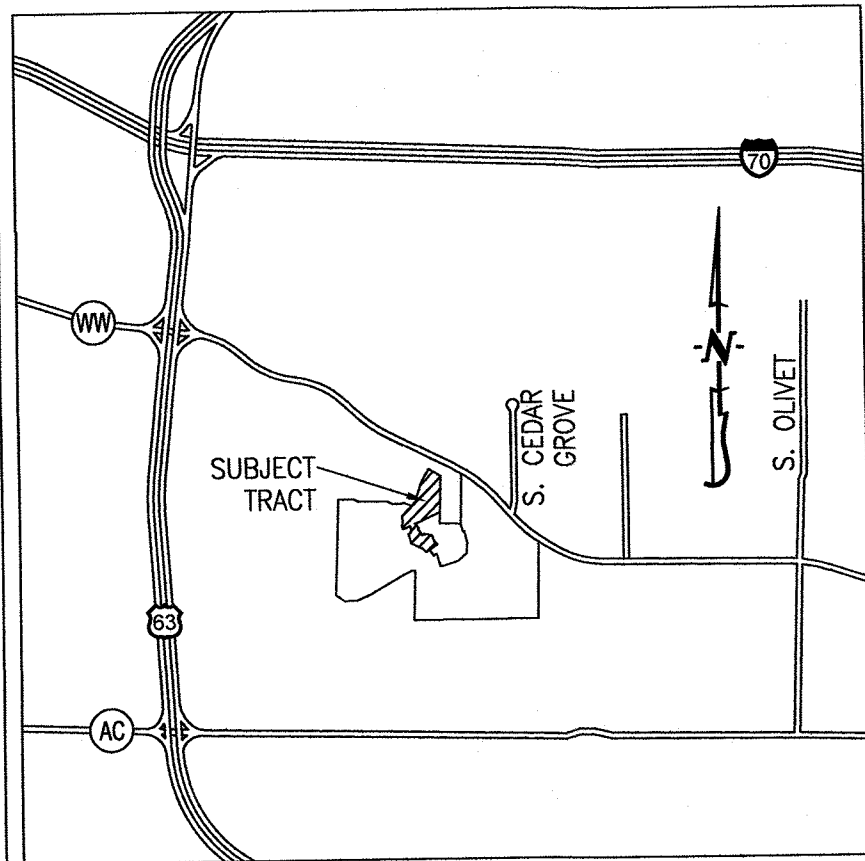


FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

Unofficial Document

THE VINEYARDS, PLAT No. 8

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, AND
THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER 2, 2019



LOCATION MAP
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY THAT IN DECEMBER OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR THD-REB PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 4782, PAGE 100 AND PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4785, PAGES 76 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT C1 OF THE VINEYARDS, PLAT NO. 7 AS RECORDED IN PLAT BOOK 51, PAGE 97 AND WITH THE LINES THEREOF, S 15°33'30"E, 87.64 FEET; THENCE N 65°24'50"E, 185.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF SPRING MOUNTAIN ROAD; THENCE WITH SAID WEST RIGHT-OF-WAY LINE 93.09 FEET ALONG A 1025.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 22°47'40"E, 93.06 FEET; THENCE S 25°23'45"E, 9.48 FEET; THENCE 97.39 FEET ALONG A 62.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 19°36'15"W, 87.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STONE MOUNTAIN PARKWAY; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, S 64°36'15"W, 49.17 FEET; THENCE S 25°23'45"E, 50.00 FEET TO THE WEST LINE OF SAID THE VINEYARDS, PLAT NO. 7; THENCE WITH SAID WEST LINE OF THE VINEYARDS, PLAT NO. 7 THEREOF, S 15°32'00"E, 194.67 FEET; THENCE S 64°24'05"E, 311.28 FEET; THENCE S 45°20'25"E, 107.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RANDOM RIDGE DRIVE; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N 57°08'20"E, 108.58 FEET TO THE WEST LINE OF THE VINEYARDS, PLAT NO. 3, AS RECORDED IN PLAT BOOK 50, PAGE 67; THENCE WITH SAID WEST LINES OF THE VINEYARDS, PLAT NO. 3, S 32°51'25"E, 180.00 FEET; THENCE N 57°08'25"E, 80.00 FEET; THENCE S 32°51'25"E, 35.60 FEET; THENCE S 18°54'10"E, 214.20 FEET; THENCE S 8°37'05"E, 69.61 FEET TO THE SOUTH LINE OF SAID TRACT 2 OF THE SURVEY RECORDED IN BOOK 4782, PAGE 100; THENCE WITH THE LINES OF SAID TRACT 2, S 74°15'45"W, 673.52 FEET; THENCE N 89°02'35"W, 109.09 FEET; THENCE LEAVING THE LINES OF SAID TRACT 2, N 59°55'50"W, 59.71 FEET; THENCE N 25°28'50"W, 305.17 FEET; THENCE N 40°48'25"W, 180.00 FEET; THENCE 21.09 FEET ALONG A 450.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 50°32'05"E, 21.09 FEET; THENCE N 38°07'20"W, 122.00 FEET; THENCE N 56°05'05"E, 23.04 FEET; THENCE N 39°35'50"W, 198.98 FEET; THENCE 17.60 FEET ALONG A 730.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 51°05'40"E, 17.60 FEET; THENCE N 38°12'55"W, 144.21 FEET; THENCE N 46°29'00"E, 490.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.71 ACRES.

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. 8"

IN WITNESS WHEREOF, THD-REB PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS 29th DAY OF July, 2020.

THD-REB PROPERTIES, LLC.

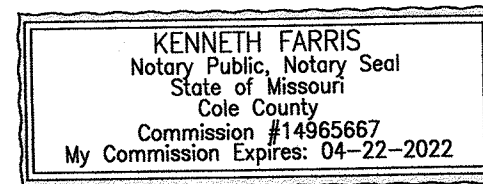
MIKE TOMPKINS, MANAGING MEMBER

ED BERENDZEN, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 29th DAY OF July, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE TOMPKINS, (MANAGING MEMBER) AND ED BERENDZEN, (MANAGING MEMBER), OF THD-REB PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



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

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

DAVID T. BUTCHER, PLS-2002014095

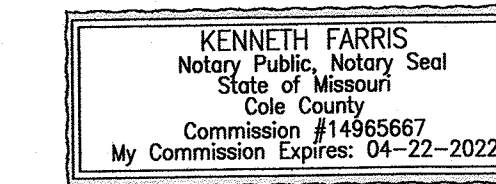
CORPORATE NUMBER: 2000151304

1/20/2020
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF January, IN THE YEAR 2020.

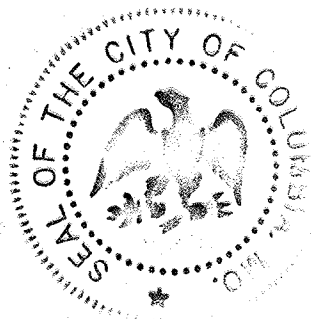
KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



NOTES:

- THIS TRACT IS LOCATED IN ZONE 'AE' & ZONE 'X' UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0292E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE REGULATED STREAMS ON THIS SITE. HOWEVER, THE TRACTS WERE PRELIMINARY PLATTED PRIOR TO JANUARY 2, 2007 (COLUMBIA QUADRANGLE MAP) PER SECTION 12A-232(2), ARTICLE X.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- AN EXISTING 60-FOOT PIPELINE EASEMENT RECORDED IN BOOK 184, PAGE 636; COMMUNICATION EASEMENT RECORDED IN BOOK 1582, PAGE 960; & PARTIAL RELEASE RECORDED IN BOOK 345, PAGE 245.
- ACCESS TO COMMON LOT C1, THE VINEYARDS PLAT 8, WILL BE THRU THE ADJOINING EXISTING COMMON LOT C2, THE VINEYARDS PLAT 3. ALL COMMON AREAS ARE PART OF THE SAME HOA.

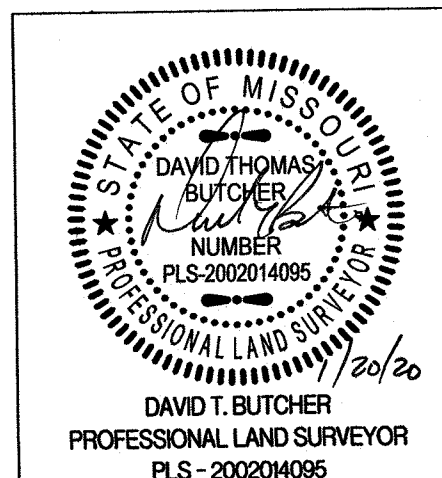
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # 024343
ON THE 08th DAY OF September, 2020.



BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



THE VINEYARDS, PLAT NO. 8	
A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 12/02/2019	SCALE: N.T.S.
PROJECT: 041371	DRAWN BY: KWF
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

Recorded in Boone County, Missouri
Date and Time: 09/09/2020 at 10:33:01 AM
Instrument #: 2020021832 Book: 54 Page: 55
Instrument Type: PLAT
Recording Fee: \$94.00 S
No. of Pages: 2

Nora Dietzel, Recorder of Deeds

FINAL PLAT THE VINEYARDS, PLAT No. 8

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, AND
THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

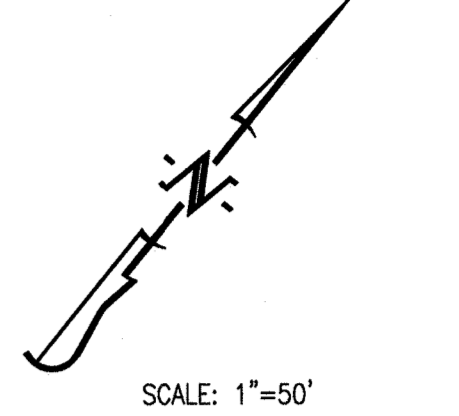
DECEMBER 2, 2019

THE VINEYARDS PLAT NO. 5
RECORDED IN PLAT BOOK 50, PAGE 19

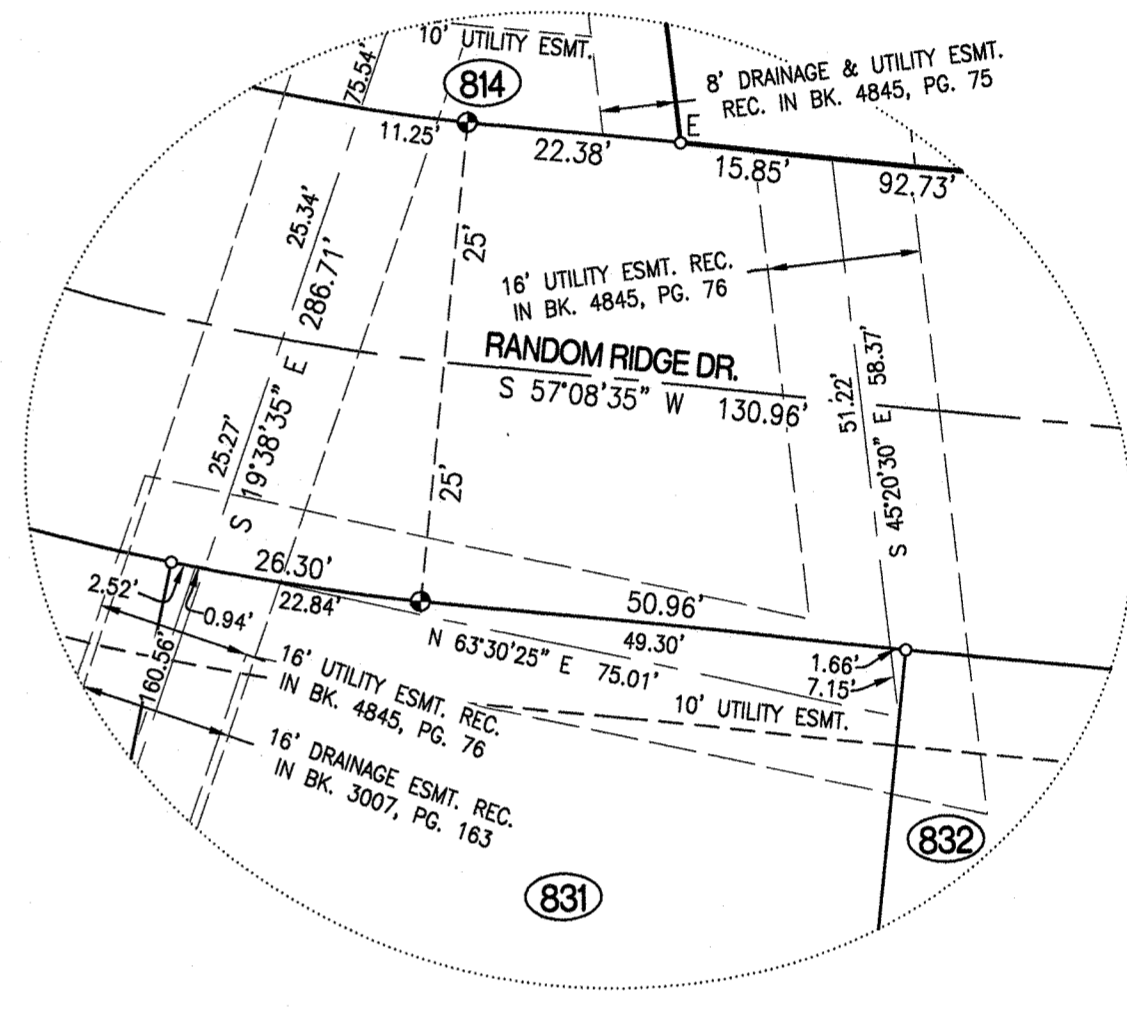
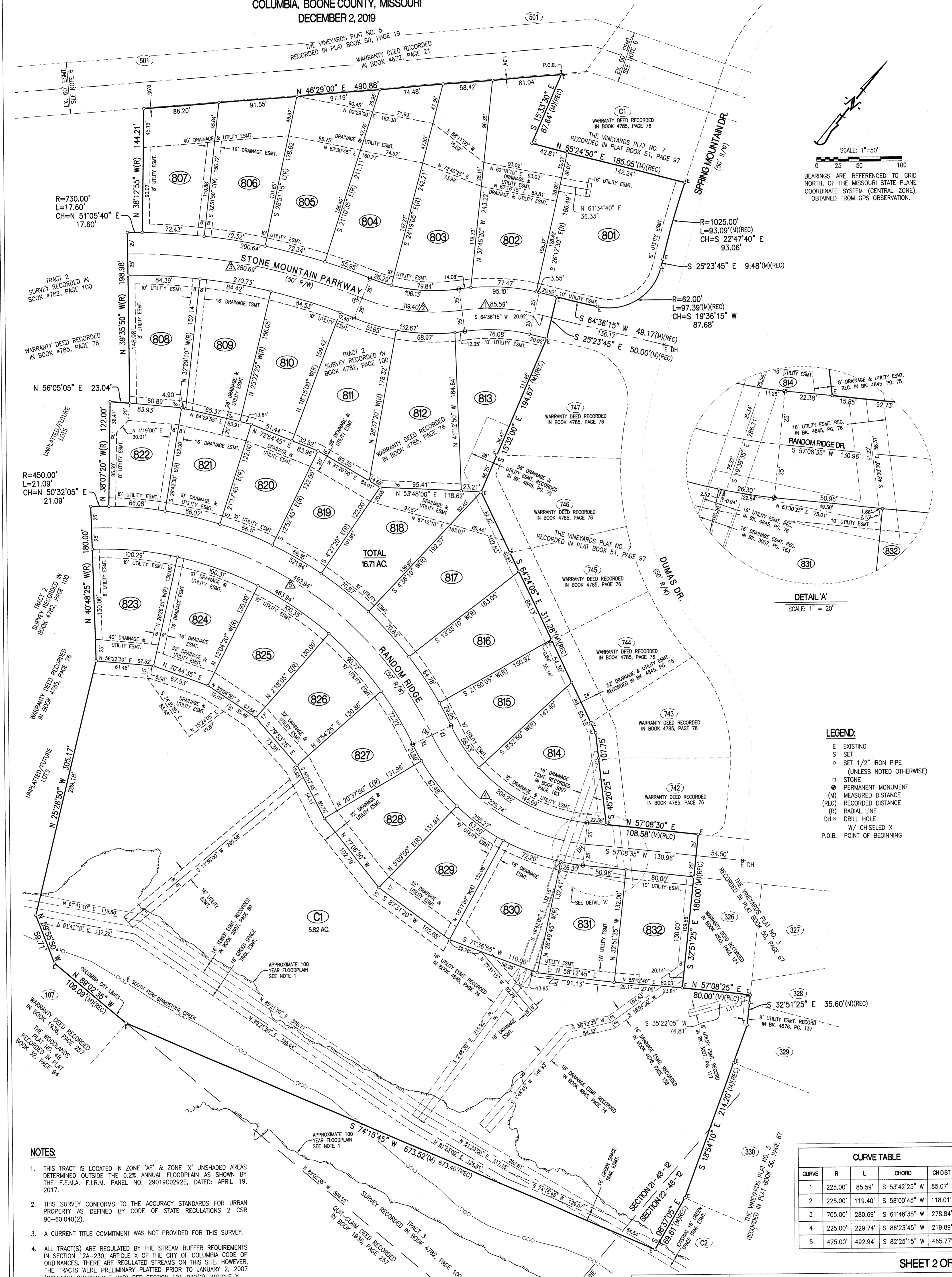
WARRANTY DEED RECORDED
IN BOOK 4672, PAGE 21

(501)

(501)



SCALE: 1"=50'
0 25 50 100
BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.



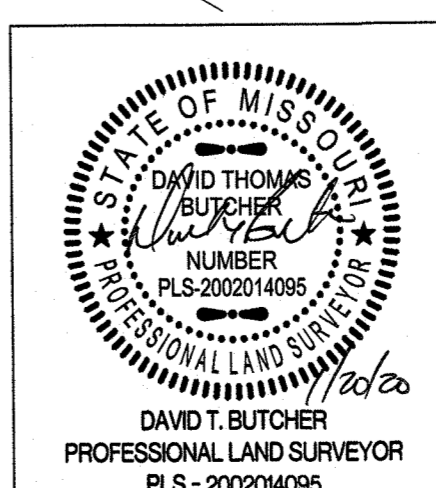
DETAIL 'A'
SCALE: 1" = 20'

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

CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	225.00'	85.59'	S 53°42'25" W	85.07'
2	225.00'	119.40'	S 58°00'45" W	118.01'
3	705.00'	280.69'	S 61°48'35" W	278.84'
4	225.00'	229.74'	S 86°23'45" W	219.89'
5	425.00'	492.94'	S 82°25'15" W	465.77'

- NOTES:**
- THIS TRACT IS LOCATED IN ZONE 'AE' & ZONE 'X'. UNSHADED AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0292E, DATED: APRIL 19, 2017.
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SHEET 2 OF 2



THE VINEYARDS, PLAT NO. 8
A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, AND
THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200015304

DATE: 12/02/2019 SCALE: 1" = 50'
PROJECT: 041371 DRAWN BY: KWF

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

EAST QUARTER CORNER OF SEC. 21-48-12
AS SHOWN BY THE WOODLANDS PLAT NO. 4B
RECORDED IN PLAT BOOK 32, PAGE 94