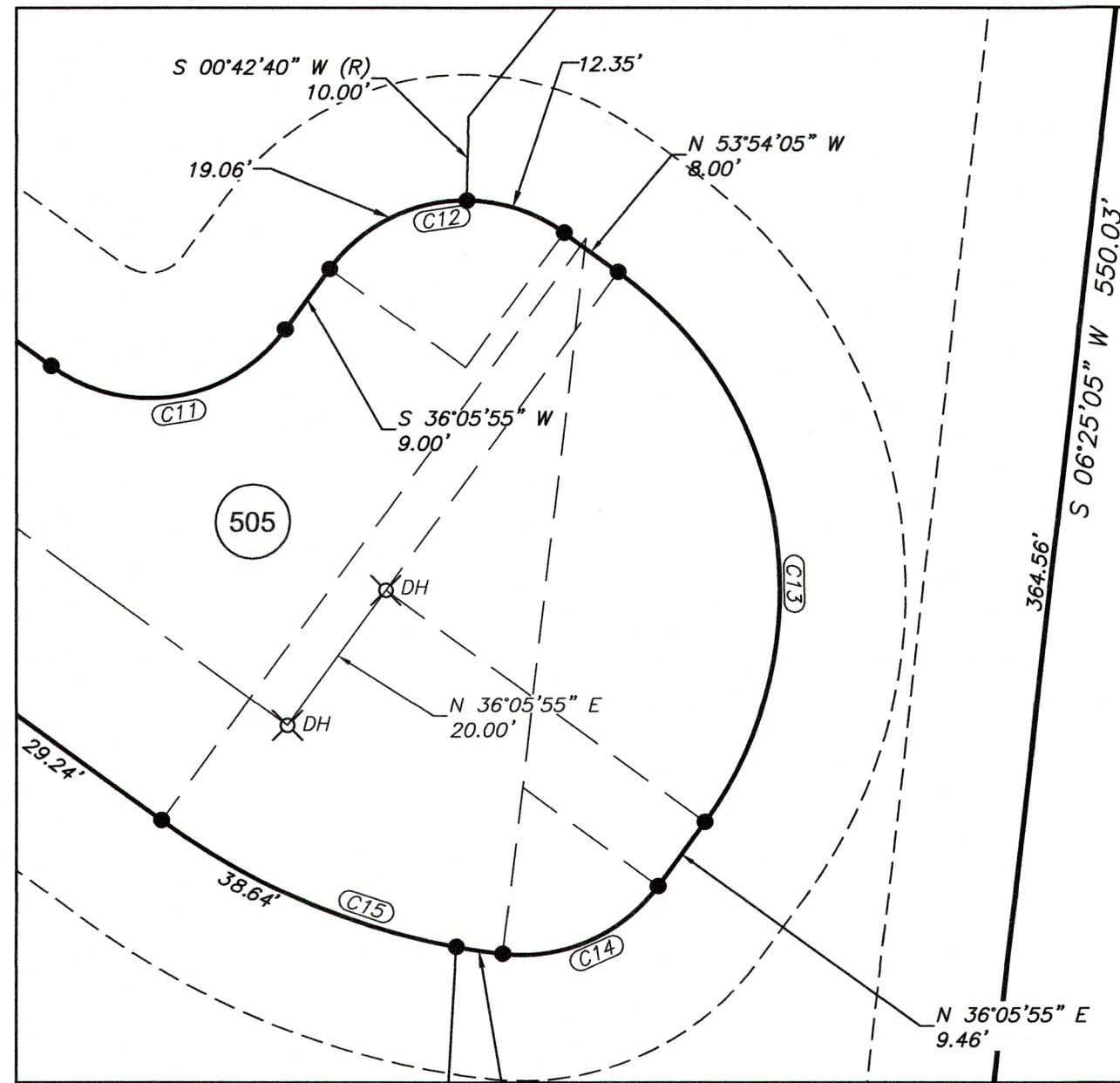


ARBOR FALLS PLAT No. 4

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

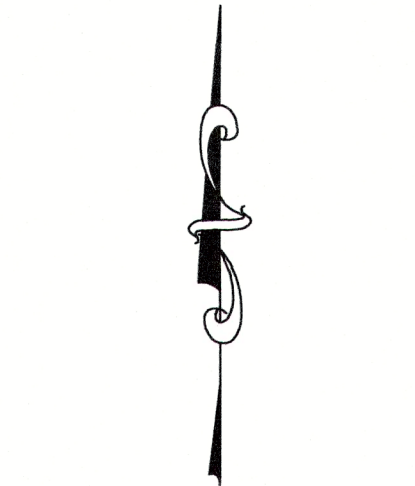


DETAIL

SCALE: 1" = 20'

NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 20.30-16.040 (2)(A).
- LOT 437 SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO PERGOLA DRIVE.
- THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4 CITY OF COLUMBIA CODE OF ORDINANCES. THIS REQUIREMENT IS LOCATED ALONG THE SOUTH RIGHT-OF-WAY OF PERGOLA DRIVE.
- A 10 FOOT WIDE EASEMENT FOR WALKING TRAILS/PEDWAYS HAS BEEN DEDICATED IN PLAT BOOK 40, PAGE 86 OF THE BOONE COUNTY RECORDS. SAID EASEMENT ORIGINALLY LIED NORTHERLY OF AND ADJACENT TO THE ROUTE WW RIGHT-OF-WAY.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ADJOINING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.
- EULISS DRIVE TERMINATES WITH THE LAST LOT FROM ARBOR FALLS PLAT 3, WEES MILLIGAN LANE BEGINS WITH THIS DEVELOPMENT FOR LOT 417 AND LOT 418.
- THERE ARE FIVE COMMON AREA LOTS (501, 502, 503, 504 & 505) WITH THIS PHASE OF ARBOR FALLS. COMMON AREA 502 & 505 CONTAIN THE PROPOSED PRIVATE STREETS.
- THE PRIVATE STREETS ON THIS PLAT ALSO CONSIST OF A UTILITY EASEMENT. A 15' UTILITY EASEMENT SHALL BE PLATTED ADJACENT TO BOTH SIDES OF THE PRIVATE STREETS.



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 MDOOT VRS NETWORK

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS ____ DAY OF _____, 2022.

BARBARA SUPPALLE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

ORDINANCE #

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
CITY OF COLUMBIA ORDINANCE 12A-232 (a)(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

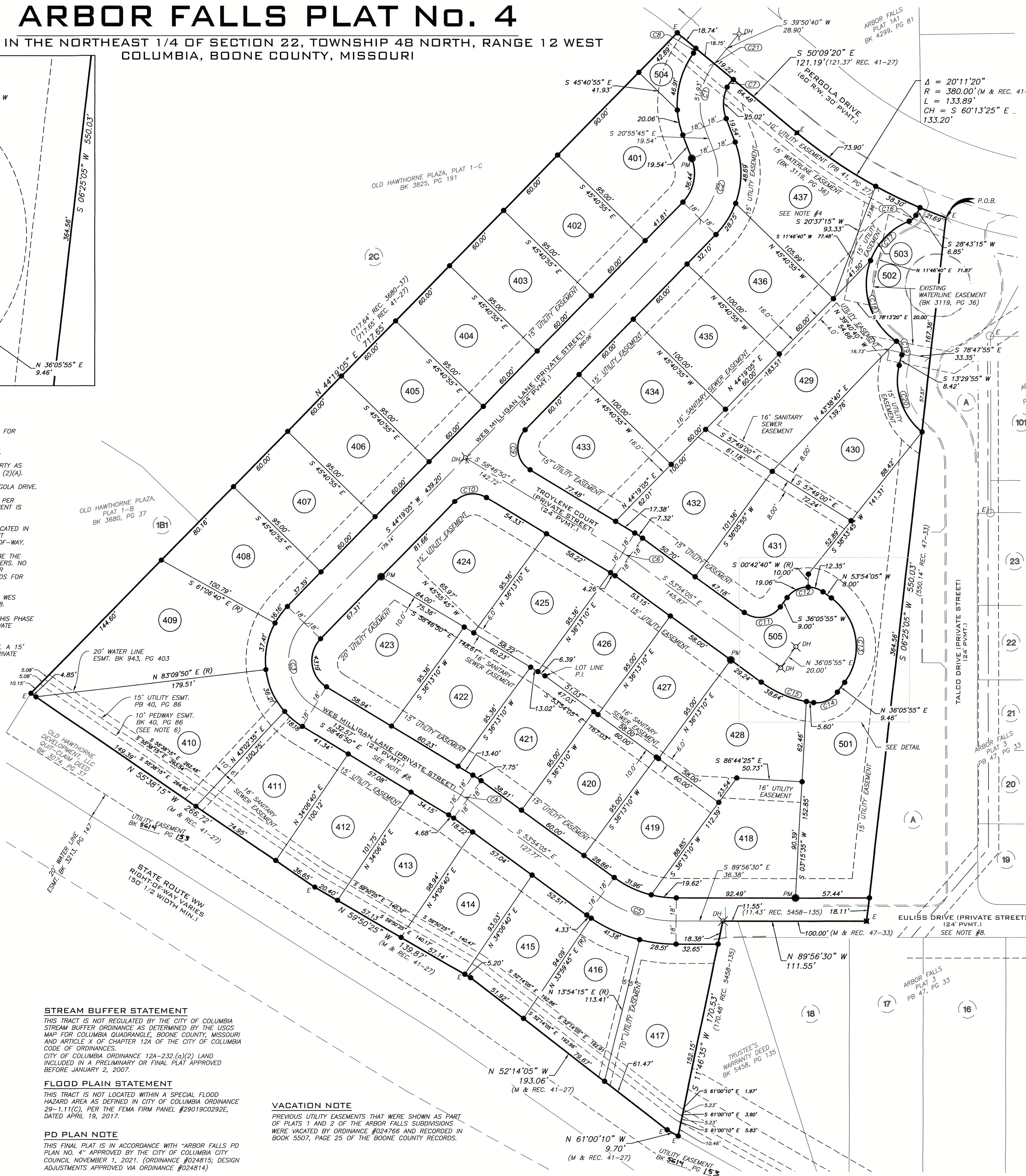
THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY OF COLUMBIA ORDINANCE 29-1.11(C), PER THE FEMA FIRM PANEL #29019C0292E, DATED APRIL 19, 2017.

PD PLAN NOTE

THIS FINAL PLAT IS IN ACCORDANCE WITH "ARBOR FALLS" PD PLAN NO. 4" APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL NOVEMBER 1, 2021, ORDINANCE #024815, DESIGN ADJUSTMENTS APPROVED VIA ORDINANCE #024814

VACATION NOTE

PREVIOUS UTILITY EASEMENTS THAT WERE SHOWN AS PART OF PLATS 1 AND 2 OF THE ARBOR FALLS SUBDIVISIONS WERE VACATED BY ORDINANCE #024766 AND RECORDED IN BOOK 5507, PAGE 25 OF THE BOONE COUNTY RECORDS.



LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS NOTED OTHERWISE)
- EXISTING
- SET
- MEASURED
- RECORD
- DRILL HOLE W/ CHISELED "X" (EXISTING)
- DRILL HOLE W/ CHISELED "X" (SET)
- IRON PIPE 1/2" UNLESS NOTED OTHERWISE
- PERMANENT MONUMENT
- RADIAL LINE
- SQUARE FEET
- CURVE NUMBER
- CENTERLINE
- PLAT BOOK
- BOOK
- PAGE
- EASEMENT
- P.O.B. POINT OF BEGINNING
- DH DRILL HOLE
- P.I. POINT OF INTERSECTION

0.000

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

CT

#	Δ	RADIUS	LENGTH	CHORD
C1	60°46'25"	50.00	53.03	S 09°27'30" W, 50.58'
C2	65°14'50"	50.00	56.94	S 11°41'40" W, 53.91'
C3	103°05'55"	42.00	75.58	S 07°13'50" E, 65.78'
C4	4°52'45"	73.00	6.22	S 56°20'25" E, 6.21'
C5	36°02'25"	100.00	62.90	S 71°55'15" E, 61.87'
C6	4°52'45"	68.00	5.79	S 56°20'25" E, 5.79'
C7	31°56'45"	14.00	7.81	N 39°50'40" E, 7.71'
C8	17°05'40"	14.00	4.18	S 26°56'50" W, 4.16'
C9	103°05'55"	20.00	35.99	S 07°13'50" E, 31.33'
C10	76°54'05"	20.00	26.84	N 82°46'10" E, 24.87'
C11	90°00'00"	20.00	31.42	S 81°05'55" W, 28.28'
C12	90°00'00"	20.00	31.42	N 81°05'55" E, 28.28'
C13	90°00'00"	47.00	73.83	S 08°54'05" E, 66.47'
C14	60°31'25"	20.00	21.13	N 66°21'35" E, 20.16'
C15	29°28'35"	86.00	44.24	N 68°38'25" W, 43.76'
C16	39°34'35"	10.00	6.91	N 48°30'30" E, 6.77'
C17	47°34'30"	53.00	44.01	S 44°30'35" W, 42.75'
C18	76°50'10"	53.00	71.08	S 17°41'45" E, 65.87'
C19	69°36'45"	10.00	12.15	S 21°18'25" E, 11.42'
C20	64°41'10"	51.00	57.58	S 18°50'40" E, 54.57'
C21	1°15'45"	50.00	1.10	N 39°12'50" E, 1.10'

PROPERTY DESCRIPTION

NINE (9) TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 109, 110, 111, 112, 113, 114 AND 115 OF ARBOR FALLS PLAT 1 AS RECORDED IN PLAT BOOK 40, PAGE 118; ALL OF LOT C9C OF ARBOR FALLS PLAT NO. 2 AS RECORDED IN PLAT BOOK 41, PAGE 27, AND LOT C9D OF ARBOR FALLS PLAT NO. 2 AS RECORDED IN PLAT BOOK 41, PAGE 27, EXCEPT THAT PART PLATTED AS ARBOR FALLS PLAT THREE (3), AS RECORDED IN PLAT BOOK 47, PAGE 33, ALSO EXCEPT THAT PART CONVEYED TO LINDA A. RICKETTS, TRUSTEE OF THE LINDA RICKETTS REVOCABLE TRUST DATED FEBRUARY 28, 2005, BY WARRANTY DEED DATED MAY 1, 2018 AND RECORDED IN BOOK 4886, PAGE 102; ALL RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF ARBOR FALLS, PLAT NO. 3 AS RECORDED IN PLAT BOOK 47, PAGE 33, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PERGOLA DRIVE, THENCE ALONG A WESTERLY LINE OF SAID LOT A, S 06°25'05" W, 550.03 FEET; THENCE N 89°56'30" W, 111.55 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4886, PAGE 102; THENCE S 11°46'35" W, 170.53 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3074, PAGE 37 AND THE SOUTHERLY LINE OF ARBOR FALLS PLAT 2 AS RECORDED IN PLAT BOOK 41, PAGE 27; THENCE ALONG THE NORTH LINE OF SAID QUIT-CLAIM DEED AND SAID SOUTHERLY LINE OF ARBOR FALLS PLAT 2 FOR THE FOLLOWING FOUR (4) CALLS: N 61°00'10" W, 9.70 FEET; THENCE N 52°14'05" W, 193.06 FEET; THENCE N 59°50'25" W, 139.87 FEET; THENCE N 55°38'15" W, 266.72 FEET; THENCE LEAVING SAID NORTH LINE AND SOUTHERLY LINE ALONG THE WESTERLY LINE OF SAID ARBOR FALLS PLAT 2, N 44°19'05" E, 717.65 FEET TO THE NORTH LINE OF SAID ARBOR FALLS PLAT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE FOR PERGOLA DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) CALLS: S 80°09'20" E, 121.19 FEET; THENCE ALONG A 380.00-FOOT RADIUS CURVE TO THE LEFT, 133.89 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 60°13'25" E, 133.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.49 ACRES.

KNOW ALL MEN BY THESE PRESENTS

LIFESTYLE DEVELOPMENT, INC., A MISSOURI CORPORATION, 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, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID LIFESTYLE DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED.

LIFESTYLE DEVELOPMENT, INC.

Don Stohldrier
DON STOHLDRIER, PRESIDENT

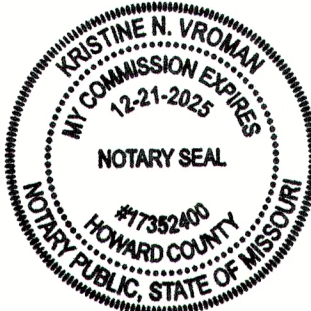
STATE OF Missouri

COUNTY OF Boone } SS

ON THIS 8th DAY OF March, IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DON STOHLDRIER, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE PRESIDENT OF LIFESTYLE DEVELOPMENT, INC., AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID CORPORATION 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 CORPORATION 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.

Kristine N. Vroman
NOTARY PUBLIC



CERTIFICATION

I HEREBY CERTIFY THAT IN DECEMBER, 2021 I COMPLETED A SURVEY FOR LIFESTYLE DEVELOPMENT, INC., 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

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

DATE: 3/8/22

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 8th DAY OF March, 2022.

Kristine N. Vroman
KRISTINE N. VROMAN
NOTARY PUBLIC, MY COMMISSION
EXPIRES DECEMBER 21, 2025.

A MAJOR SUBDIVISION FINAL PLAT
ARBOR FALLS PLAT No. 4
COLUMBIA, MISSOURI