

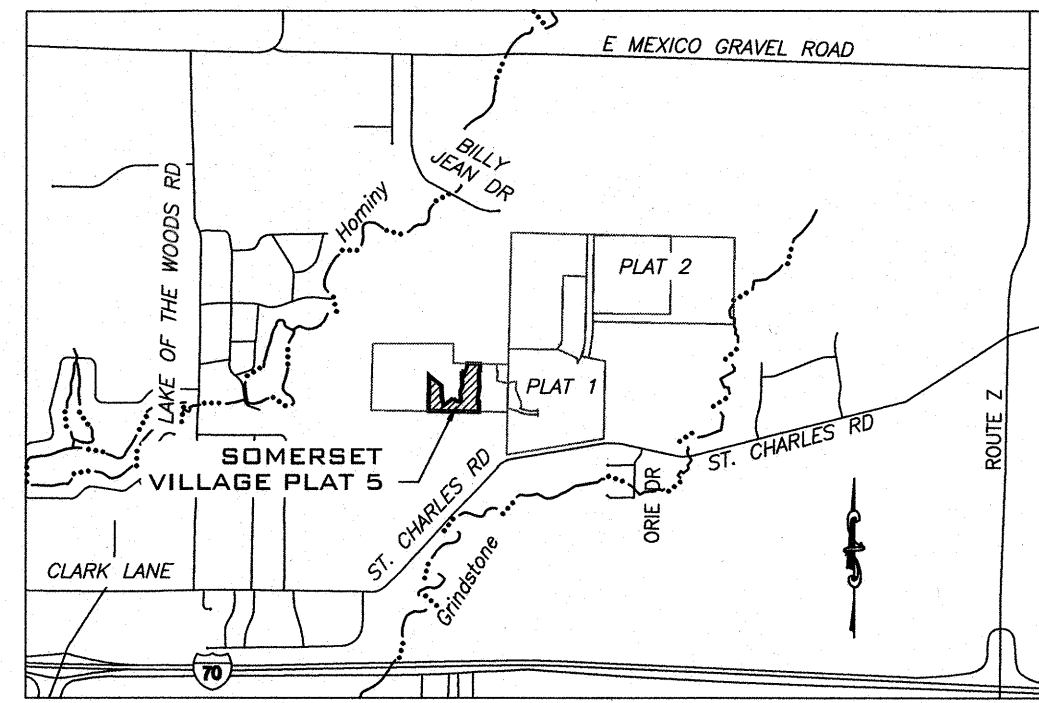
SOMERSET VILLAGE PLAT 5

FINAL PLAT
JULY 3, 2017

OWNER: JEAN AND CHARLES
MERIDETH LAND COMPANY, LLC
SUCCESSOR'S TRUSTEE'S DEED
BK 4580, PG 17

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- O/S OFFSET
- (REC) RECORD
- DH (X) DRILL HOLE W/ CHISELED "X"
- IP ○ IRON PIPE
- MONUMENT
- △ STONE
- PM ● PERMANENT MONUMENT
- (R) RADIAL LINE
- 0.000 SQUARE FEET
- 00.00 AC ACRES
- CT CURVE NUMBER



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

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

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

ARMSTRONG DRIVE, BRENGMAN DRIVE, AND BAYFIELD DRIVE ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, SOMERSET VILLAGE DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

Robert A. Wolvorton
ROBERT A. WOLVERTON, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS
ON THIS 11th DAY OF October, IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT A. WOLVERTON, 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.

Marissa Barrie
NOTARY PUBLIC
MY COMMISSION EXPIRES
9-28-19

Marissa Barrie
Notary Public Notary Seal
State of Missouri County of Boone
My Commission Expires 09/28/2019
Commission # 15698803

Angie Henderson

STATE OF MISSOURI }
COUNTY OF BOONE } SS
ON THIS 11th DAY OF October, IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC

IN AND FOR SAID STATE, PERSONALLY APPEARED Angie Henderson KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Marissa Barrie
NOTARY PUBLIC
MY COMMISSION EXPIRES
9-28-19

Marissa Barrie
Notary Public Notary Seal
State of Missouri County of Boone
My Commission Expires 09/28/2019
Commission # 15698803

CERTIFICATION

I HEREBY CERTIFY THAT IN AUGUST 2017, I COMPLETED A SURVEY FOR SOMERSET VILLAGE DEVELOPMENT, LLC, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4655, PAGE 71 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE SOUTHWEST CORNER OF SOMERSET VILLAGE PLAT 4 AS RECORDED IN PLAT BOOK 50, PAGE 4, THENCE N 89°00'50" W, 896.17 FEET TO THE SOUTHEAST CORNER OF SOMERSET VILLAGE PLAT 3 AS RECORDED IN PLAT BOOK 50, PAGE 11; THENCE ALONG THE EAST LINE OF SAID PLAT 3, N 00°28'30" E, 643.41 FEET; THENCE LEAVING SAID EAST LINE, S 48°51'45" E, 144.19 FEET; THENCE S 52°51'35" E, 147.33 FEET; THENCE S 01°29'15" E, 215.05 FEET; THENCE S 12°45'15" E, 137.68 FEET; THENCE N 75°39'15" E, 18.37 FEET; THENCE N 54°51'15" E, 190.36 FEET; THENCE ALONG A NON-TANGENT 125.00-FOOT RADIUS CURVE TO THE LEFT, 117.52 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 62°04'50" E, 113.24 FEET; THENCE S 89°00'50" E, 31.39 FEET; THENCE N 01°14'45" W, 185.28 FEET; THENCE N 01°15'50" W, 229.89 FEET; THENCE N 04°46'45" W, 50.00 FEET; THENCE ALONG A NON-TANGENT 175.00-FOOT RADIUS CURVE TO THE RIGHT, 90.17 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 80°01'05" E, 89.18 FEET; THENCE N 05°51'15" E, 149.72 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4655, PAGE 71; THENCE ALONG SAID NORTH LINE S 89°59'50" E, 226.92 FEET TO THE NORTHWEST CORNER OF SAID SOMERSET VILLAGE PLAT 4; THENCE ALONG THE WEST LINES OF SAID PLAT 4 FOR THE FOLLOWING TEN (10) CALLS, S 00°00'10" W, 123.79 FEET; THENCE S 88°25'15" W, 18.29 FEET; THENCE S 01°34'45" E, 50.00 FEET; THENCE S 02°15'30" W, 91.16 FEET; THENCE S 03°34'05" E, 160.83 FEET; THENCE S 11°22'15" W, 162.05 FEET; THENCE S 02°15'30" W, 97.12 FEET; THENCE S 06°57'15" W, 50.00 FEET; THENCE S 00°59'10" W, 125.68 FEET; THENCE S 84°34'30" E, 28.02 FEET; THENCE S 00°59'10" W, 125.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.22 ACRES.

NOTES

- 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.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS PLAT CONFORMS TO THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 4423, PAGE 41.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040 (2) (A).
- LOT C500 IS A COMMON LOT AND WILL BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
- ACCESS EASEMENT ON LOT 507 IS INTENDED TO BE A PERMANENT ACCESS EASEMENT FOR THE MEANS OF INGRESS/EGRESS FOR STORM WATER MANAGEMENT FEATURES ON LOT C500.

CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	4°20'25"	500.00	37.87	N 80°52'35" W, 37.87'
C2	19°52'58"	500.00	173.51	N 88°38'50" W, 172.64'
C3	9°34'26"	300.00	50.13	S 86°11'55" W, 50.07'
C4	53°52'09"	150.00	141.03	N 62°04'50" W, 135.89'
C5	20°22'14"	200.00	71.11	N 08°56'20" E, 70.73'
C6	22°55'29"	300.00	120.03	N 07°39'45" E, 119.23'
C7	90°57'36"	150.00	238.13	N 49°16'50" W, 213.90'
C8	44°37'35"	150.00	116.83	N 66°06'30" E, 113.90'
C9	65°18'26"	20.00	22.80	N 88°20'10" E, 21.58'
C10	96°41'22"	20.00	33.75	S 16°58'20" W, 29.89'
C11	85°15'50"	20.00	29.76	S 41°23'10" W, 27.09'
C12	85°15'50"	20.00	29.76	S 43°52'40" E, 27.09'

SCALE: 1" = 50'
BEARINGS ARE REFERENCED TO THE LINES OF SOMERSET VILLAGE PLAT 4 RECORDED IN PLAT BOOK 50, PAGE 4

UNPLATTED LAND
OWNER: SOMERSET VILLAGE
DEVELOPMENT, LLC
WARRANTY DEED BK 4655, PG 71

OWNER: SOMERSET VILLAGE
PLAT 5
PLAT BOOK 50, PAGE 11

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S82°46'30" W	80.71'
L2	S08°53'15" W	132.36'
L3	S09°53'55" E	10.77'
L4	S32°59'30" E	12.44'
L5	S00°39'25" W	26.49'
L6	S89°00'50" E	22.96'
L7	N11°05'55" E	26.53'
L8	N65°48'10" E	13.72'
L9	N48°46'25" E	23.61'
L10	N32°43'15" E	24.66'
L11	N83°34'50" E	11.38'
L12	S50°51'55" E	10.05'
L13	S18°35'40" E	25.38'
L14	S03°33'40" W	28.45'
L15	S66°08'55" W	12.99'
L16	S00°59'10" W	6.26'

CENTER OF SEC.
2-46-12
AS SHOWN BY THE
SURVEY
RECORDED IN BK. 442,
PG. 296
N 89°00'50" W
613.69'
(M & REC)

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

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0305E, DATED APRIL 19, 2017

STREAM BUFFER STATEMENT

THERE ARE NO STREAM BUFFERS ON THIS TRACT AS DETERMINED FROM ARTICLE X-STREAM BUFFER REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI