

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

FINAL PLAT
THE VINEYARDS, PLAT No. 9

Unofficial Document

A MAJOR SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21,
TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY, 2022

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2022, I COMPLETED A SURVEY AND SUBDIVISION FOR THD-REB PROPERTIES, LLC, OF MISSOURI A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 AS SHOWN BY THE SURVEY RECORDED IN BOOK 4782, PAGE 100 AND THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4785, PAGE 76 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 4782, PAGE 100, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 501 OF THE VINEYARDS, PLAT NO. 5 AND THE NORTHWEST CORNER OF 101 OF THE WOODLANDS PLAT 4B; THENCE FROM THE POINT OF BEGINNING AND WITH THE LINES OF SAID LOT 501, N 8°23'35"E, 330.49 FEET; THENCE N 43°33'00"W, 344.80 FEET; THENCE N 46°29'00"E, 141.25 FEET; THENCE N 27°47'20"W, 60.38 FEET; THENCE N 17°53'50"W, 227.38 FEET; THENCE N 3°29'05"E, 170.00 FEET; THENCE N 19°44'00"E, 99.66 FEET; THENCE N 34°09'00"E, 66.68 FEET; THENCE N 48°04'30"E, 100.38 FEET; THENCE N 70°51'25"E, 91.07 FEET; THENCE N 88°57'45"E, 83.16 FEET; THENCE N 88°57'45"E, 83.16 FEET; THENCE S 34°19'10"E, 346.11(M) 346.05(REC) FEET TO THE NORTHWEST CORNER OF LOT 807 OF THE VINEYARDS PLAT NO. 8 RECORDED IN PLAT BOOK 54, PAGE 55; LEAVING THE LINES OF SAID LOT 501 AND WITH THE LINES OF SAID VINEYARDS PLAT NO. 8, S 38°12'55"E, 144.21 FEET; THENCE 17.60 FEET ALONG A 730.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 51°05'40"W, 17.60 FEET; THENCE S 39°35'50"E, 198.98 FEET; THENCE S 56°05'05"W, 23.04 FEET; THENCE S 38°07'20"E(R), 122.00 FEET; THENCE S 59°55'50"E, 59.71 FEET TO THE NORTH LINE OF THE WOODLANDS PLAT 4B RECORDED IN PLAT BOOK 32, PAGE 94; THENCE LEAVING THE LINES OF THE VINEYARDS PLAT NO. 8 AND WITH THE LINES OF THE WOODLANDS PLAT 4B, S 65°00'25"W, 261.43 FEET; THENCE S 59°32'30"W, 974.06 FEET; THENCE S 66°41'50"W, 382.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.94 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

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

CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
4/19/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF April
IN THE YEAR 2022.

Kenneth Farris
KENNETH FARRIS

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667
My Commission Expires: 04-22-2022

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

KNOW ALL MEN BY THESE PRESENTS:

THAT THD-REB PROPERTIES LLC, IS THE SOLE OWNER OF THE HERON 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. 9"

IN WITNESS WHEREOF, THD-REB PROPERTIES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 19th DAY OF April, 2022.

THD-REB PROPERTIES LLC.

Mike Tompkins
MIKE TOMPKINS, MEMBER

Ed Berendzen
ED BERENDZEN, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 19th DAY OF April, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE TOMPKINS, MANAGING MEMBER AND ED BERENDZEN, MANAGING MEMBER, OF THD-REB PROPERTIES LLC, A LIMITED LIABILITY COMPANY, 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.

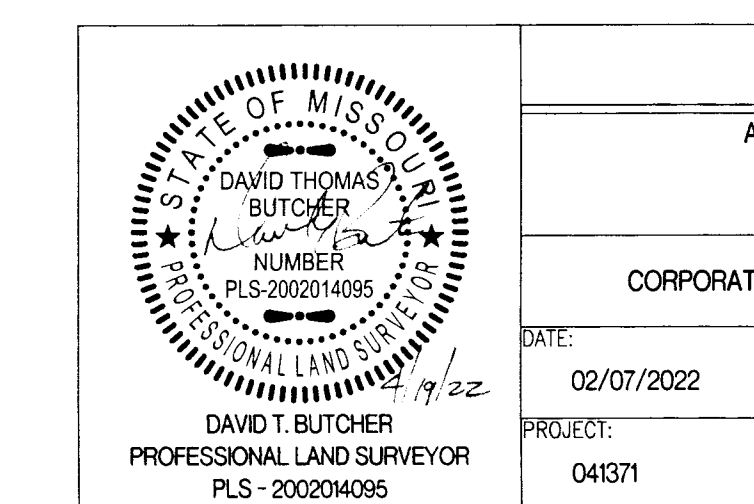
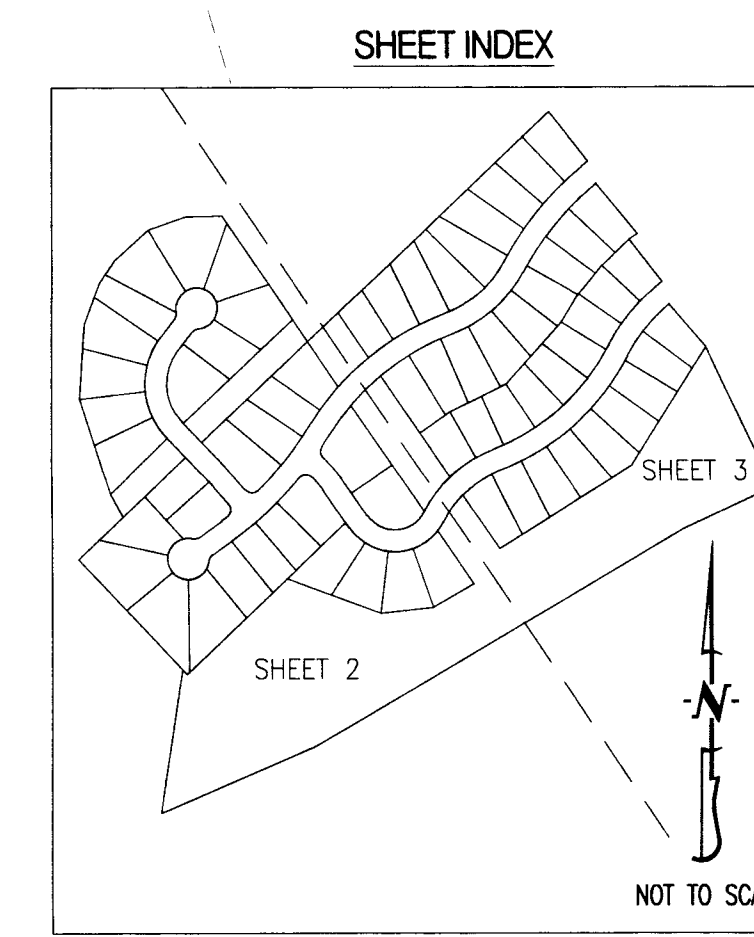
Kenneth Farris
KENNETH FARRIS

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667
My Commission Expires: 04-22-2022

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

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #25040
ON THE 19th DAY OF April, 2022.

Barbara Buffaloe
BARBARA BUFFALOE, MAYOR
ATTEST:
Sheela Amin
SHEELA AMIN, CITY CLERK
Donna Whalley
Donna Whalley, Deputy City Clerk



THE VINEYARDS, PLAT No.9
A MAJOR SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

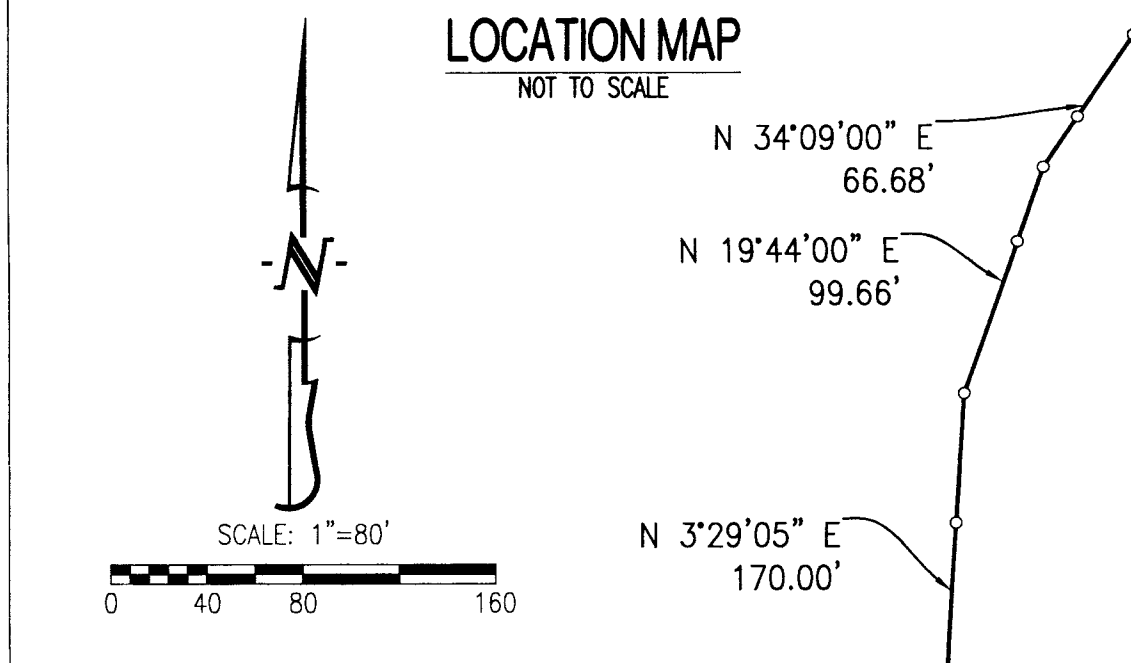
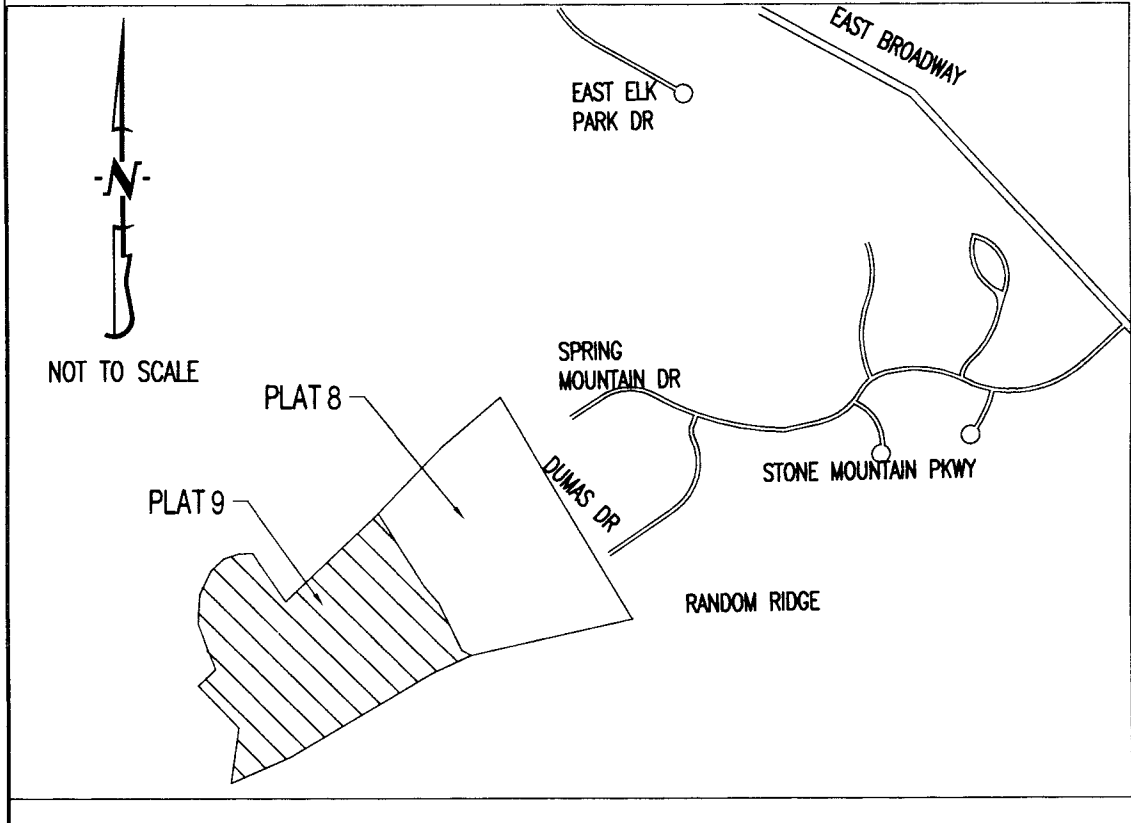
DATE: 02/07/2022 SCALE: 1"=80'

PROJECT: 041371 DRAWN BY: JWS

1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MISSOURI 65203
(573) 447-0292
www.crockettengineering.com

Recorded in Boone County, Missouri
Date and Time: 06/09/2022 at 11:25:45 AM
Instrument #: 2022012687 Book: 56 Page: 39
Instrument Type: PLAT
Recording Fee: \$169.00
No. of Pages: 3

Nora Dietzel
Nora Dietzel, Recorder of Deeds



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- ⊕ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= RADIUS
- L= LENGTH
- CH= CHORD

NOTES:

1. 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.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. 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.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. THIS TRACT IS SUBJECT TO 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.
7. UNLESS SHOWN, THERE IS NO MATERIAL DIFFERENCE BETWEEN RECORDED & MEASURED DISTANCES.

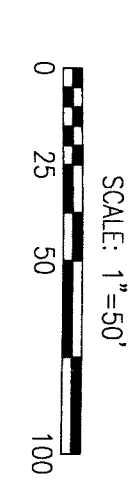
J08#041371

FINAL PLAT VINEYARDS, PLAT No. 9

A MAJOR SUBDIVISION LOCATED IN THE EAST HALF OF SECTION
21 TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY, 2022

- NOTES:**
- THIS TRACT IS LOCATED IN ZONE "A-E" & ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE OF 100-YEAR FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO. 25019C0392E, DATED APRIL 19, 2017.
 - THIS SURVEY CONFORMS TO THE ACQUIRY 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 PRELIMINARILY 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.
 - THIS TRACT IS SUBJECT TO AN EXISTING 60'-FOOT PIPELINE EASEMENT RECORDED IN BOOK 194, PAGE 636; COMMUNICATION EASEMENT RECORDED IN BOOK 1592, PAGE 960; & PARTIAL RELEASE RECORDED IN BOOK 345, PAGE 245.
 - UNLESS SHOWN, THERE IS NO MATERIAL DIFFERENCE BETWEEN RECORDED & MEASURED DISTANCES.

- LEGEND:**
- E EXISTING
 - SET 1/2" IRON PIPE
 - (UNLESS NOTED OTHERWISE)
 - COTTON PICKER SPINDLE/RAILROAD SPIKE
 - STONE
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE
 - DH X DRILL HOLE
 - W/ CHISELED X
 - ▲ RIGHT-OF-WAY MARKER
 - RE RADIOS
 - L LENGTH
 - CH= CHORD



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



THE WOODLANDS PLAT 48 RECORDED IN PLAT BOOK 32, PAGE 94

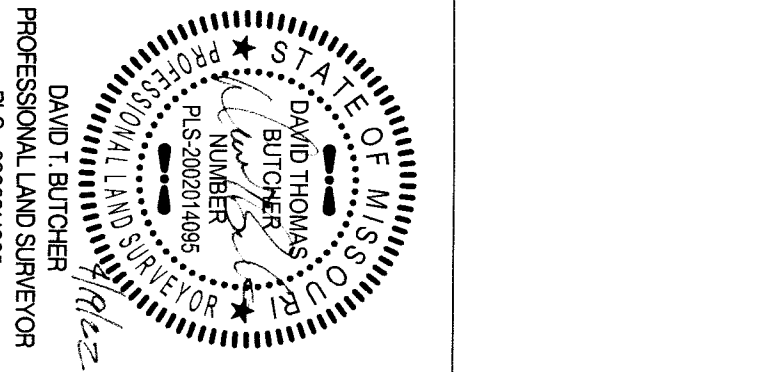
THE WOODLANDS PLAT 4B RECORDED IN PLAT BOOK 32, PAGE 94

CURVE TABLE

CURVE	L	R	CHORD	CHORD
1	16.69'	20.00'	N13° 18' 25\"	16.21'
2	16.69'	20.00'	S61° 06' 50\"	16.21'
3	211.45'	150.00'	N3° 10' 20\"	194.37'
4	41.41'	800.00'	N42° 04' 25\"	41.40'
5	32.61'	20.00'	N6° 07' 05\"	29.11'
6	16.69'	20.00'	N77° 56' 25\"	16.21'
7	16.69'	20.00'	S30° 08' 05\"	16.21'
8	32.61'	20.00'	S87° 17' 55\"	29.11'
9	316.39'	800.00'	S42° 42' 30\"	314.33'
10	32.66'	20.00'	S86° 38' 30\"	29.15'

CURVE TABLE

CURVE	L	R	CHORD	CHORD
11	66.92'	200.00'	N43° 41' 10\"	66.61'
12	207.24'	100.00'	S86° 31' 45\"	172.10'
13	200.20'	275.00'	S48° 00' 55\"	195.81'
14	380.48'	525.00'	S48° 06' 35\"	372.20'
15	162.04'	425.00'	S38° 16' 15\"	161.06'
16	28.88'	20.00'	S7° 38' 50\"	28.44'
17	384.69'	575.00'	S50° 32' 40\"	373.56'
18	199.50'	275.00'	S48° 56' 40\"	195.15'
19	273.87'	705.00'	S39° 16' 30\"	272.15'



THE VINEYARDS, PLAT No. 9
A MAJOR SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21 TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

DATE: 02/07/2022
SCALE: 1" = 60'
PREPARED BY: JMS

CORPORATE NUMBER: 20008504
1000 W. Midco Blvd, Building 1
Columbia, Missouri 65203
639 441 5212
www.crocketengineering.com

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

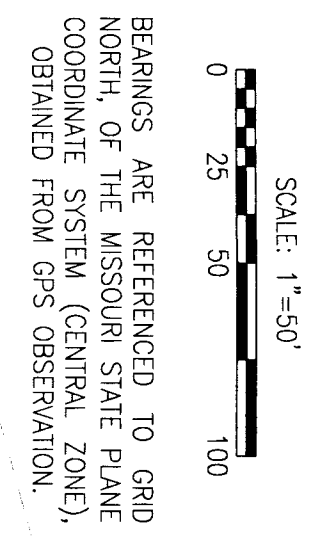
NOTES:
1. THIS TRACT IS LOCATED IN ZONE 'AET' & ZONE 'X'. UNSHARED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE FEMA F.I.R.M. PANEL NO. 29019C0292E, DATED: APRIL 19, 2017.
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(UNLESS NOTED OTHERWISE)
COTTON PICKER SPINDLE/RAILROAD SPIKE
D STONE
M PERMANENT MONUMENT
M MEASURED DISTANCE
(R) RECORDED DISTANCE
(R) RADIAL LINE
DH x DRILL HOLE
W/ CHISELED X
P.O.B. POINT-OF-BEGINNING
R= RADIUS
L= LENGTH
CH= CHORD

FINAL PLAT
VINEYARDS, PLAT No. 9

SHEET 3 OF 3

A MAJOR SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21 TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY, 2022



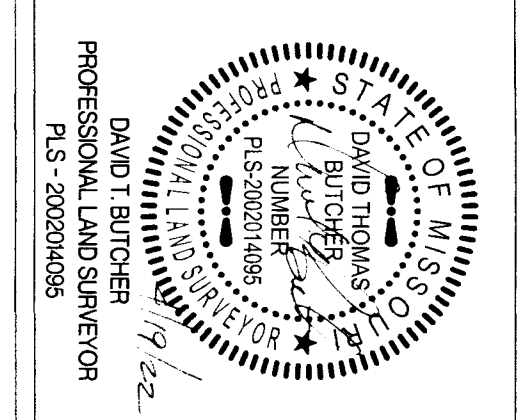
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09/04/2021



THE VINEYARDS, PLAT No. 9
A MAJOR SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21 TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
CORPORATE NUMBER: 20005004
SCALE: 1" = 50'
DATE: 02/07/2022
PROJECT: 041371
DRAWN BY: JMS
PROFESSIONAL LAND SURVEYOR
P.L.S. - 200004068
www.crockett-engineering.com