

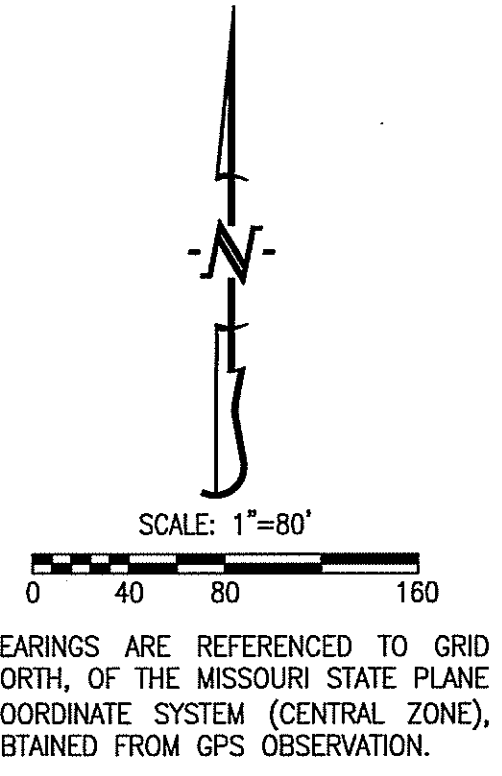
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- STONE
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FINAL PLAT
THE VINEYARDS, PLAT No. 7

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 28, 2017
CASE #17-227

CURVE	R	L	CHORD	CHDIST
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24	75.00'	111.92'	N 39°01'35" W	101.82'
25	305.83'	128.66'	N 15°50'30" W	127.71'



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

CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR THD-REB PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, 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 ON THE SOUTH RIGHT-OF-WAY LINE OF ELK PARK DRIVE AT THE NORTHEAST CORNER OF LOT 45, CONCORD ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK 12, PAGE 94; THENCE FROM THE POINT OF BEGINNING AND WITH SAID SOUTH RIGHT-OF-WAY LINE OF ELK PARK DRIVE, S 61°18'40" E, 335.86 FEET TO THE WEST LINE OF TRACT 2 OF A SURVEY RECORDED IN BOOK 224, PAGE 459; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID WEST LINE, S 1°46'15" W, 885.60 FEET TO THE NORTHEAST CORNER OF THE VINEYARDS PLAT NO. 3, RECORDED IN PLAT BOOK 50, PAGE 67; THENCE LEAVING SAID WEST LINE AND WITH THE LINES OF SAID THE VINEYARDS PLAT, NO. 3, S 65°24'50" W, 674.10 FEET; THENCE S 33°20'00" E, 154.37 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STONE MOUNTAIN PARKWAY; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, S 56°40'00" W, 16.81 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S 33°20'00" E, 180.00 FEET; THENCE N 56°40'10" E, 70.00 FEET; THENCE S 80°19'50" E, 183.16 FEET; THENCE S 22°56'10" E, 196.53 FEET; THENCE S 46°54'00" E, 76.71 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RANDOM RIDGE; THENCE WITH THE SAID NORTH RIGHT-OF-WAY LINE, 52.70 FEET ALONG A 215.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 50°07'20" W, 52.57 FEET; THENCE S 57°08'45" W, 287.68 FEET TO A POINT ON THE EAST LINE OF TRACT 2 OF SAID SURVEY RECORDED IN BOOK 4782, PAGE 100; THENCE WITH THE EAST LINES OF SAID TRACT 2, N 45°20'30" W, 107.75 FEET; THENCE N 64°24'05" W, 311.28 FEET; THENCE N 15°32'00" W, 194.67 FEET; THENCE N 25°23'45" W, 50.00 FEET; THENCE N 64°36'15" E, 49.17 FEET; THENCE 97.39 FEET ALONG A 62.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 19°36'15" E, 87.68 FEET; THENCE N 25°23'45" W, 9.48 FEET; THENCE 93.09 FEET ALONG A 1025.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 22°47'40" W, 93.06 FEET; THENCE S 65°24'50" W, 185.05 FEET; THENCE N 15°33'30" W, 87.64 FEET TO THE LINES OF LOT 501, THE VINEYARDS PLAT NO. 5, RECORDED IN PLAT BOOK 50, PAGE 19; THENCE WITH THE LINES OF SAID LOT 501, N 46°29'00" E, 27.69 FEET; THENCE N 22°40'00" W, 225.97 FEET TO THE LINES OF TRACT 1 OF A SURVEY RECORDED IN BOOK 4782, PAGE 100; THENCE WITH THE LINES OF SAID TRACT 1, N 44°14'45" E, 367.95 FEET TO THE LINES OF SAID CONCORD ESTATES, PLAT NO. 1; THENCE WITH THE LINES OF SAID CONCORD ESTATES, PLAT NO. 1, N 44°48'50" E, 92.71 FEET; THENCE N 17°03'15" E, 470.00 FEET; THENCE N 29°42'40" E, 413.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.53 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, PLS-2002014095
9/21/2017
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 21st DAY OF September, 2017.

Kenneth Farris, Notary Public, My Commission Expires April 22, 2018, Commission Number 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

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-WAYS 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. 7"

IN WITNESS WHEREOF, THD-REB PROPERTIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 12th DAY OF October, 2017.

THD-REB PROPERTIES, LLC.
MIKE TOMPKINS, MANAGING MEMBER
ED BERENDZEN, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 12th DAY OF October, 2017 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, AND ED BERENDZEN, 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, Notary Public, My Commission Expires April 22, 2018, Commission Number 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
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My Commission Expires: April 22, 2018

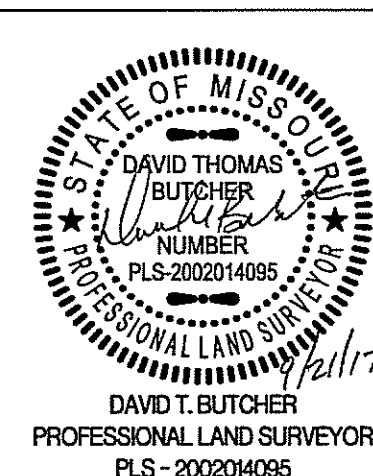
NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0292E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 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 NO REGULATED STREAMS ON THIS SITE. HOWEVER, THE TRACTS WERE PRELIMINARILY PLATTED PRIOR TO JANUARY 2, 2007 (COLUMBIA QUADRANGLE MAP).
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- THIS TRACT IS SUBJECT TO THE 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.
- ALL OF LOT C2 IS HEREBY GRANTED AS A DRAINAGE AND UTILITY EASEMENT.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

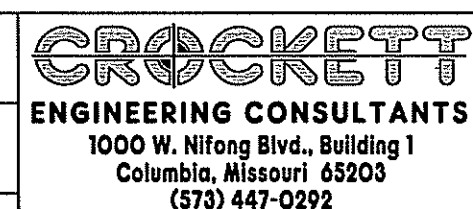


THE VINEYARDS, PLAT No. 7

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

CORPORATE NUMBER: 2000151304

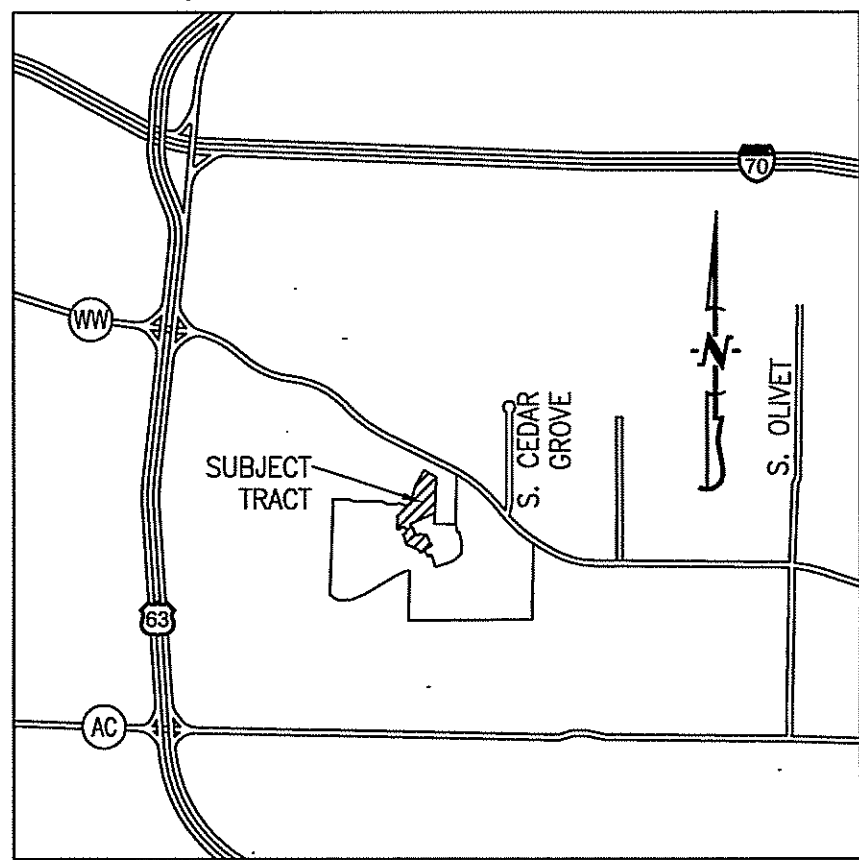
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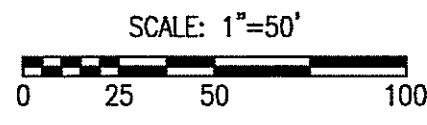
www.crockettengineering.com

FINAL PLAT THE VINEYARDS, PLAT No. 7

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SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 28, 2017
CASE #17-227

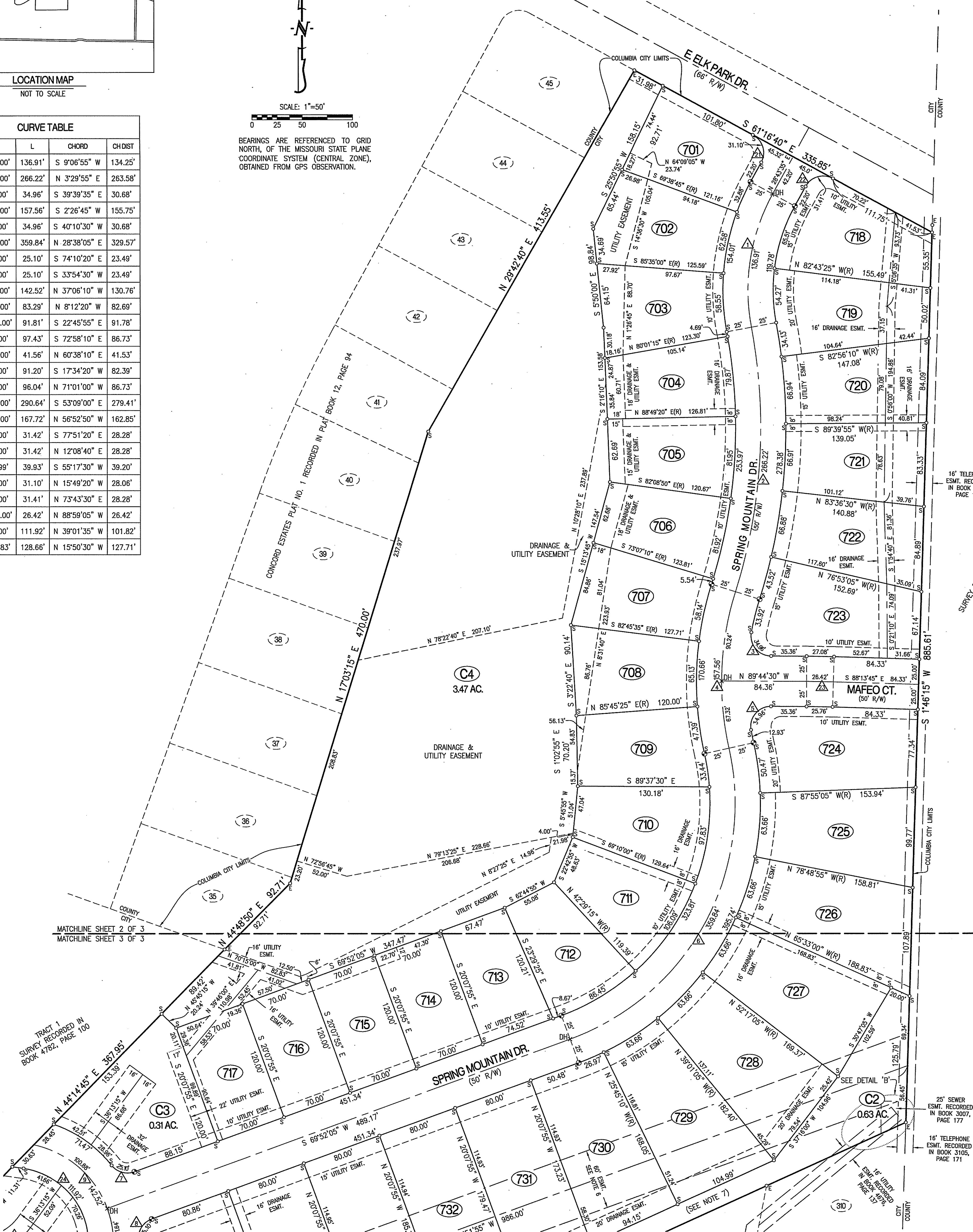


LOCATION MAP
NOT TO SCALE



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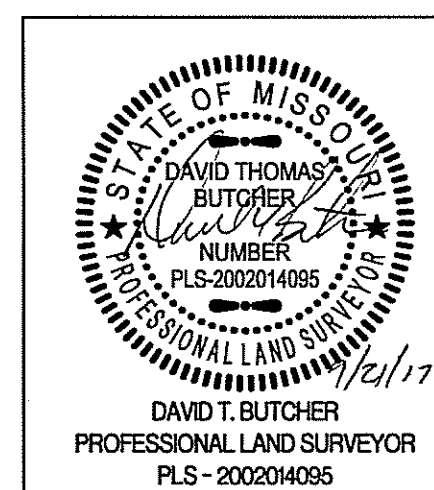


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THE VINEYARDS, PLAT No. 7

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CORPORATE NUMBER: 2000161304

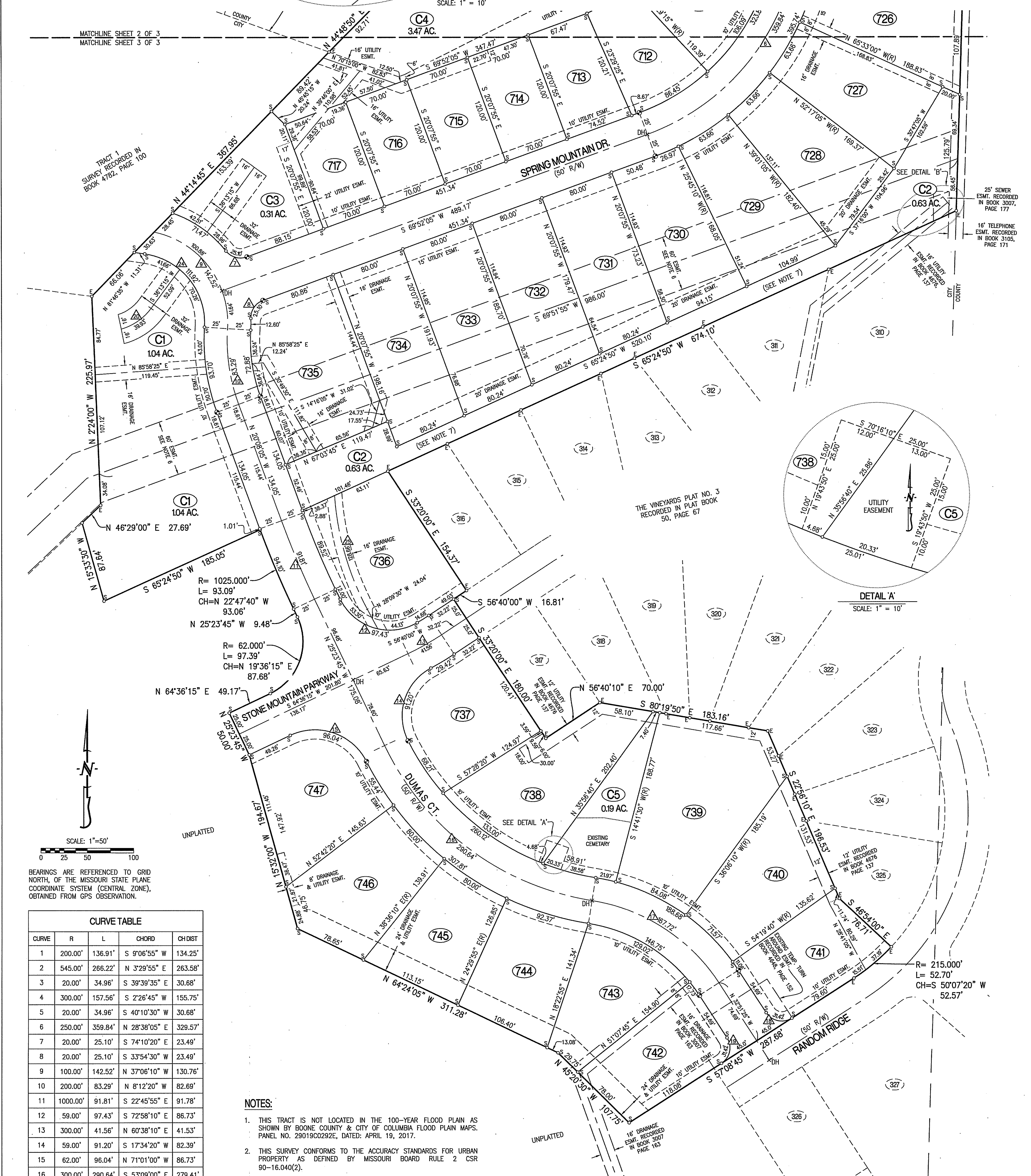
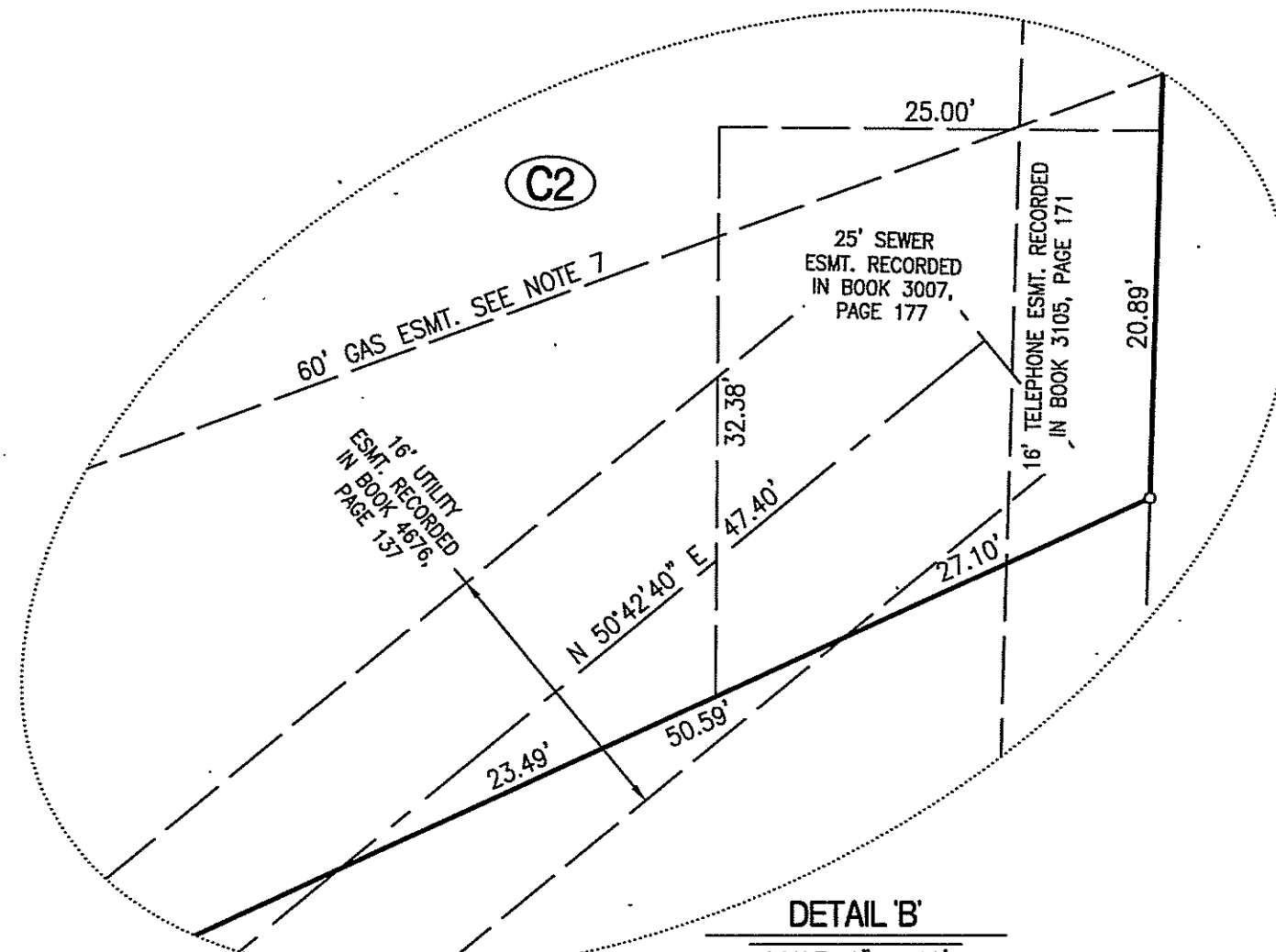
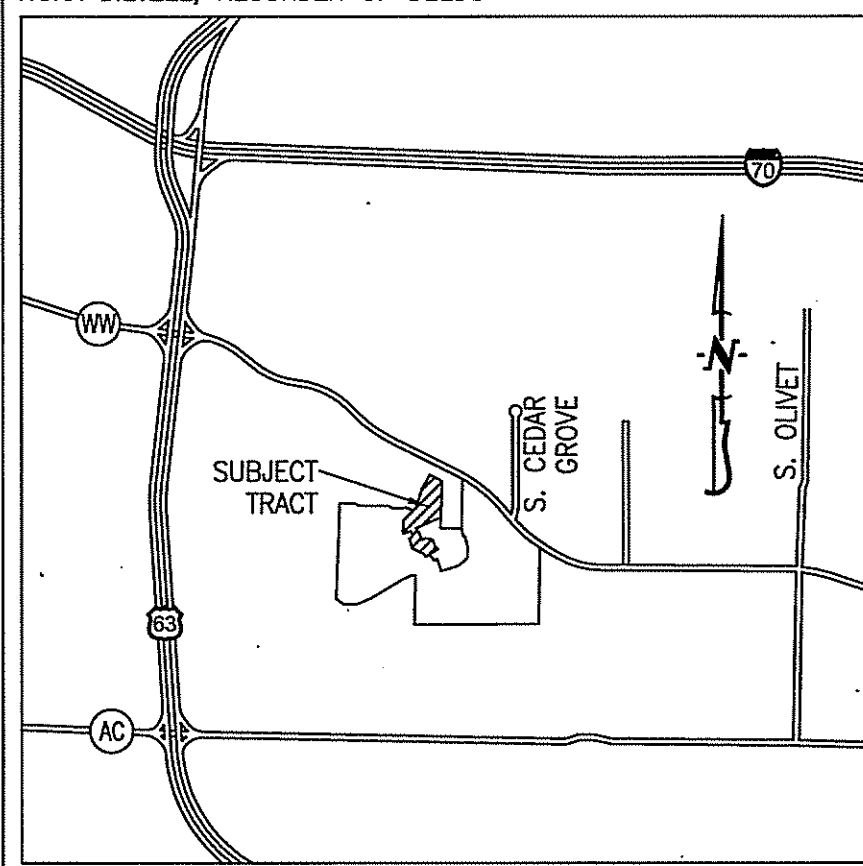
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ENGINEERING CONSULTANTS
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(573) 447-0292
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FINAL PLAT THE VINEYARDS, PLAT No. 7

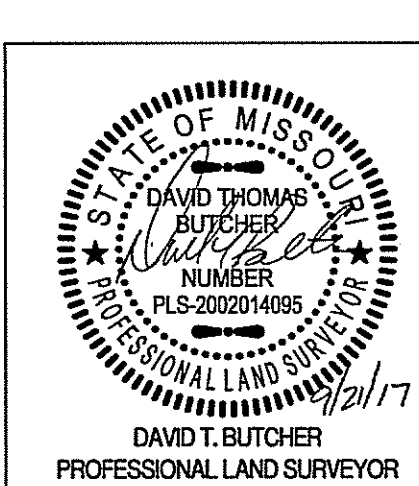
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DATE: 8/28/2017
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