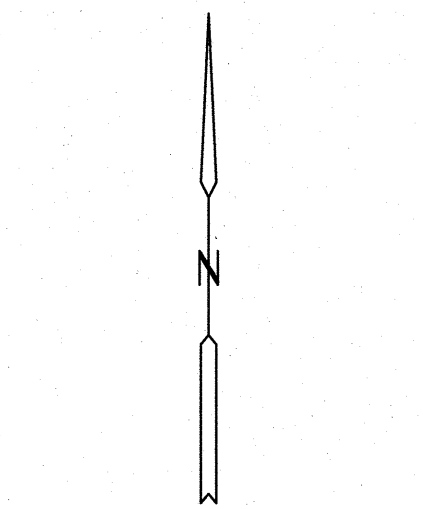




BEARINGS ARE REFERENCED TO GRID NORTH FROM
THE MISSOURI STATE PLANE COORDINATE SYSTEM
(CENTRAL ZONE) FROM GPS OBSERVATIONS.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 5/8" REBAR W/CAP "A.C. 2007000167"
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)

I.P. IRON PIPE
RE. REBAR
(R) RADIAL LINE
(REC.) RECORD MEASUREMENT
X_{CH} DRILL HOLE WITH CHISELED "H"
⊙ CENTERLINE

- - - FENCE
- - - STREAM BUFFER
L2 SEE LINE TABLE FOR INFO
- - - BUILDING ENVELOPE

LINE TABLE FOR STREAM BUFFER

LINE #	BEARING & DISTANCE
L1	S 67°34'30"E 119.56'
L2	S 78°03'25"E 40.44'
L3	N 86°47'15"E 37.67'
L4	N 69°05'05"E 80.60'
L5	S 80°41'00"E 37.82'
L6	N 67°15'35"E 53.81'
L7	N 52°08'20"E 54.65'
L8	S 82°39'10"E 43.17'
L9	S 44°48'40"E 67.87'
L10	N 25°29'35"E 57.63'
L11	N 68°58'35"E 53.03'
L12	S 80°15'55"E 69.17'
L13	N 69°27'20"E 64.48'
L14	N 16°29'40"E 51.56'
L15	N 34°13'55"E 32.51'
L16	N 61°55'15"E 128.32'
L17	S 45°17'30"W 42.87'
L18	S 15°02'05"W 50.65'
L19	S 51°14'10"W 43.21'
L20	S 62°50'25"W 67.28'
L21	S 6°06'20"W 52.45'
L22	S 73°27'15"W 64.58'
L23	S 59°58'35"W 46.16'
L24	N 69°03'35"W 33.23'
L25	S 72°31'30"W 46.15'
L26	S 88°25'55"W 44.80'
L27	N 59°28'20"W 70.77'
L28	S 59°07'50"W 61.28'
L29	N 89°00'45"W 71.55'
L30	S 71°26'30"W 57.45'
L31	S 86°47'15"W 98.00'
L32	N 71°25'50"W 124.65'

LINE TABLE FOR STEEP SLOPE PRES. ESMT.

LINE #	BEARING & DISTANCE
L33	S 59°56'00"W 69.05'
L34	S 87°40'45"W 82.00'
L35	S 50°30'00"W 88.00'
L36	S 82°57'30"W 43.65'
L37	N 35°55'00"W 96.30'

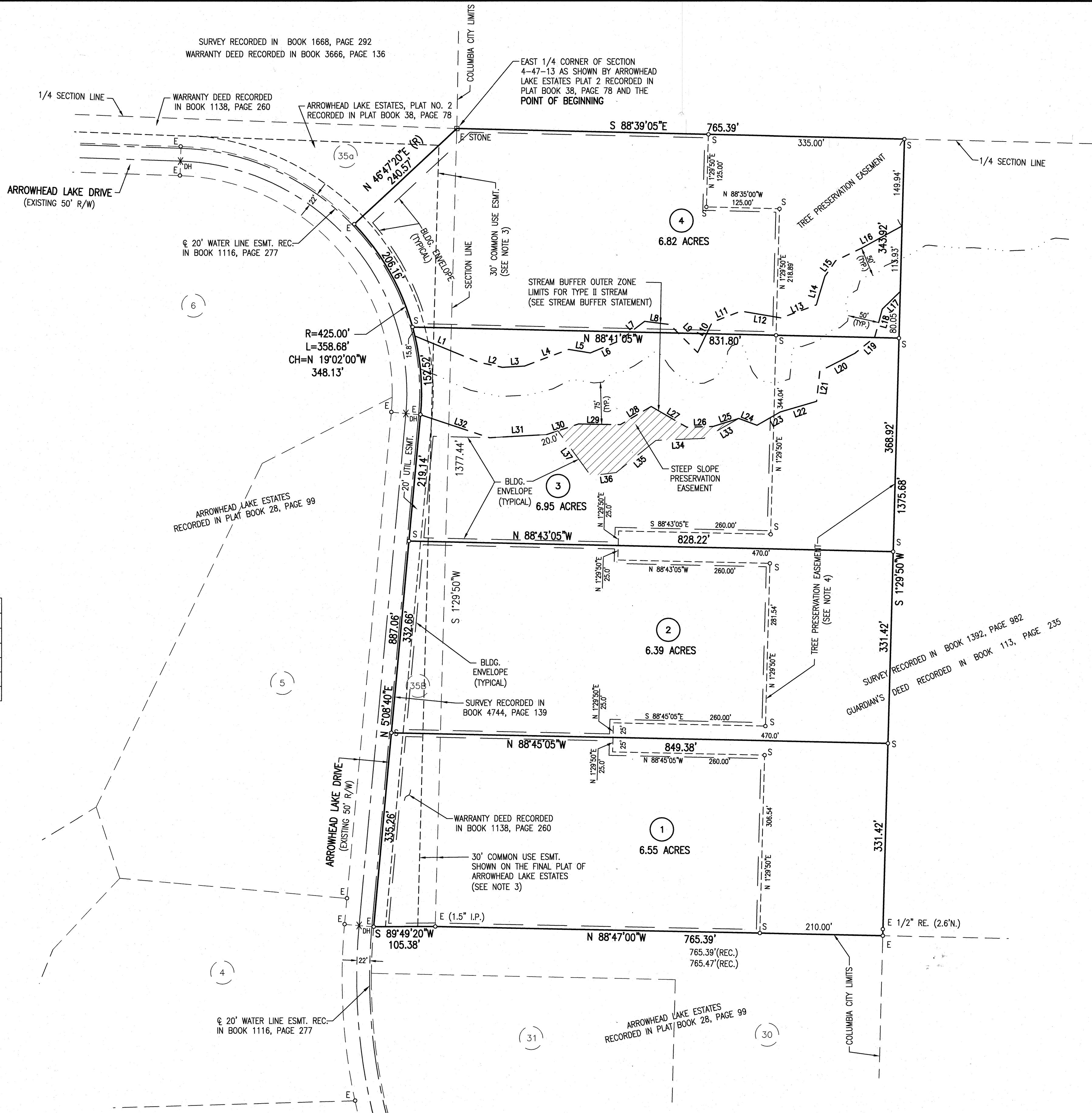
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING THIS ____ DAY OF _____, 2017.

RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



NOTES

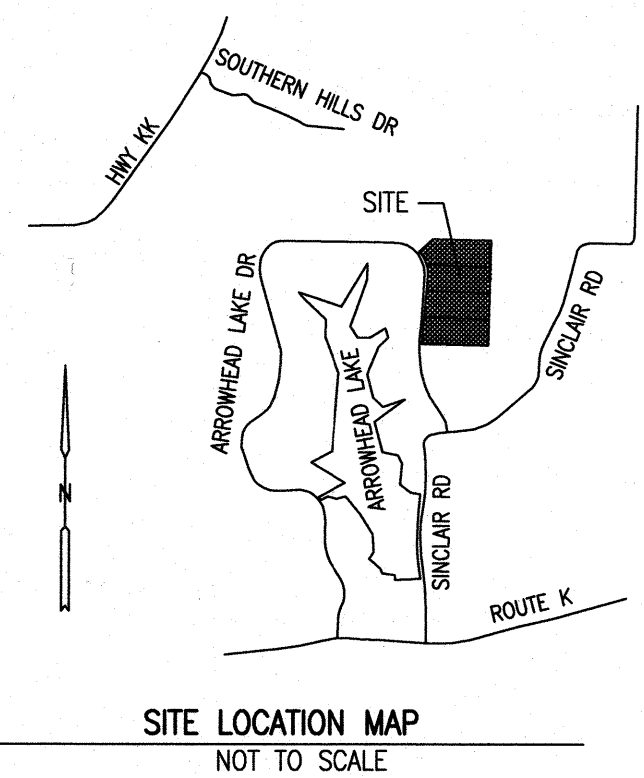
- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, TITLE COMMITMENT NUMBER 1722576 DATED JULY 10, 2017.
- THE 30' COMMON USE EASEMENT SHOWN ON THIS PLAT IS INTENDED TO MEET THE REQUIREMENTS OF CHAPTER 29-4.4(C) OF THE UNIFIED DEVELOPMENT CODE.
- THESE LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN BOOK 1130, PAGE 219 AND AMENDED BY THE SECOND AMENDMENT RECORDED IN BOOK 5754, PAGE 53.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 29019C0270E, EFFECTIVE DATE APRIL 19, 2017.

STREAM BUFFER STATEMENT

THE TYPE II STREAM LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF 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 OF COLUMBIA, MISSOURI. U.S.G.S. QUADRANGLE MAP "HUNTSDALE" WAS USED TO DETERMINE THE TYPE OF STREAM.



KNOW ALL MEN BY THESE PRESENTS

ARROWHEAD 3 LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, JONATHAN L. STATES HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

ARROWHEAD 3 LLC

JONATHAN L. STATES, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS ____ DAY OF _____, IN THE YEAR 2017, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN L. STATES, MANAGER OF ARROWHEAD 3 LLC, 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.

NOTARY PUBLIC
MY COMMISSION # _____
EXPIRES _____

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST, AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1138, PAGE 260, PART OF THE TRACT DESCRIBED BY THE GUARDIAN'S DEED RECORDED IN BOOK 113, PAGE 235, PART OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 1392, PAGE 982, THE TRACT SHOWN AS LOT 35B ON THE SURVEY RECORDED IN BOOK 4744, PAGE 139 AND A REPLAT OF PART OF LOT 35a OF ARROWHEAD LAKE ESTATES, PLAT NO. 2, RECORDED IN PLAT BOOK 38, PAGE 48, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4-47-13; THENCE WITH THE QUARTER SECTION LINE S88°39'05"E, 765.39 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, S1°29'50"W, 1375.68 FEET TO THE NORTHEAST CORNER OF LOT 30 OF ARROWHEAD LAKE ESTATES, RECORDED IN PLAT BOOK 28, PAGE 99; THENCE WITH THE NORTH LINE OF SAID LOT 30, N88°47'00"W, 765.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35B; THENCE WITH THE LINES OF SAID LOT 35B, S89°49'20"W, 105.38 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N5°08'40"E, 887.06 FEET; THENCE 358.68 FEET ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N19°02'00"W, 348.13 FEET; THENCE N46°47'20"E, 240.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.72 ACRES.

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

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

STATE OF MISSOURI } SS
COUNTY OF BOONE

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

Betty Lou Cobb
BETTY LOU COBB

NOTARY PUBLIC
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2019

FINAL MINOR PLAT ARROWHEAD LAKE ESTATES PLAT 3 A REPLAT OF PART OF LOT 35a, ARROWHEAD LAKE ESTATES PLAT NO. 2 LOCATED IN SECTIONS 3 & 4, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI			
DATE JUNE 12, 2017	JOB NUMBER 14135.01	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500	
			RESERVED FOR RECORDER'S STAMP
ALLSTATE CONSULTANTS 3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799 ALLSTATE CONSULTANTS LLC NO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167			