

LOCATION MAP

NOT TO SCALE

## NOTES: (C.O.C.)

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C02950, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS A REGULATED STREAM ON THIS SITE. HOWEVER, THE TRACTS WERE PRELIMINARY PLATTED PRIOR TO JANUARY 2, 2007. (COLUMBIA QUADRANGLE MAP)
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOTS C1 AND C2 ARE TO BE USED FOR COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.
- ALL OF LOT C1 IS DEDICATED AS A PUBLIC DRAINAGE EASEMENT.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 5th DAY OF December, 2016.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

## CERTIFICATION:

I HEREBY CERTIFY THAT IN MAY OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR THD-REB PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 22 AND THE EAST HALF OF SECTION 21, ALL OF TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 2605, PAGE 21 AND TRACT 1 OF THE SURVEY RECORDED IN BOOK 2871, PAGE 132 AND PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4593, PAGES 124 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 224, PAGE 459 AT THE NORTH-WEST CORNER OF LOT 132 OF THE VINEYARDS, PLAT NO. 1 RECORDED IN PLAT BOOK 40, PAGE 60; THENCE FROM THE POINT OF BEGINNING AND WITH THE WESTERLY LINE OF THE VINEYARDS, PLAT NO. 1, S 15°40'35"E, 202.90 FEET; THENCE N 74°19'20"E, 38.57 FEET; THENCE S 15°40'40"E, 298.31 FEET; THENCE S 4°23'30"W, 71.89 FEET TO THE NORTHWEST CORNER OF THE VINEYARDS, PLAT NO. 2-A RECORDED IN BOOK 3135, PAGE 14; THENCE LEAVING THE LINES OF THE VINEYARDS, PLAT NO. 1 AND WITH THE LINES OF THE VINEYARDS, PLAT NO. 2-A, S 23°31'20"E, 156.14 FEET; THENCE S 48°33'25"W, 119.75 FEET; THENCE S 23°13'35"W, 180.45 FEET; THENCE LEAVING THE LINES OF THE VINEYARDS, PLAT NO. 2-A, N 75°34'25"W, 109.62 FEET; THENCE S 66°57'15"W, 184.37 FEET; THENCE S 72°39'00"W, 243.62 FEET; THENCE S 80°07'35"W, 50.67 FEET; THENCE N 9°52'25"W, 69.61 FEET; THENCE N 20°09'30"W, 214.20 FEET; THENCE N 34°06'45"W, 35.60 FEET; THENCE S 55°53'15"W, 80.00 FEET; THENCE N 34°06'45"W, 180.00 FEET; THENCE N 55°53'20"E, 179.10; THENCE 52.70 FEET ALONG A 215.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 48°51'55" E, 52.57 FEET; THENCE N 48°09'20"W, 76.71 FEET; THENCE N 24°11'35"W, 196.53 FEET; THENCE N 81°35'10"W, 183.16 FEET; THENCE S 55°24'50"W, 70.00 FEET; THENCE N 34°35'20"W, 180.00 FEET; THENCE N 55°24'40"E, 16.81 FEET; THENCE N 34°35'20"W, 154.45 FEET; THENCE N 64°09'55"E, 673.42 FEET TO THE WEST LINE OF THE SURVEY RECORDED IN BOOK 224, PAGE 459; THENCE WITH THE LINES OF SAID SURVEY, S 03°10'5"W, 268.11 FEET; THENCE S 89°28'55"E, 520.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.51 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
2608 NORTH STADIUM BLVD.  
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095

8/5/2016  
DATESTATE OF MISSOURI } SS  
COUNTY OF BOONE }SUBSCRIBED AND AFFIRMED BEFORE ME THIS 5th DAY OF August, 2016.

KENNETH FARRIS

NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14965667KENNETH FARRIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission #14965667  
My Commission Expires: April 22, 2018FINAL PLAT  
THE VINEYARDS, PLAT No. 3A MAJOR SUBDIVISION LOCATED IN THE WEST 1/2 OF SECTION 22, & THE  
EAST 1/2 OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

MAY 16, 2016

CASE #16-128

## KNOW ALL MEN BY THESE PRESENTS:

THAT THD-REB PROPERTIES, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE VINEYARDS, PLAT NO. 3"

IN WITNESS WHEREOF, THD-REB PROPERTIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 5th DAY OF August, 2016.

ATTEST

THD-REB PROPERTIES, LLC.

MIKE TOMPKINS, MANAGING MEMBER

ED BERENDOZEN, MANAGING MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 5th DAY OF August, 2016 BEFORE ME I PERSONALLY APPEARED MIKE TOMPKINS, AND ED BERENDOZEN, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE MANAGING MEMBERS OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

KENNETH FARRIS  
KENNETH FARRISNOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14965667KENNETH FARRIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission #14965667  
My Commission Expires: April 22, 2018

Recorded in Boone County, Missouri

Date and Time: 12/07/2016 at 09:06:01 AM  
Instrument #: 2016026163 Book: 50 Page: 67Instrument Type: PLAT  
Recording Fee: \$64.00 \$  
No. of Pages: 2

Nora Dietzel, Recorder of Deeds



FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
NORA DIETZEL, RECORDER OF DEEDS



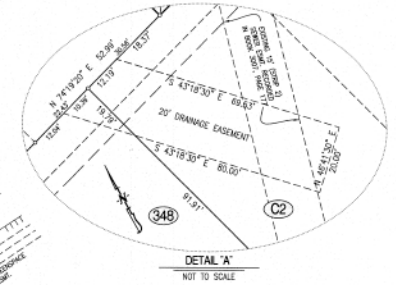
LOCATION MAP  
NOT TO SCALE

# FINAL PLAT THE VINEYARDS, PLAT No. 3

A MAJOR SUBDIVISION LOCATED IN THE WEST 1/2 OF SECTION 22, & THE  
EAST 1/2 OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MAY 16, 2016  
CASE #16-128

BOONE COUNTY MO DEC 07 2015

SCALE: 1"=60'  
0 30 60 90 120  
BEARINGS ARE REFERENCED TO GRID  
NORTH, OF THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE),  
OBTAINED FROM GPS OBSERVATION.



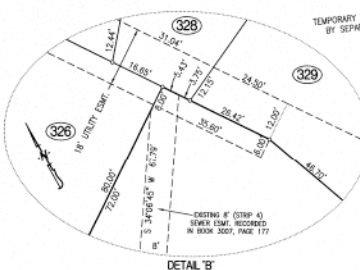
DETAIL 'A'  
NOT TO SCALE

- LEGEND:**
- E EXISTING
  - S SET
  - 1/2" IRON PIPE  
(UNLESS NOTED OTHERWISE)
  - PERMANENT MONUMENT
  - (M) MEASURED DISTANCE
  - (R) RECORDED DISTANCE
  - (R) RADIAL LINE
  - DH X DRILL HOLE
  - N/C CHISELED X
  - P.O.B. POINT OF BEGINNING



DAVID T. BUTCHER, PLS-2002014095  
8/15/2016  
DATE

CURVE	ARC	LENGTH	CHORD	CHORD
1	800.00'	466.04'	S 88°59'20" E	459.48'
2	20.00'	30.36'	N 50°23'35" W	27.53'
3	20.00'	30.36'	N 36°34'20" E	27.53'
4	20.00'	16.69'	S 30°48'50" E	16.21'
5	20.00'	16.69'	S 16°59'35" W	16.21'
6	125.00'	90.76'	S 3°06'00" E	88.78'
7	240.00'	334.22'	N 15°59'35" E	307.86'
8	20.00'	28.24'	S 8°36'00" E	25.96'
9	20.00'	28.24'	S 8°01'05" W	25.96'
10	250.00'	187.94'	N 27°56'25" W	183.54'
11	21.53'	16.23'	N 33°46'40" W	15.85'
12	20.00'	18.82'	S 11°14'55" W	18.13'
13	20.00'	29.82'	N 29°35'20" W	27.13'
14	20.00'	34.80'	N 57°46'35" E	30.57'
15	400.00'	85.28'	S 66°11'30" E	85.12'
16	20.00'	27.01'	N 22°12'20" W	25.00'
17	20.00'	26.83'	N 54°54'25" E	24.94'
18	270.00'	303.97'	S 87°39'50" W	288.17'
19	430.00'	108.49'	N 85°04'20" W	108.21'
20	180.00'	44.86'	N 74°28'15" W	44.74'



DETAIL 'B'  
NOT TO SCALE