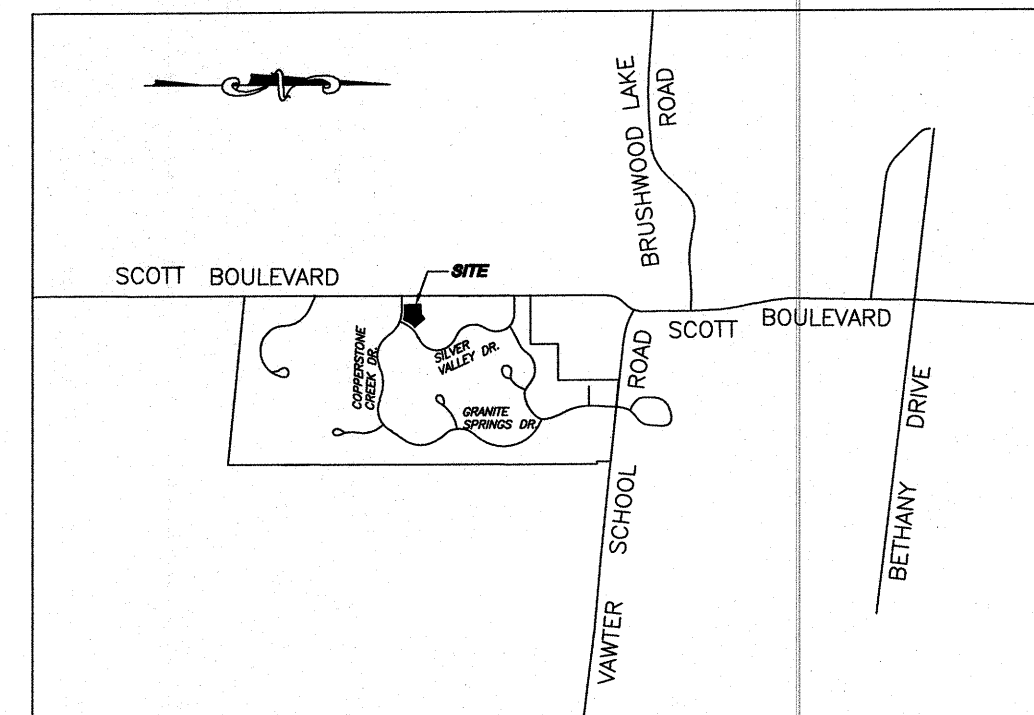


FILED FOR RECORD, BOONE COUNTY  
MISSOURI NORA DIETZEL, RECORDER OF  
DEEDS

FINAL PLAT  
**COPPERSTONE PLAT 7A**  
A REPLAT OF LOTS 102A AND 217A OF COPPERSTONE PLAT 7  
JULY 28, 2017



LOCATION MAP  
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

WOODLAND HILLS PROPERTIES, LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WOODLAND HILLS PROPERTIES HAS CAUSED THESE PRESENTS TO BE SIGNED.

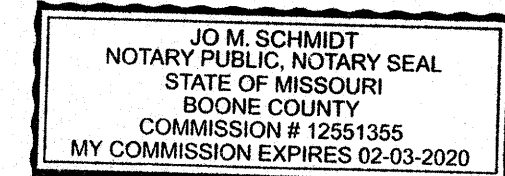
*David Dunafon*  
DAVID DUNAFON, MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 28th DAY OF July, IN THE YEAR 2017, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID DUNAFON  
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.

*Jo M. Schmidt*  
Jo M. Schmidt

NOTARY PUBLIC  
MY COMMISSION EXPIRES . 2-3-2020

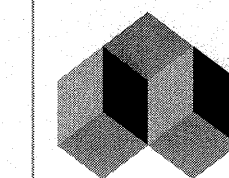


CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 102A AND 217A OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102A OF SAID COPPERSTONE PLAT 7, THENCE ALONG THE WEST LINE OF SAID LOT 102A, N03°52'15"W, 177.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 102A; THENCE ALONG THE NORTH LINE OF SAID LOT 102A, S90°00'00"E, 114.50 TO THE NORTHEAST CORNER OF SAID LOT 102A; THENCE LEAVING SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID LOT 217A, N59°00'00"E, 79.90 FEET TO THE NORTH CORNER OF SAID LOT 217A; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 217A, S36°00'00"E, 127.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF SILVER VALLEY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT 275.00-FOOT RADIUS CURVE TO THE LEFT, 127.15 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S35°17'55"W, 126.03 FEET; THENCE S22°02'45"W, 12.55 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 28.80 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S63°17'55"W, 26.38 FEET TO AN IRON ON THE NORTH SIDE OF THE COPPERSTONE CREEK DRIVE RIGHT-OF-WAY; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, 81.94 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N82°40'15"W, 81.72 FEET; THENCE N89°53'35"W, 63.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,485 SQUARE FEET OR 0.93 ACRES.

I HEREBY CERTIFY THAT IN JUNE, 2017, I COMPLETED A SURVEY FOR WOODLAND HILLS PROPERTIES, LLC FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



**A CIVIL GROUP, LLC**  
MISSOURI LIMITED LIABILITY COMPANY  
3401 BROADWAY BUSINESS PARK CT SUITE 105  
COLUMBIA, MISSOURI 65203  
PH: (573) 817-5750  
MO CERT OF AUTHORITY: 2001006115

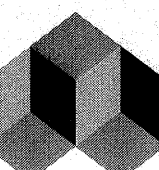
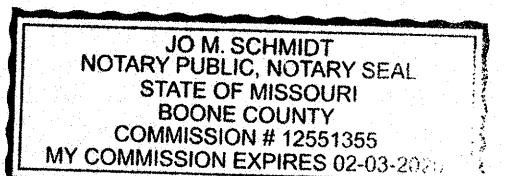
**COPPERSTONE PLAT 7A**  
COLUMBIA, MO

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 28th DAY  
OF July, 2017.

*Jo M. Schmidt*  
Jo M. Schmidt

NOTARY PUBLIC MY  
COMMISSION EXPIRES 2-3-2020



**A CIVIL GROUP**  
CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

APPROVED BY THE CITY OF COLUMBIA  
PLANNING AND ZONING COMMISSION  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

LEGEND

- IRON PIPE CAP #2001006115
- EXISTING SET RECORD
- BENCH MARK
- DRILL HOLE
- IRON PIPE
- REBAR
- MONUMENT
- PERMANENT MONUMENT
- RIGHT OF WAY MARKER
- STONE
- BOONE COUNTY SURVEY
- RADIAL LINE
- CENTERLINE
- SQUARE FEET
- ACRES
- EXISTING FENCE

FLOOD PLAIN STATEMENT

THIS LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FEMA LETTER OF MAP REVISION BASED ON FIRM (LOMR-F), CASE NO. 13-07-0388A DATED DECEMBER 28, 2012 AND REVALIDATED ON APRIL 20, 2017 IN REGARDS TO FIRM MAP# 29019C0270E DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

NOTES:

- THIS IS AN URBAN CLASS SURVEY.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH, FOR CHORD DIMENSIONS.
- RECORD TITLE INFORMATION FOR THIS PLAT WAS NOT PROVIDED.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.