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

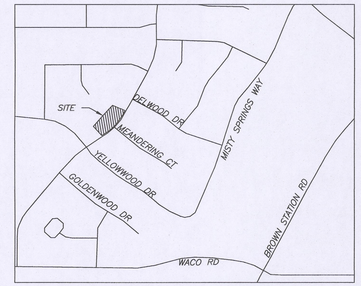
THE VILLAGES AT ARBOR POINTE PLAT 7

FINAL PLAT

A REPLAT OF LOT 448 OF THE VILLAGES AT ARBOR POINTE PLAT 4
LOCATED IN THE EAST 1/2 OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST
BOONE COUNTY, MISSOURI
FEBRURARY 13, 2023

LEGEND

- ● 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- (M) MEASURED
- (REC) RECORD
- DH DRILL HOLE W/ CHISELED "X" AND PK NAIL
- IP IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
- RB REBAR
- NAIL
- X.XX AC ACRES
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING



LOCATION MAP
NOT TO SCALE

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 SURVEY, WARRANTY DEED RECORDED IN BOOK 4365, PAGE 175 & TRUSTEES DEED RECORDED IN BOOK 4128, PAGE 42.
4. SQUARE FOOTAGES ARE CALCULATED VALUES AND NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
5. ONLY ONE DRIVEWAY WILL BE ALLOWED ONTO ARBOR POINTE PARKWAY.
6. TOTAL TRACT AREA = 0.70 ACRES.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0170E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS 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. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

THIS PLAT APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #_____ ON THE _____ DAY OF _____, 2023.

_____
BARBARA BUFFALOE, MAYOR

ATTEST:

_____
SHEELA AMIN, CITY CLERK

KNOWN 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 DEVELPMENT INC., HAS CAUSED THESE PRESENTS TO BE SIGNED.

BY: _____
DON STOHLDRIER, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 6th DAY OF April, IN THE YEAR 2023, BEFORE ME, KRISTINE N. VROMAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON STOHLDRIER, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT, WHO BEING BY ME DULY SWORN,

ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

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

Kristine N. Vroman
KRISTINE N. VROMAN, NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 21, 2025

KRISTINE N. VROMAN
MY COMMISSION EXPIRES
12-21-2025
NOTARY SEAL
#17352405
HOWARD COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AND DESCRIBED AS LOT 448 OF THE VILLAGES AT ARBOR POINTE PLAT 4, RECORDED IN PLAT BOOK 54, PAGE 35 BEING OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 448, THENCE S 28°49'45" W, 29.83 FEET; THENCE ALONG A 467.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A DISTANCE OF 222.34 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 42°28'10" W, 220.25 FEET; THENCE S 56°06'30" W, 31.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 448, THENCE N 40°22'25" W, 105.71 FEET TO THE WEST CORNER OF SAID LOT, THENCE N 41°57'35"E 228.29 FEET TO THE NORTH CORNER OF SAID LOT 702, THENCE ALONG THE NORTH EAST LINE OF SAID LOT, S 67°03'20" E, 113.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.70 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN JUNE 2022, 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

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

DATE: APRIL 5, 2023

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER LS-2001001909
REGISTERED LAND SURVEYOR

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

ARBOR POINTE PLAT 7

5818 SCREAMING EAGLE LN., COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 5th DAY OF April, 2023.

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

KRISTINE N. VROMAN
MY COMMISSION EXPIRES
12-21-2025
NOTARY SEAL
#17352405
HOWARD COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

SCALE: 1" = 20'
0 10 20 40

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

X:\Project Stohldrier\ARBOR POINTE PHASE 4\Arbor Pointe Phz 4 Plat 7 Divide Lot\DRAWINGS\Lot 448 Arbor Pointe Plat 4 Concept.dwg FINAL PLAT