY CODE REQUIREMENTS. THE UNDERSIGNED COVENANTS AND AGREES THAT IT SHALL CONSTRUCT WITHIN THE PRIVATE STREET A SIDEWALK ALONG BOTH SIDES OF THE ACCESS ROAD IN ACCORDANCE WITH CITY STANDARDS AND SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES. THE ACCESS ROAD AND SIDEWALKS WITHIN THE PRIVATE STREET SHALL BE KEPT FREE OF OBSTRUCTIONS.

IN WITNESS WHEREOF, CAPITAL LAND INVESTMENT LLC HAS PRESENTS TO BE SIGNED.

CAPITAL LAND INVESTMENT LLC BY:

EDWARD WELSH, PRESIDENT, CAPITAL HOLDING GROUP, INC., BEING THE SOLE MEMBER OF CAPITAL LAND INVESTMENT LLC

STATE OF MISSOURI } SS
COUNTY OF Cole

ON THIS 14th DAY OF June, IN THE YEAR OF 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, EDWARD WELSH, 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.

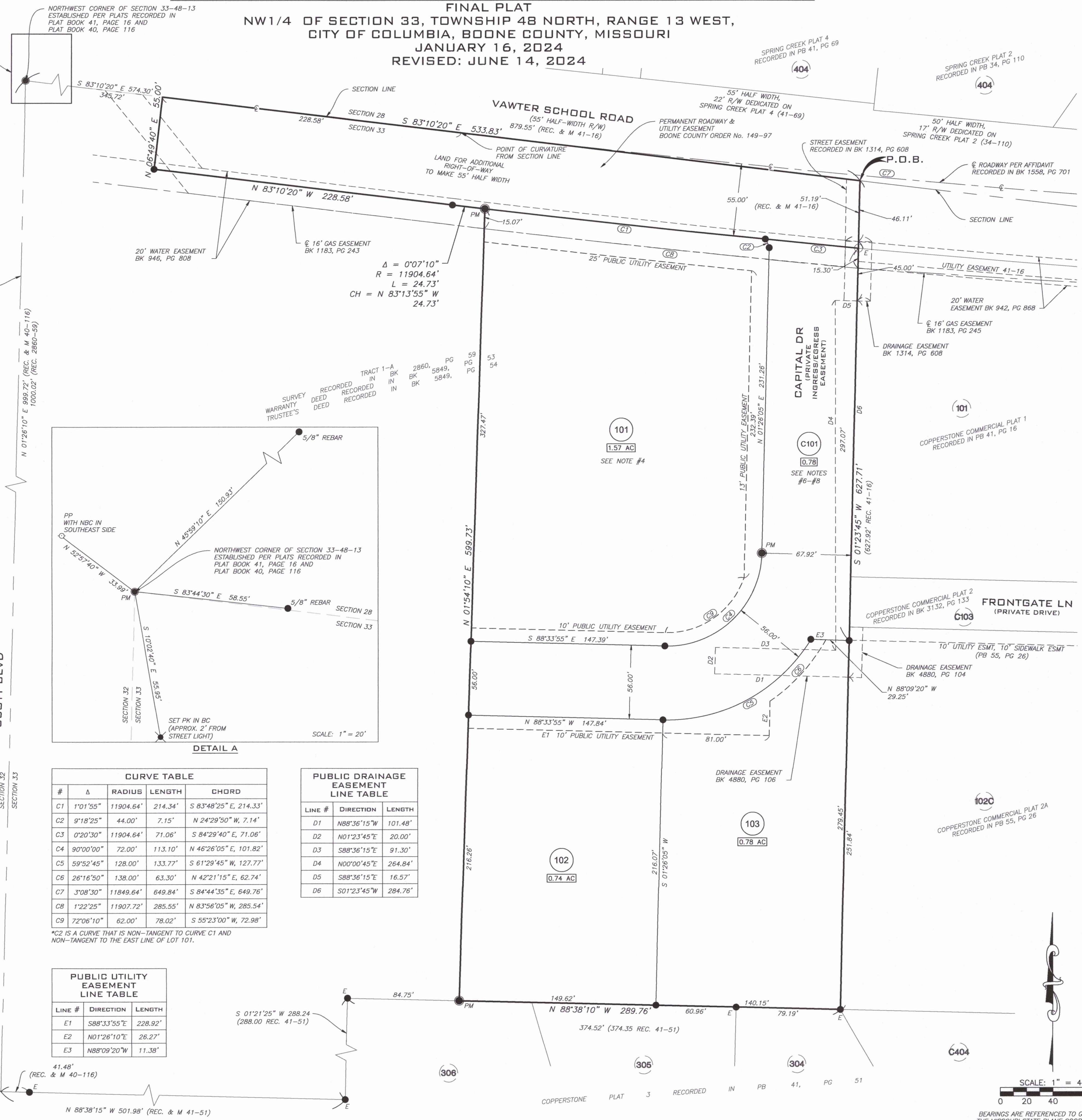
Katie Johnson, NOTARY PUBLIC (PRINT)

Katie Johnson
Notary Public, Notary Seal
State of Missouri
Cole County
Commission # 23033078
My Commission Expires 05-02-2027

MY COMMISSION EXPIRES: 5/2/27

COPPERSTONE CORNER PLAT 1

FINAL PLAT
NW1/4 OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 16, 2024
REVISED: JUNE 14, 2024



- LEGEND**
- 1/2" IRON PIPE W/ CAP #2001066115 (SET UNLESS OTHERWISE NOTED)
 - S SET
 - E EXISTING
 - (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
 - NBC NAILED BOTTLE CAP
 - ACRES ACRES
 - ESMT EASEMENT
 - R/W RIGHT-OF-WAY
 - C&G CURB & GUTTER
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE
 - P.O.B. POINT OF BEGINNING
 - PLATTED LOT LINE
 - - - EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT IN DECEMBER, 2023 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, INC.
CORPORATE NUMBER 2001006115

JAY GEBHARDT, L.S. 2001001909
MO LAND SURVEYOR

DATE: JUNE 14, 2024

A CIVIL GROUP, LLC
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

COPPERSTONE CORNER PLAT 1
NW1/4 S 33, T 48N, R 13W COLUMBIA, MISSOURI
JOB# CAL23-01

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 14th DAY OF June, 2024.

Kristine N. Holst
NOTARY PUBLIC SIGNATURE
Kristine N. Holst
PRINTED NAME
12-21-2025
MY COMMISSION EXPIRES

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE # _____

ON THE _____ DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

CURVE TABLE

#	Δ	RADIUS	LENGTH	CHORD
C1	0°11'55"	11904.64'	214.34'	S 83°48'25" E, 214.33'
C2	9°18'25"	44.00'	7.15'	N 24°29'50" W, 7.14'
C3	0°20'30"	11904.64'	71.06'	S 84°29'40" E, 71.06'
C4	90°00'00"	72.00'	113.10'	N 46°26'05" E, 101.82'
C5	59°52'45"	128.00'	133.77'	S 61°29'45" W, 127.77'
C6	26°16'50"	138.00'	63.30'	N 42°21'15" E, 62.74'
C7	3°08'30"	11849.64'	649.84'	S 84°44'35" E, 649.76'
C8	1°22'25"	11907.72'	285.55'	N 83°56'05" W, 285.54'
C9	72°06'10"	62.00'	78.02'	S 55°23'00" W, 72.98'

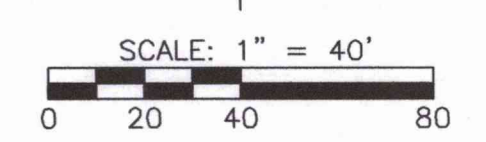
PUBLIC DRAINAGE EASEMENT LINE TABLE

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'
D6	S01°23'45"W	284.76'

PUBLIC UTILITY EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
E1	S88°33'55"E	228.92'
E2	N01°26'10"E	26.27'
E3	N88°09'20"W	11.38'

*C2 IS A CURVE THAT IS NON-TANGENT TO CURVE C1 AND NON-TANGENT TO THE EAST LINE OF LOT 101.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM MDS3(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK