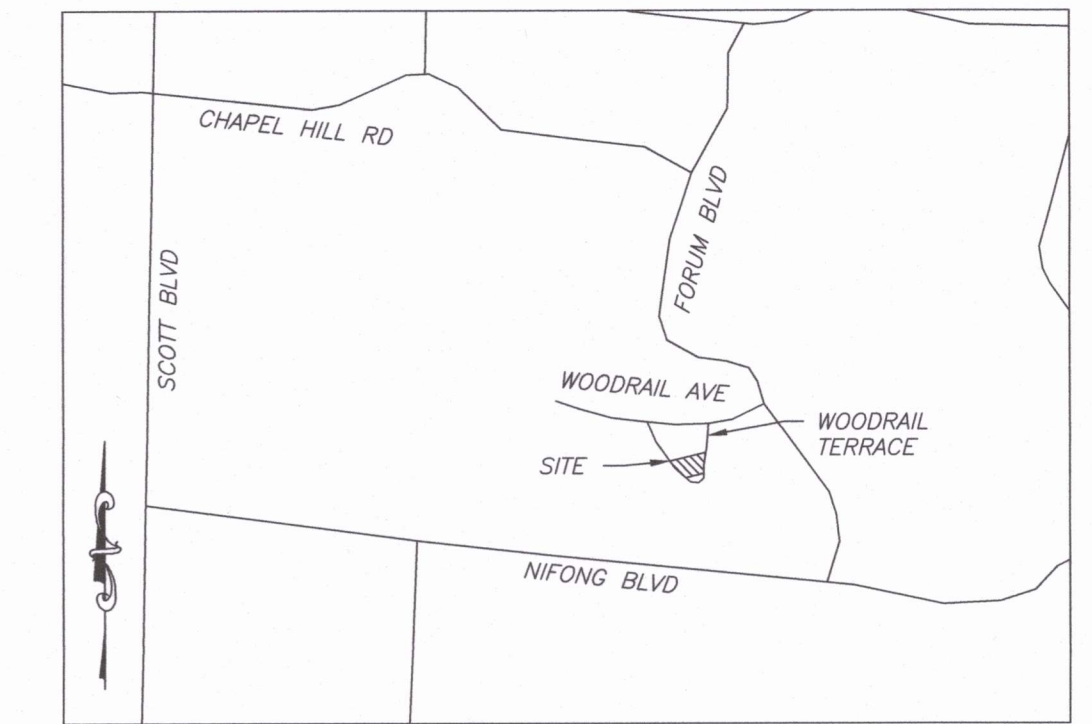


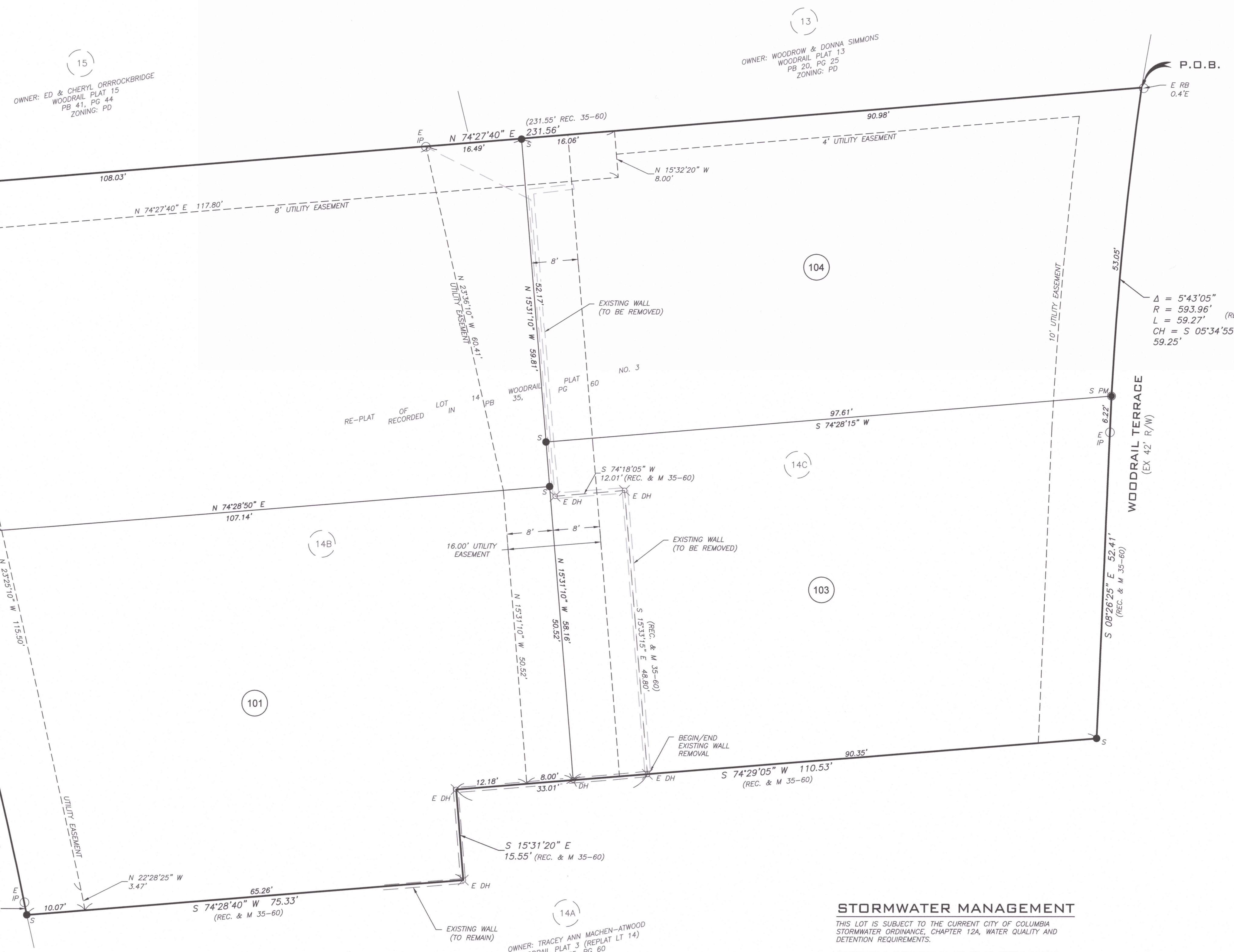
WOODRAIL TERRACE PLAT 1

A REPLAT OF LOTS 14B AND 14C OF WOODRAIL SD PLAT 3
SW 1/4 OF SECTION 26 AND SE 1/4 OF SECTION 27, ALL IN T48N,
R13W, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 11, 2023

- LEGEND**
- 1/2" IRON PIPE W/ CAP #2001006115
 - E EXISTING
 - S SET
 - (M) MEASURED
 - (REC.) RECORD PER (PLAT BOOK-PAGE)
 - DH (X) DRILL HOLE W/ CHISELED "X" AND PK NAIL
 - IP ○ IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
 - RB ○ REBAR
 - PM ● PERMANENT MONUMENT
 - R/W RIGHT-OF-WAY
 - ℄ CENTERLINE
 - P.O.B. POINT OF BEGINNING
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE
 - ESMT EASEMENT
 - XX-XX PLAT BOOK AND PAGE REFERENCE



LOCATION MAP
NOT TO SCALE



$\Delta = 12'15'50''$
 $R = 593.97'$
 $L = 127.17'$
 $CH = N 28'36'20'' W 126.90'$

$\Delta = 5'43'05''$
 $R = 593.96'$
 $L = 59.27'$
 $CH = S 05'34'55'' E 59.25'$

- NOTES**
- 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 2030-16.040 (2)(A).
 - SOURCE DEEDS FOR THIS SURVEY INCLUDE: TRUSTEE'S DEED RECORDED IN BOOK 5730, PAGE 185
 - ALL CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
 - ALL MONUMENTS SHALL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS FOLLOWING APPROVAL OF THIS PLAT, WHICHEVER OCCURS FIRST.

PROPERTY DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST, AND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY MISSOURI, AND BEING SHOWN AS LOTS 14B AND 14C OF A REPLAT OF LOT 14 OF WOODRAIL PLAT NO. 3 RECORDED IN PLAT BOOK 35, PAGE 60, ALL BEING OF THE BOONE COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 14C, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOODRAIL TERRACE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 593.96 FEET, AN ARC LENGTH OF 59.27 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 05'34'55" E, 59.25 FEET; THENCE S 08'26'25" E, 52.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14C; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, WEST ALONG THE SOUTH LINE OF SAID LOTS 14B & 14C S 74'29'05" W, 110.53 FEET; THENCE S 15'31'20" E, 15.55 FEET; THENCE S 74'28'40" W, 75.33 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14B, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF WOODRAIL TERRACE; THENCE LEAVING SAID SOUTH LINE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE N 22'28'25" W, 2.25 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 593.97 FEET, AN ARC LENGTH OF 127.17 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS N 28'36'20" W, 126.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 14B; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE EAST ALONG THE NORTH LINE OF SAID TRACTS 14B & 14C, N 74'27'40" E, 231.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.55 ACRES.

APPROVED BY THE CITY COUNCIL PURSUANT TO
ORDINANCE # _____
ON THE _____ DAY OF _____ 20____
BARBARA BUFFALO, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK

STORMWATER MANAGEMENT

THIS LOT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE, CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS.

EXCEPTIONS & EXEMPTIONS IN 12A-87 OF ARTICLE V APPLY TO THESE LOTS.

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.

KNOW ALL MEN BY THESE PRESENTS

SOUTHSIDE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, 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 SOUTHSIDE DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

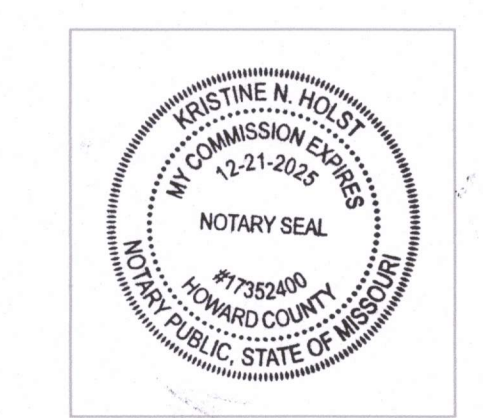
SOUTHSIDE DEVELOPMENT, LLC
DONALD E. HOWSER, JR., MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 21st DAY OF December IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DONALD E. HOWSER, JR., 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.

Kristine N. Holst
Kristine N. Holst, Notary Public
MY COMMISSION EXPIRES: 12-21-2025



CERTIFICATION

I HEREBY CERTIFY THAT IN MAY 2023, I COMPLETED A SURVEY FOR SOUTHSIDE DEVELOPMENT, LLC, 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: DECEMBER 21, 2023

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

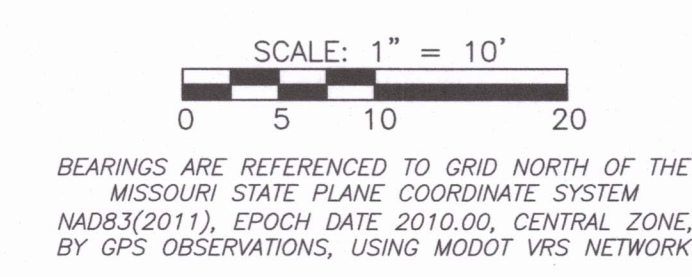
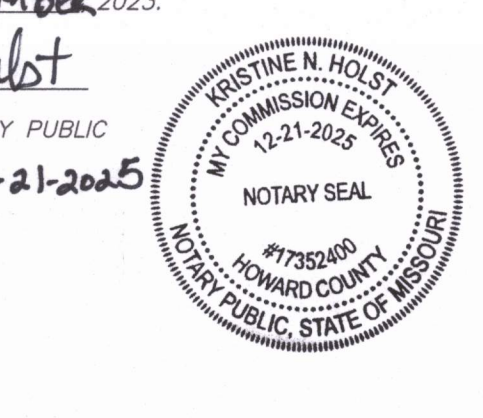
WOODRAIL TERRACE PLAT 1

3407 WOODRAIL TERRACE, COLUMBIA, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 21 DAY OF December, 2023.

Kristine N. Holst
Kristine N. Holst, Notary Public
MY COMMISSION EXPIRES: 12-21-2025



X:\Project\THMC - THM Investments\Woodrail Lots 14B & 14C from PD to R2 for Travis McGee\DWG\WOODRAIL Terrace Plat 1 - Final Plat.dwg FP-2023-09-11