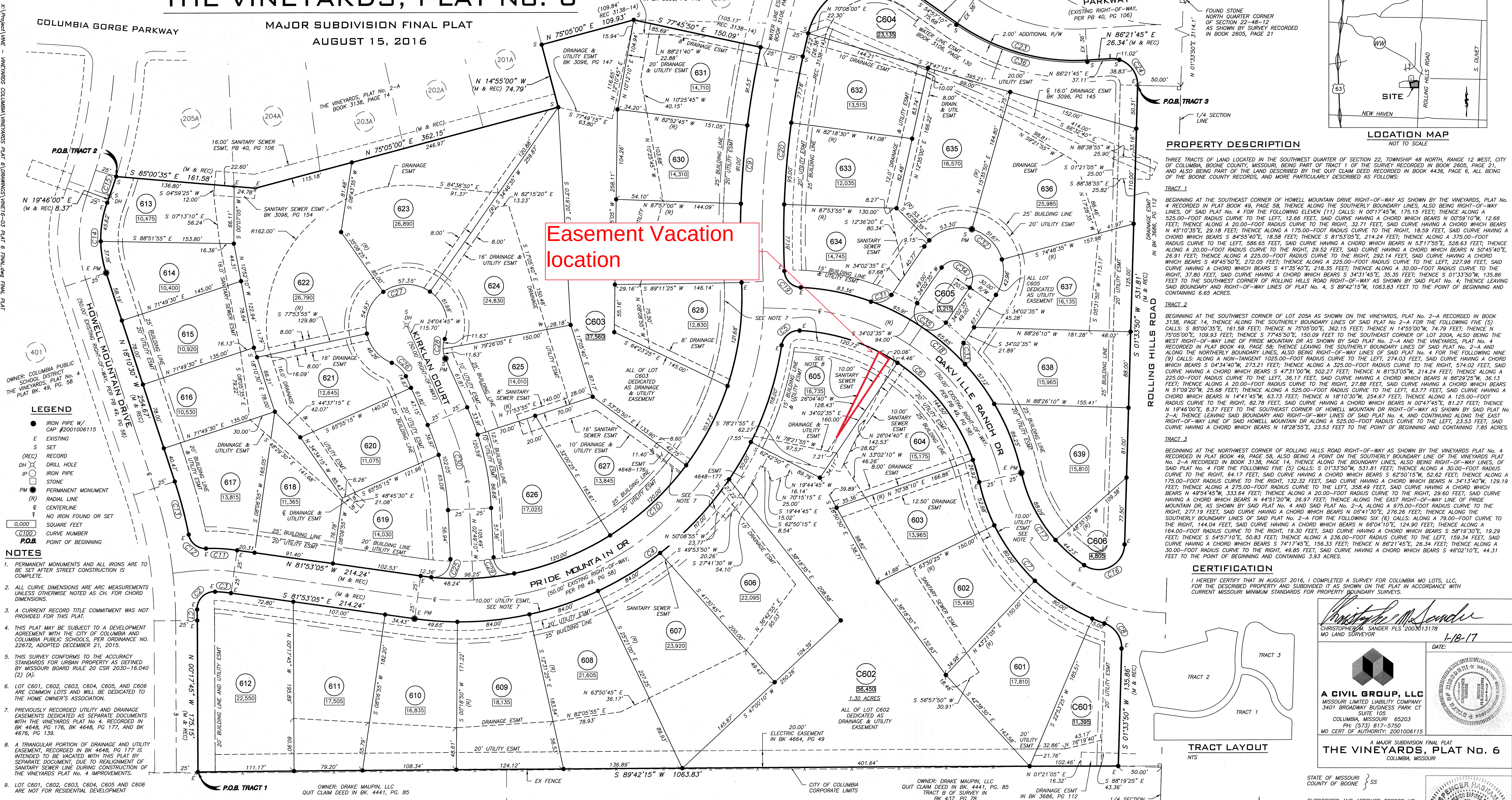


THE VINEYARDS, PLAT No. 6

MAJOR SUBDIVISION FINAL PLAT

AUGUST 15, 2016

X:\Project\LINE - VINEYARDS COLUMBIA VINEYARDS PLAT 6\DRAWINGS\INVERT-03 PLAT 6 FINAL.DWG FINAL PLAT



- LEGEND**
- IRON PIPE W/ CAP #2001006115
 - EXISTING
 - SET
 - RECORD
 - DRILL HOLE
 - IRON PIPE
 - STONE
 - PERMANENT MONUMENT
 - RADIAL LINE
 - CENTERLINE
 - NO IRON FOUND OR SET
 - SQUARE FEET
 - CURVE NUMBER
 - POINT OF BEGINNING
- NOTES**
- PERMANENT MONUMENTS AND ALL IRONS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
 - ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
 - A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
 - THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF COLUMBIA AND COLUMBIA PUBLIC SCHOOLS, PER ORDINANCE NO. 22872, ADOPTED DECEMBER 21, 2015.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040 (2) (A).
 - LOT C601, C602, C603, C604, C605, AND C606 ARE COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
 - PREVIOUSLY RECORDED UTILITY AND DRAINAGE EASEMENTS DEDICATED AS SEPARATE DOCUMENTS WITH THE VINEYARDS PLAT No. 4, RECORDED IN BK 4648, PG 176, BK 4648, PG 177, AND BK 4676, PG 139.
 - A TRIANGULAR PORTION OF DRAINAGE AND UTILITY EASEMENT, RECORDED IN BK 4648, PG 177 IS INTENDED TO BE VACATED WITH THIS PLAT BY SEPARATE DOCUMENT, DUE TO REALIGNMENT OF SANITARY SEWER LINE DURING CONSTRUCTION OF THE VINEYARDS PLAT No. 4 IMPROVEMENTS.
 - LOT C601, C602, C603, C604, C605 AND C606 ARE NOT FOR RESIDENTIAL DEVELOPMENT
 - NO DRIVEWAY ACCESS IS ALLOWED ONTO ROLLING HILLS ROAD FROM LOTS 636, 637, 638, & 639.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #2901900295D DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 124-232 (g)(2) CITY OF COLUMBIA ORDINANCES. THE PRELIMINARY PLAT OF THE VINEYARDS, PLAT No. 1 APPROVED NOVEMBER 21, 2005.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

CURVE TABLE					RECORD ARC LENGTHS PER PLAT BK 49, PG 58				
#	Δ	RADIUS	LENGTH	(REC)	CHORD	#	Δ	RADIUS	LENGTH
C1	1°22'56"	525.00'	12.66'	*12.66'	N 00°59'10" W, 12.66'	C13	6°57'34"	525.00'	63.77'
C2	93°42'29"	20.00'	32.71'	*32.71'	N 45°10'35" E, 29.18'	C14	37°56'31"	125.00'	82.78'
C3	6°05'08"	175.00'	18.59'	*18.59'	N 84°55'40" E, 18.58'	C15	2°34'04"	525.00'	23.53'
C4	89°37'59"	375.00'	586.65'	*586.65'	N 53°17'55" E, 528.63'	C16	122°32'54"	30.00'	64.17'
C5	84°33'28"	20.00'	29.52'	*29.52'	N 50°45'40" E, 26.91'	C17	43°19'15"	175.00'	132.32'
C6	74°23'14"	225.00'	292.14'	*292.14'	S 49°45'50" E, 272.05'	C18	74°41'24"	275.00'	358.49'
C7	58°03'19"	225.00'	227.98'	*227.98'	S 41°35'40" E, 218.35'	C19	84°48'13"	20.00'	29.60'
C8	72°11'10"	30.00'	37.80'	*37.80'	S 34°31'45" E, 35.35'	C20	16°17'22"	975.00'	277.19'
C9	15°19'03"	1025.00'	274.03'	*274.03'	S 04°34'40" W, 273.21'	C21	104°28'03"	79.00'	144.04'
C10	101°11'48"	325.00'	574.02'	*574.02'	S 47°31'00" W, 502.27'	C22	6°44'34"	164.00'	19.30'
C11	9°12'40"	225.00'	36.17'	*36.17'	N 86°29'25" W, 36.13'	C23	38°41'03"	236.00'	159.34'
C12	79°52'46"	20.00'	27.88'	*27.88'	N 51°09'20" W, 25.68'	C24	95°12'04"	30.00'	49.85'

CURVE TABLE					RECORD ARC LENGTHS PER SUR BK 3138, PG 14				
#	Δ	RADIUS	LENGTH	(REC)	CHORD	#	Δ	RADIUS	LENGTH
C13	6°57'34"	525.00'	63.77'	*63.77'	N 14°41'45" W, 63.73'	C25	98°45'20"	20.00'	34.47'
C14	37°56'31"	125.00'	82.78'	*82.78'	N 00°47'45" E, 81.27'	C26	44°24'55"	30.00'	23.26'
C15	2°34'04"	525.00'	23.53'	*23.53'	N 84°55'15" W, 67.14'	C27	26°49'50"	47.00'	220.52'
C16	122°32'54"	30.00'	64.17'	*64.17'	S 62°50'15" W, 52.62'	C28	22°12'28"	30.00'	11.63'
C17	43°19'15"	175.00'	132.32'	*132.32'	N 34°13'40" W, 129.19'	C29	98°12'48"	20.00'	34.28'
C18	74°41'24"	275.00'	358.49'	*358.49'	N 49°54'45" W, 333.64'	C30	21°15'37"	300.00'	111.32'
C19	84°48'13"	20.00'	29.60'	*29.60'	N 44°51'20" W, 26.97'	C31	76°04'00"	20.00'	26.55'
C20	16°17'22"	975.00'	277.19'	N/A	N 05°41'30" E, 276.26'	C32	180°00'00"	50.00'	157.08'
C21	104°28'03"	79.00'	144.04'	*144.15'	N 66°04'10" E, 124.90'	C33	76°28'48"	20.00'	26.70'
C22	6°44'34"	164.00'	19.30'	*19.32'	S 58°19'30" E, 19.29'	C34	180°00'00"	20.00'	62.83'
C23	38°41'03"	236.00'	159.34'	*159.34'	S 74°17'45" E, 156.33'	C35	180°00'00"	20.00'	62.83'
C24	95°12'04"	30.00'	49.85'	*49.84'	S 46°02'10" E, 44.31'	C36	38°41'10"	237.99'	160.69'

CURVE TABLE					RECORD ARC LENGTHS PER SUR BK 3138, PG 14				
#	Δ	RADIUS	LENGTH	(REC)	CHORD	#	Δ	RADIUS	LENGTH
C25	98°45'20"	20.00'	34.47'	N/A	S 46°33'30" W, 30.36'	C27	44°24'55"	30.00'	23.26'
C26	44°24'55"	30.00'	23.26'	N/A	S 46°17'15" E, 22.68'	C28	22°12'28"	30.00'	11.63'
C27	26°49'50"	47.00'	220.52'	N/A	S 65°55'15" W, 67.14'	C29	98°12'48"	20.00'	34.28'
C28	22°12'28"	30.00'	11.63'	N/A	N 09°13'55" E, 11.56'	C30	21°15'37"	300.00'	111.32'
C29	98°12'48"	20.00'	34.28'	N/A	N 51°55'35" W, 30.24'	C31	76°04'00"	20.00'	26.55'
C30	21°15'37"	300.00'	111.32'	N/A	N 13°27'00" W, 110.68'	C32	180°00'00"	50.00'	157.08'
C31	76°04'00"	20.00'	26.55'	N/A	N 72°04'35" E, 24.64'	C33	76°28'48"	20.00'	26.70'
C32	180°00'00"	50.00'	157.08'	N/A	S 55°57'25" E, 100.00'	C34	180°00'00"	20.00'	62.83'
C33	76°28'48"	20.00'	26.70'	N/A	S 04°11'45" E, 24.76'	C35	180°00'00"	20.00'	62.83'
C34	180°00'00"	20.00'	62.83'	N/A	N 55°57'25" W, 40.00'	C36	38°41'10"	237.99'	160.69'
C35	180°00'00"	20.00'	62.83'	N/A	S 55°57'25" E, 40.00'				
C36	38°41'10"	237.99'	160.69'	N/A	S 74°17'45" E, 157.65'				

KNOW ALL MEN BY THESE PRESENTS

COLUMBIA MO LOTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED 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.

PUBLIC RIGHT-OF-WAY FOR COLUMBIA GORGE PARKWAY, KIRKLAN COURT AND DARVILLE RANCH DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID COLUMBIA MO LOTS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER.

BY: JANE ANN PERRY, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

24 DAY OF JANUARY, IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JANE ANN PERRY, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE IS A MEMBER OF COLUMBIA MO LOTS, LLC, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND FURTHER ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT SHE HAS BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL.

NOTARY PUBLIC, MY COMMISSION EXPIRES JULY 11, 2019.

SPENCER HASKAMP

NOTARY PUBLIC, MY COMMISSION EXPIRES JULY 11, 2019.

SPENCER HASKAMP

PROPERTY DESCRIPTION

THREE TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 2605, PAGE 21, AND ALSO BEING PART OF THE LAND DESCRIBED BY THE QUIT CLAIM DEED RECORDED IN BOOK 4436, PAGE 6, ALL BEING OF THE BOONE COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
BEGINNING AT THE SOUTHEAST CORNER OF HOWELL MOUNTAIN DRIVE RIGHT-OF-WAY AS SHOWN BY THE VINEYARDS, PLAT No. 4, RECORDED IN PLAT BOOK 49, PAGE 58, THENCE ALONG THE SOUTHERLY BOUNDARY LINES, ALSO BEING RIGHT-OF-WAY LINES, OF SAID PLAT No. 4 FOR THE FOLLOWING ELEVEN (11) CALLS: N 00°17'45" W, 175.15 FEET; THENCE ALONG A 525.00-FOOT RADIUS CURVE TO THE LEFT, 12.66 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 00°59'10" W, 12.66 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 32.71 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 45°10'35" E, 29.18 FEET; THENCE ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT, 18.59 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 84°55'40" E, 18.58 FEET; THENCE S 81°53'05" E, 214.24 FEET; THENCE ALONG A 375.00-FOOT RADIUS CURVE TO THE LEFT, 586.65 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 53°17'55" E, 528.63 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 29.52 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 50°45'40" E, 26.91 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 292.14 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 49°45'50" E, 272.05 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE LEFT, 227.98 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 41°35'40" E, 218.35 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 37.80 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 34°31'45" E, 35.35 FEET; THENCE S 01°33'50" W, 135.86 FEET TO THE SOUTHWEST CORNER OF ROLLING HILLS ROAD RIGHT-OF-WAY AS SHOWN BY SAID PLAT No. 4; THENCE LEAVING SAID BOUNDARY AND RIGHT-OF-WAY LINES OF PLAT No. 4, S 89°42'15" W, 1063.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.65 ACRES.

TRACT 2
BEGINNING AT THE SOUTHWEST CORNER OF LOT 205A AS SHOWN ON THE VINEYARDS, PLAT No. 2-A RECORDED IN BOOK 3138, PAGE 14, THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID PLAT No. 2-A FOR THE FOLLOWING FIVE (5) CALLS: S 85°00'35" E, 161.58 FEET; THENCE N 75°05'00" E, 362.15 FEET; THENCE N 14°55'00" W, 74.79 FEET; THENCE N 75°05'00" W, 109.93 FEET; THENCE S 77°45'50" E, 150.09 FEET TO THE SOUTHEAST CORNER OF LOT 200A, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF PRIDE MOUNTAIN DR AS SHOWN BY SAID PLAT No. 2-A AND THE VINEYARDS, PLAT No. 4, RECORDED IN PLAT BOOK 49, PAGE 58; THENCE LEAVING THE SOUTHERLY BOUNDARY LINES OF SAID PLAT No. 2-A AND ALONG THE NORTHERLY BOUNDARY LINES, ALSO BEING RIGHT-OF-WAY LINES OF SAID PLAT No. 4, FOR THE FOLLOWING NINE (9) CALLS: ALONG A NON-TANGENT 1022.00-FOOT RADIUS CURVE TO THE LEFT, 274.83 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 04°34'40" W, 273.21 FEET; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE RIGHT, 574.02 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 47°31'00" W, 502.27 FEET; THENCE N 81°53'05" W, 214.24 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE LEFT, 36.17 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 86°29'25" W, 36.13 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 27.88 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 51°09'20" W, 25.68 FEET; THENCE ALONG A 525.00-FOOT RADIUS CURVE TO THE LEFT, 63.77 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 14°41'45" W, 63.73 FEET; THENCE N 18°10'30" W, 254.67 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, 82.78 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 00°47'45" E, 81.27 FEET; THENCE N 19°46'00" E, 8.37 FEET TO THE SOUTHEAST CORNER OF HOWELL MOUNTAIN DR RIGHT-OF-WAY AS SHOWN BY SAID PLAT No. 2-A; THENCE LEAVING SAID BOUNDARY AND RIGHT-OF-WAY LINES OF SAID PLAT No. 4, AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HOWELL MOUNTAIN DR ALONG A 525.00-FOOT RADIUS CURVE TO THE LEFT, 23.53 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 18°28'55" E, 23.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.85 ACRES.

TRACT 3
BEGINNING AT THE NORTHWEST CORNER OF ROLLING HILLS ROAD RIGHT-OF-WAY AS SHOWN BY THE VINEYARDS PLAT No. 4, RECORDED IN PLAT BOOK 49, PAGE 58, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE VINEYARDS, PLAT No. 2-A RECORDED IN BOOK 3138, PAGE 14, THENCE ALONG THE BOUNDARY LINES, ALSO BEING RIGHT-OF-WAY LINES, OF SAID PLAT No. 4 FOR THE FOLLOWING FIVE (5) CALLS: S 01°33'50" W, 531.81 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 84.17 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 62°50'15" W, 52.62 FEET; THENCE ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT, 132.32 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 34°13'40" W, 129.19 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 358.49 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 49°54'45" W, 333.64 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 29.60 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 44°51'20" W, 26.97 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF PRIDE MOUNTAIN DR, AS SHOWN BY SAID PLAT No. 4 AND SAID PLAT No. 2-A, ALONG A 975.00-FOOT RADIUS CURVE TO THE RIGHT, 277.19 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 05°41'30" E, 276.26 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID PLAT No. 2-A FOR THE FOLLOWING SIX (6) CALLS: ALONG A 79.00-FOOT CURVE TO THE RIGHT, 144.04 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 66°04'10" E, 124.90 FEET; THENCE ALONG A 164.00-FOOT RADIUS CURVE TO THE RIGHT, 19.30 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 58°19'30" E, 19.29 FEET; THENCE S 54°07'10" E, 50.83 FEET; THENCE ALONG A 236.00-FOOT RADIUS CURVE TO THE LEFT, 159.34 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 74°17'45" E, 156.33 FEET; THENCE N 86°21'45" E, 26.34 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 49.85 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 46°02'10" E, 44.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.93 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN AUGUST 2016, I COMPLETED A SURVEY FOR COLUMBIA MO LOTS, LLC, FOR THE DESCRIBED PROPERTY AND SUBDIVISION AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

CHRISTOPHER M. SANDER
CHRISTOPHER M. SANDER PLS 2003013178
MO LAND SURVEYOR

DATE: 1-18-17

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

A MAJOR SUBDIVISION FINAL PLAT
THE VINEYARDS, PLAT No. 6
COLUMBIA, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 18th DAY OF JANUARY, 2017.

SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2019.

SPENCER HASKAMP

NOTARY PUBLIC, MY COMMISSION EXPIRES JULY 11, 2019.

SPENCER HASKAMP

NOTARY PUBLIC, MY COMMISSION EXPIRES JULY 11, 2019.

SPENCER HASKAMP