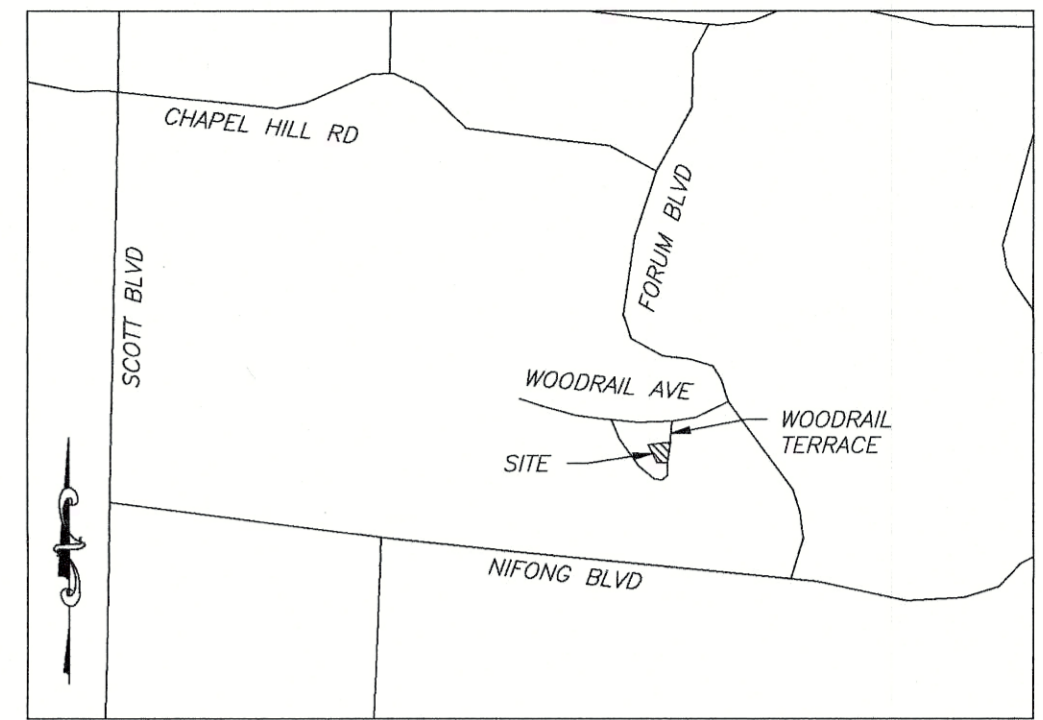


# WOODRAIL TERRACE PLAT 2

A REPLAT OF LOT 104 OF WOODRAIL TERRACE PLAT 1 &  
LOT 13A OF WOODRAIL PLAT 13  
SW 1/4 OF SECTION 26 AND SE 1/4 OF SECTION 27, ALL IN T48N,  
R13W, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
JANUARY 26, 2026



LOCATION MAP  
NOT TO SCALE

## KNOW ALL MEN BY THESE PRESENTS

WOODROW J. SIMMONS AND DONNA S. SIMMONS JOINT REVOCABLE LIVING TRUST U/A/D SEPTEMBER 9, 2021, BEING SOLE OWNER OF A PORTION 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 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.

IN WITNESS WHEREOF, THE SAID WOODROW J. SIMMONS AND DONNA S. SIMMONS JOINT REVOCABLE LIVING TRUST U/A/D SEPTEMBER 9, 2021 HAS CAUSED THESE PRESENTS TO BE SIGNED.

*Woodrow J. Simmons*  
WOODROW J. SIMMONS, TRUSTEE

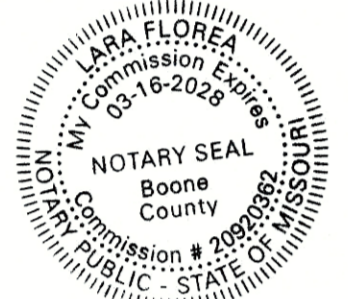
*Donna S. Simmons*  
DONNA S. SIMMONS, TRUSTEE

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 7<sup>th</sup> DAY OF April, IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, WOODROW J. SIMMONS AND DONNA S. SIMMONS, TRUSTEES TO THE WOODROW J. SIMMONS AND DONNA S. SIMMONS JOINT REVOCABLE LIVING TRUST U/A/D SEPTEMBER 9, 2021, TO ME KNOWN, WHO BY HIS DULY SWORN, DID SAY THEY ARE THE TRUSTEES OF SAID TRACT AND THAT SHE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HER FREE ACT AND THE FREE ACT AND DEED OF SAID TRUST.

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

*Lara Flores*  
LARA FLORES, NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/16/28



## KNOW ALL MEN BY THESE PRESENTS

SOUTHSIDE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF A PORTION 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 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.

IN WITNESS WHEREOF, THE SAID SOUTHSIDE DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

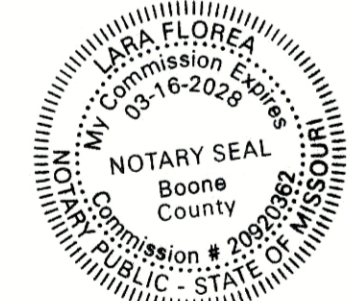
SOUTHSIDE DEVELOPMENT, LLC  
*Travis H. McGee*  
TRAVIS H. MCGEE, MANAGER

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 6<sup>th</sup> DAY OF April, IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, TRAVIS H. MCGEE, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS THE MANAGER OF SOUTHSIDE DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, 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 LIMITED LIABILITY COMPANY 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.

*Lara Flores*  
LARA FLORES, NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/16/28



### LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC. XX-XX) RECORD PER (PLAT BOOK-PAGE)
- IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB REBAR
- PERMANENT MONUMENT
- P.O.B. POINT OF BEGINNING
- 0,000 SQUARE FOOTAGE

### STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

### 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 #29019C0287E, DATED APRIL 19, 2017.

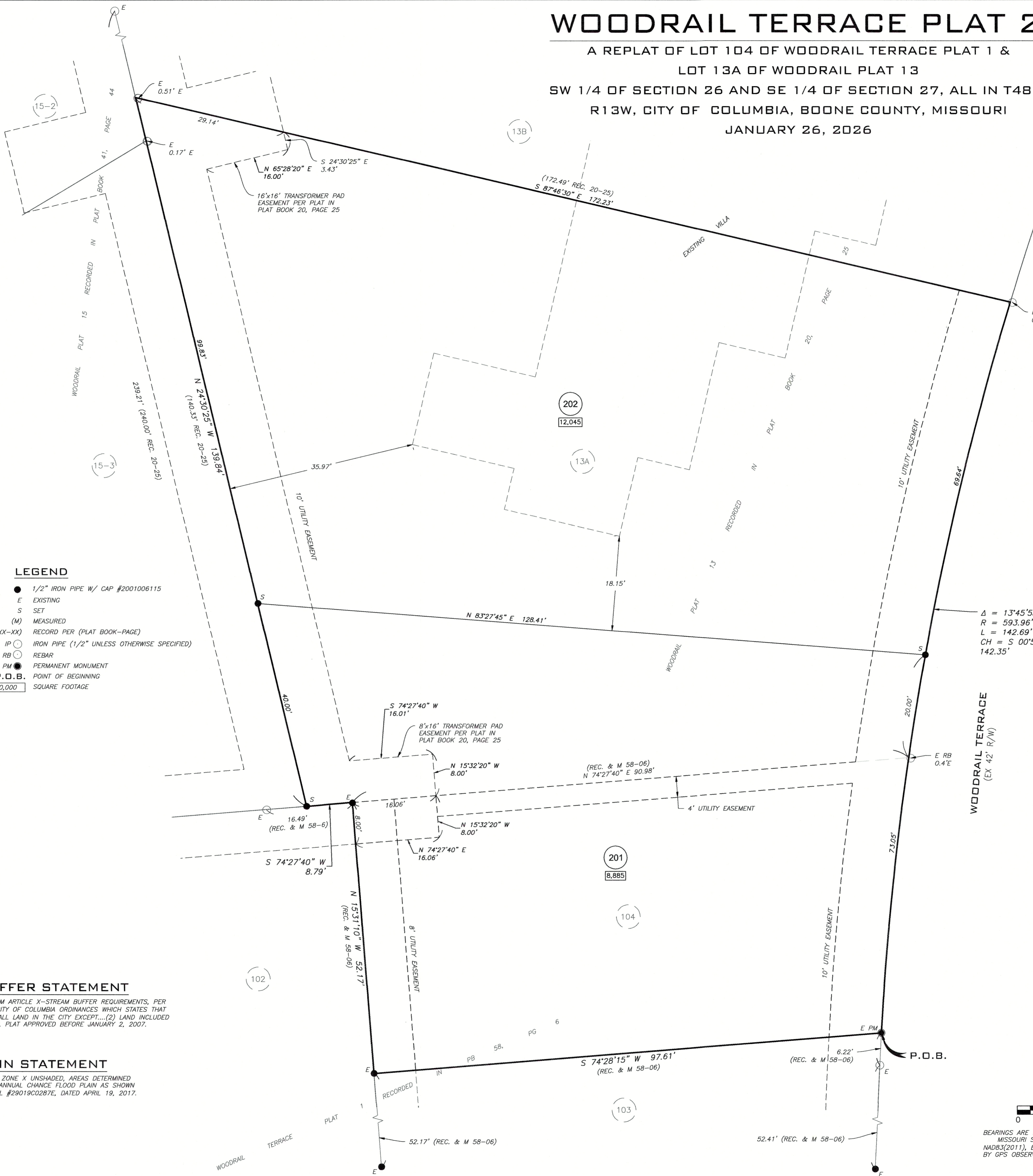
APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BARBARA BUFFALO, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

\_\_\_\_\_



### NOTES

1. A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
2. 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).
3. SOURCE DEEDS FOR THIS SURVEY INCLUDE: WARRANTY DEED RECORDED IN BOOK 5502, PAGE 86, WARRANTY DEED RECORDED IN BOOK 6114, PAGE 93 & TRUSTEES DEED RECORDED IN BOOK 5730, PAGE 185.
4. ALL CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
5. ALL MONUMENTS SHALL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS FOLLOWING APPROVAL OF THIS PLAT, WHICHEVER OCCURS FIRST.
6. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

### PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST, AND IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY MISSOURI, AND BEING ALL OF LOT 104 OF WOODRAIL TERRACE PLAT 1 RECORDED IN PLAT BOOK 58, PAGE 6, AND LOT 13A OF WOODRAIL PLAT 13 RECORDED IN PLAT BOOK 20, PAGE 25, ALL BEING OF THE RECORDS OF BOONE COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 104, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOODRAIL TERRACE; THENCE ALONG THE SOUTH LINE OF SAID LOT 104 S 74°28'15" W, 97.61 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 104 N 15°31'10" W, 52.17 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 13A S 74°27'20" W, 8.79 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 13A N 24°30'25" W, 139.84 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 13A S 87°46'30" E, 172.23 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOODRAIL TERRACE; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 583.96 FEET, AN ARC LENGTH OF 142.69 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 00°57'30" E, 142.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES.

### CERTIFICATION

I HEREBY CERTIFY THAT IN JANUARY 2026, I COMPLETED A SURVEY FOR THM CONSTRUCTION, LLC, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY SURVEYS.

SURVEY AND PLAT BY  
A CIVIL GROUP, LLC  
CORPORATE NUMBER 2001006115

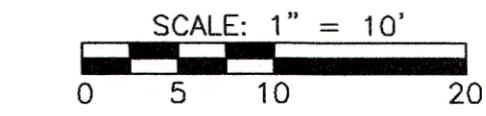
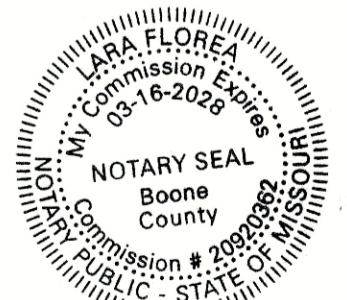
*Jay Gebhardt*  
JAY GEBHARDT LIS: 2001001909  
MO LAND SURVEYOR  
DATE: JANUARY 26, 2026

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  
**WOODRAIL TERRACE PLAT 2**  
SW 1/4 OF S 26 & SE 1/4 OF S 27, T 48N, R 13W  
3407 WOODRAIL TERRACE, COLUMBIA, MISSOURI

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME  
THIS 26<sup>th</sup> DAY OF January, 2026.  
*Lara Flores*  
LARA FLORES, NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/16/28



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