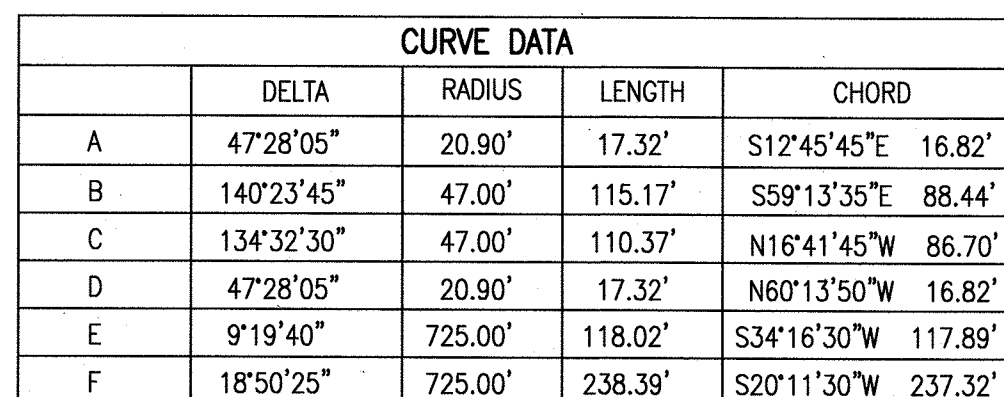


O IRON PIPE (UNLESS NOTED OTHERWISE)
 E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 S SET 1/2" REBAR (UNLESS OTHERWISE NOTED)
 ● PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 I.P. IRON PIPE
 RE. REBAR
 (R) RADIAL LINE
 (REC.) RECORD MEASUREMENT
 X_{OH} DRILL HOLE WITH CHISELED "X"
 ☉ CENTERLINE
 ———— OE ———— OVERHEAD ELECTRIC LINE
 L1 SEE STREAM BUFFER LINE TABLE
 ———— STREAM BUFFER LINE

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040(2)(A).
2. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
4. A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT. EASEMENTS ARE LOCATED AS SHOWN ON THE FINAL PLAT THE HIGHLANDS PLAT 8-C.
5. THERE IS NO DIRECT ACCESS FOR DRIVEWAYS ALLOWED FROM THE LOTS TO OLD PLANK ROAD.
6. THE 20' UTILITY EASEMENT AND PEDWAY EASEMENT ALONG THE COMMON LOT LINE IS A DUAL PURPOSE EASEMENT. THE INTENT OF THE EASEMENT IS TO ALLOW FOR FUTURE UTILITY CONNECTIONS AND ALLOW FOR AN 8' WIDE PEDWAY TO BE CONSTRUCTED TO CONNECT A FUTURE SIDEWALK ALONG OLD PLANK WITH THE END OF STONEHAVEN ROAD. IF THE PEDWAY IS CONSTRUCTED, TEMPORARY CONSTRUCTION EASEMENTS FOR SOME GRADING AND FILLING MAY BE NECESSARY.

SHEELA AMIN, CITY CLERK



LINE TABLE FOR STREAM BUFFER		
	BEARING & DISTANCE	
L1	S73°51'30"E	82.95'
L2	S62°57'30"E	97.80'
L3	N61°24'00"E	84.25'
L4	N86°09'00"E	100.00'
L5	N55°34'30"E	70.00'
L6	N73°12'00"E	40.00'
L7	S69°06'00"E	59.20'
L8	S80°08'00"W	118.55'
L9	S52°09'00"W	85.00'
L10	N66°21'30"W	160.00'
L11	N89°57'00"W	72.05'
L12	N63°35'30"W	49.85'

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA OR THE 100-YEAR FLOOD PLAIN) AS SHOWN BY THE FIRM PANEL NUMBER 29019C0290D, DATED MARCH 17, 2011.

THE TYPE II STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY. U.S.G.S. QUADRANGLE MAP "COLUMBIA" WAS USED TO DETERMINE THE TYPE OF STREAM.


DENNIS R. HARPER, MANAGING PARTNER

ON THIS 13th DAY OF April, IN THE YEAR 2017, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DENNIS R. HARPER, MANAGING MEMBER OF HIGHLAND PROPERTIES CO., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Betty Lou Cobb
 BETTY LOU COBB
 Notary Public - Notary Seal
 State of Missouri
 County of Boone
 My Commission Expires December 6, 2019
 Commission #15690689

NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

A REPLAT OF LOTS 827, 828 AND THE VACATED RIGHT-OF-WAY OF STONEHAVEN ROAD, ALL OF THE HIGHLANDS PLAT 8-C, RECORDED IN PLAT BOOK 25, PAGE 16 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 254, PAGE 253, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 827; THENCE WITH THE LINES OF SAID LOTS 827 AND 828, N80°42'40", 462.38 FEET; THENCE S10°46'20"W, 48.96 FEET; THENCE 356.41 FEET ALONG A 725.00' RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S24°51'20"W, 352.83 FEET; THENCE S38°56'20"W, 252.06 FEET; THENCE S88°13'55"W, 200.57 FEET; THENCE N40°23'25"W, 194.42 FEET; THENCE N25°58'20"E, 372.06 FEET; THENCE N53°30'10"E, 500.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.31 ACRES.

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

BETTY LOU COBB
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires December 6, 2019
Commission #15690689

James R. Jeffries
JAMES R. JEFFRIES PLS-2500

APRIL 12, 2017
DATE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 12th DAY OF April, 2017.

Betty Lou Cobb
BETTY LOU COBB

NOTARY PUBLIC
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2019

STATE OF MISSOURI
JAMES B. JEFFRIES
NUMBER
LS-2500
REGISTERED LAND SURVEY

James R. Jeffries
4/12/17

**ALLSTATE
CONSULTANTS**
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
ALLSTATE CONSULTANTS LLC
MO PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY #2007000167