

LEGEND:

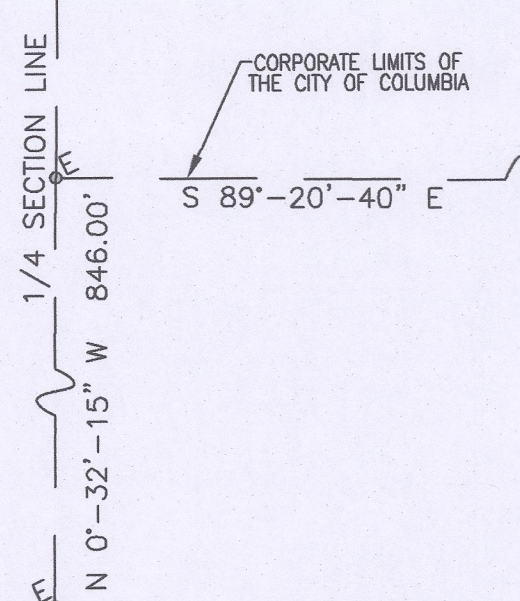
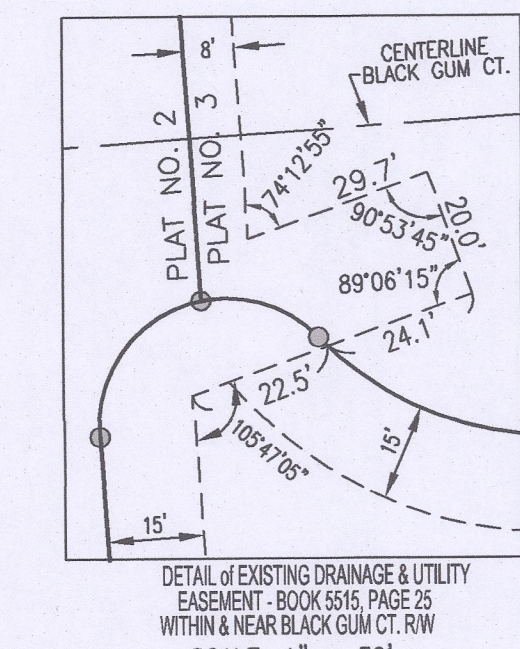
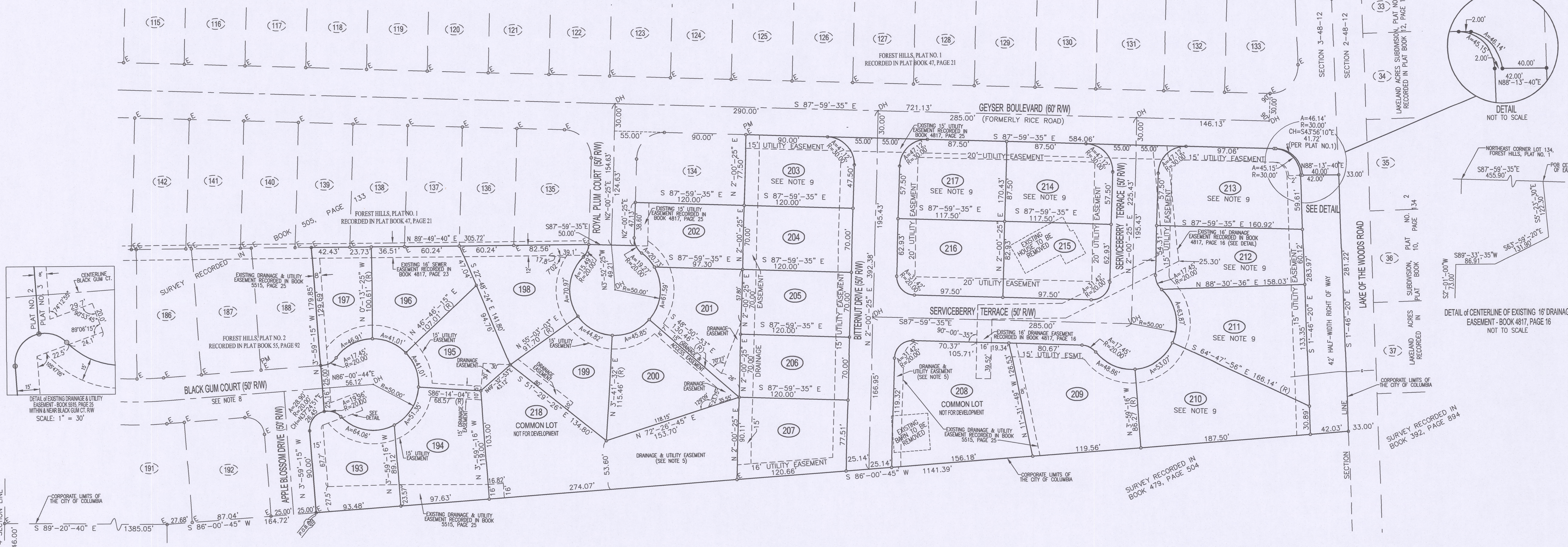
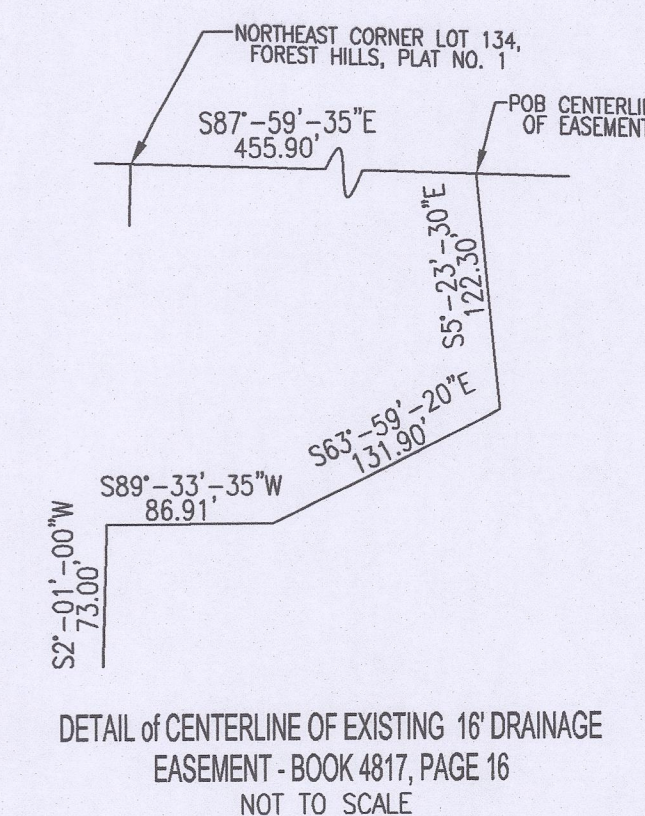
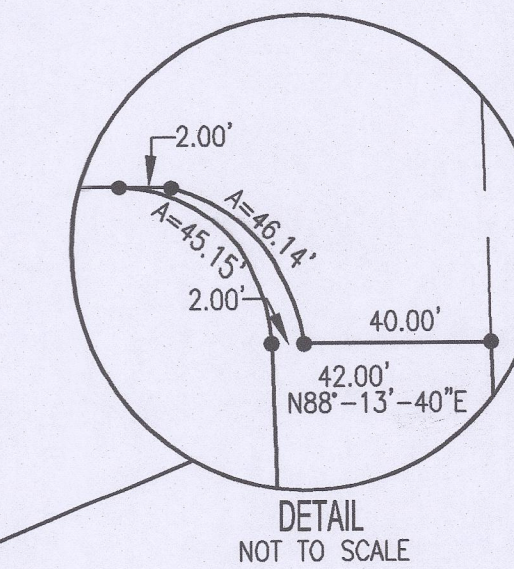
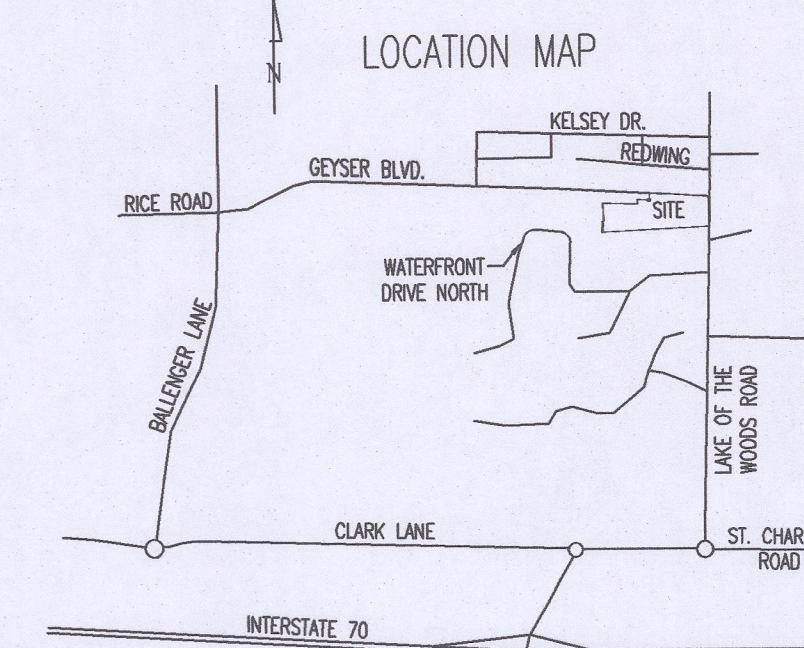
- E EXISTING
- SET IRON PIPE, UNLESS OTHERWISE SHOWN AS EXISTING
- DH SET DRILL HOLE
- PM SET PERMANENT MONUMENT
- (R) RADIAL
- A ARC
- CH CHORD
- R RADIUS
- P.O.B. POINT OF BEGINNING
- PRC POINT OF REVERSE CURVATURE
- R/W RIGHT-OF-WAY

FINAL PLAT
FOREST HILLS, PLAT NO. 3
A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 17, 2022

Notes:

- 1) The name, width, and location of all known easements have been shown on this survey. However this tract may be subject to easements, unknown to me, that are not shown on this survey.
- 2) Bearings are based on Forest Hills Subdivision Plat No. 1 recorded in plat book 47, page 21.
- 3) This tract is located within Zone X unshaded, areas determined to be outside of the 0.2% annual chance floodplain as shown on the FEMA F.I.R.M. panel 29019C0305E dated April 19, 2017.
- 4) This tract of land may be subject to a water line easement recorded in book 410, page 690.
- 5) The ownership of Lots 208 and 218 will be transferred to the Homeowners' Association. The entire lots will be drainage and utility easements for the operation and maintenance of the detention/bioretention basin, existing vegetation preservation area for water quality treatment, wetland preservation and utility crossings as necessary.

- 6) In the surveyor's opinion, there is no material difference between the record and measured dimensions.
- 7) Royal Plum Drive was renamed to Royal Plum Court and Blackgum Court when the preliminary plat was revised and the appropriate petition filed with the City Council.
- 8) All lots are regulated by the stream buffer requirements in Section 12A-230, Article X of the City of Columbia Code of Ordinances. There are no regulated streams on this final plat area per the Columbia USGS Quadrangle Map.
- 9) Lots with frontage on Geyser Boulevard and/or Lake of the Woods Road (#203, 210, 211, 212, 213, 214 and 217) shall have no direct driveway access to either of these streets.



CENTER OF SECTION 3, T48N, R12W PER SURVEYS RECORDED IN BOOK 453, PAGE 559, IN BOOK 470, PAGE 178, IN BOOK 494, PAGE 823, AND IN BOOK 505, PAGE 133

A tract of land in the northeast 1/4 of Section 3, Township 48 North, Range 12 West, Columbia, Boone County, Missouri. Said tract of land, being in the southeast part of that land described by Warranty Deed recorded in book 4715, page 61 and being part of that land shown by the survey recorded in book 505, page 133, both of the Boone County, Missouri records, is more particularly described as follows:

Starting at the center of Section 3, T48N, R12W; thence N0°-32'-15"W, along the west line of the northeast quarter of said Section, 846.00 feet to the southwest corner of a 35.17 acre tract shown by a survey recorded in book 505, page 133, being the southwest corner of Forest Hills, Plat No. 2; thence, following the lines of said Plat No. 2 and the south line of said 35.17 acre tract: S89°-20'-40"E 1385.05 feet; and N86°-00'-45"E 164.72 feet to the southeast corner of said subdivision plat, being the point of beginning.

From the point of beginning, leaving said south line and continuing along the lines of said Plat No. 2: N3°-59'-15"W to the PC of a curve having a radius of 20.00 feet; along said curve to the right, 28.90 feet (a chord N37°-24'-51"E 26.45 feet) to a point of non-tangency; N3°-59'-15"W 179.85 feet to the south line of Forest Hills, Plat No. 1; thence leaving the lines of said Plat No. 2 and following the southern lines of said Plat No. 1: N89°-49'-40"E 305.72 feet to the PC of a non-tangent curve; S87°-59'-35"E 50.00 feet; N2°-00'-25"E 47.13 feet; S87°-59'-35"E 120.00 feet; N2°-00'-25"E 77.50 feet; S87°-59'-35"E 584.06 feet to the PC of a curve having a radius of 30.00 feet; along said curve to the right, 46.14 feet (a chord S43°-56'-10"E 41.72 feet); and N88°-13'-40"E 40.00 feet to the east line of said Section 3 being the east line of said 35.17 acre tract; thence, leaving the lines of said Plat No. 1, S1°-46'-20"E, along said section line, 281.22 feet to the southeast corner of said 35.17 acre tract; thence S86°-00'-45"W, along the south line of said 35.17 acre tract, 1141.39 feet to the point of beginning and containing 8.25 acres.

This tract of land is hereby divided into 26 lots, including common lots 208 and 218, as shown on this plat.

The results of the survey of this urban property, to the best of my knowledge executed in accordance with the current Missouri Standards for Property Boundary Surveys, are shown on this plat.

Approved by Columbia City Council pursuant to Ordinance _____ on this ____ day of _____, 20____.

Barbara Buffaloe, Mayor
Attest:
Sheela Amin, City Clerk

KNOW ALL MEN BY THESE PRESENTS:

THAT D & D INVESTMENTS OF COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED AS SHOWN ON THIS PLAT. THE STREET RIGHTS-OF-WAY AND EASEMENTS, OF THE TYPE AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

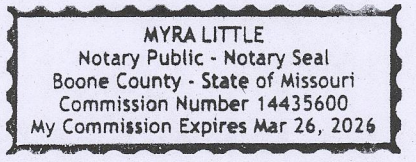
[Signature]
DAN BURKS, MANAGER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 15 DAY OF December, 2022 BEFORE ME APPEARED DAN BURKS, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF D & D INVESTMENTS OF COLUMBIA, LLC AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC. DAN BURKS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

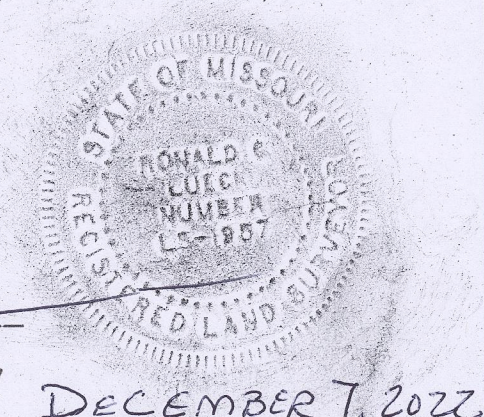
[Signature]
NOTARY PUBLIC



PROJECT NAME:
FOREST HILLS, PLAT NO. 3
PROJECT LOCATION:
COLUMBIA, BOONE COUNTY, MISSOURI
DATE PREPARED: AUGUST 17, 2022
DATE REVISED: DECEMBER 6, 2022

LUECK SURVEYING
914 N. COLLEGE AVE., SUITE 2
COLUMBIA, MO 65201
(573) 443-6219

[Signature]
RONALD G. LUECK, SOLE PROPRIETOR
PROFESSIONAL LAND SURVEYOR #1957



STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 07 DAY OF December, 2022.

[Signature]
TOMAS DE LA PAZ
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 28, 2026
BOONE COUNTY
COMMISSION NUMBER 12245382

NOTARY PUBLIC
MY COMMISSION EXPIRES August 28, 2026