Boone County, Missouri
Unofficial Document

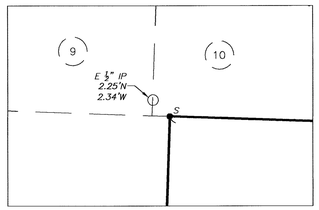
FILED FOR RECORD, BOONE COUNTY MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

TRADE WINDS PARK, PLAT No. 2B

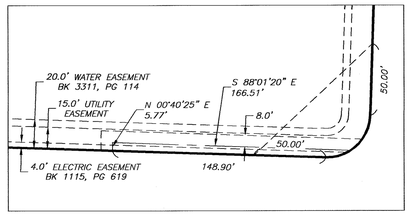
A REPLAT OF LOT 6-B OF TRADE WINDS PARK, PLAT No. 2A

SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST

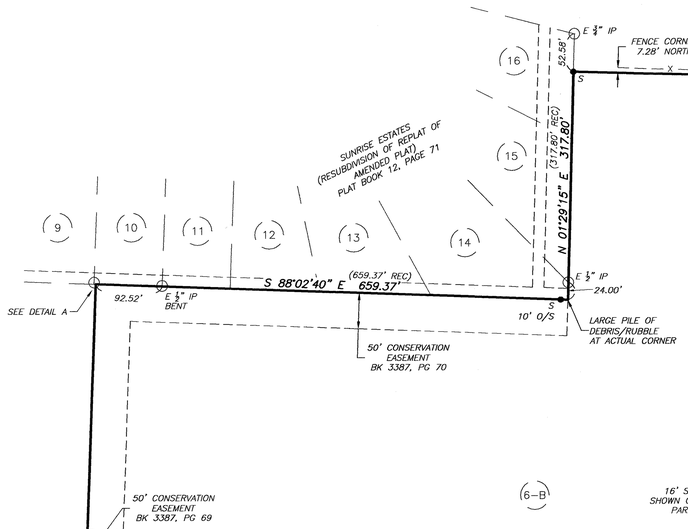
JUNE 27, 2016

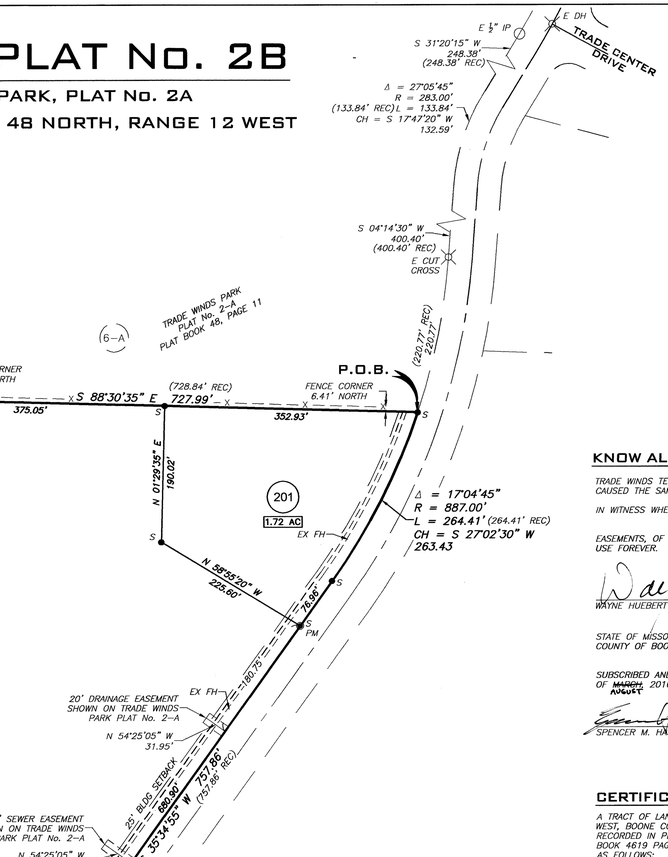


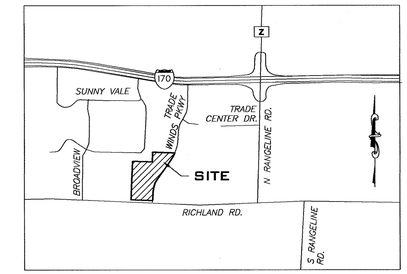
DETAIL A
NOT TO SCALE



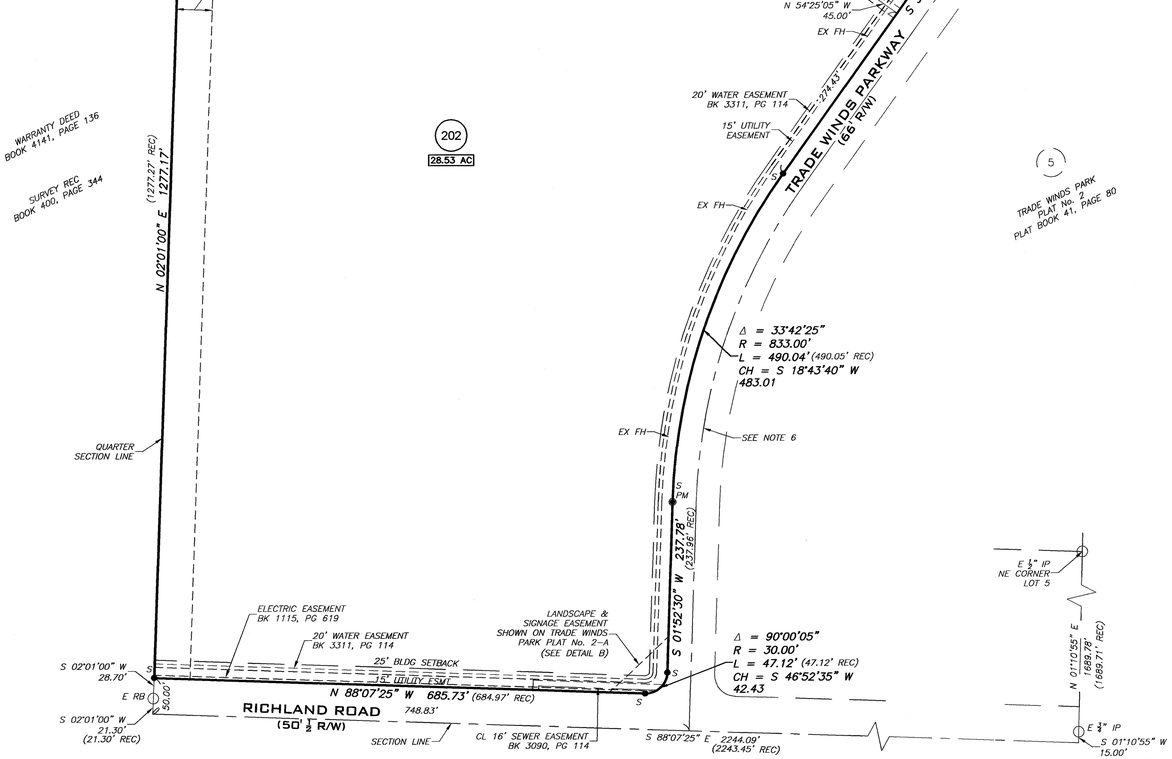
DETAIL B
NOT TO SCALE







LOCATION MAP
NOT TO SCALE



NOTES

1. THIS IS A URBAN CLASS SURVEY AND CONFORMS TO MISSOURI STATUTE 20 CSR 2030-16.040 SECTION (2)(A).
2. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. THE LOTS SHOWN ON THIS PLAT MAY BE RE-PLATTED BY SUBMITTING A PLAT FOR APPROVAL WITHOUT A VACATION HEARING AS PERMITTED BY SECTION 1.8.1 OF THE BOONE COUNTY LAND USE REGULATIONS, CHAPTER 1, SUBDIVISION REGULATIONS.
6. NONE OF THE MONUMENTS AROUND THE PERIMETER OF LOT 6B SHOWN TO BE SET BY THE PLAT OF TRADE WINDS PARK PLAT No. 2 AND 2-A WERE FOUND. THE LOCATION OF THE RIGHT OF WAY FOR TRADE WINDS PARKWAY WAS CALCULATED FROM BEST AVAILABLE MONUMENTATION IN PREVIOUS TRADE WINDS PARK PLATS. THE CENTERLINE OF PAVEMENT FOR TRADE WINDS PARKWAY FALLS WITHIN 0.7 FEET OF THE CENTERLINE OF SAID RIGHT-OF-WAY SHOWN ON THIS PLAT.
7. THE NORTH RIGHT-OF-WAY LINE OF RICHLAND ROAD AND THE WEST LINE OF LOT 202 WERE ESTABLISHED BASED ON MONUMENTS THAT WERE FOUND AS SHOWN ON THE SURVEY RECORDED IN BOOK 2536, PAGE 120.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN
THE 100-YEAR FLOOD PLAIN AS SHOWN BY
FIRM MAP #29019C0325D
DATED: MARCH 17, 2011

STREAM BUFFER STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.

LEGEND

- ● IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- PM● PERMANENT MONUMENT
- (R) RADIAL LINE
- REC. RECORD
- DH✕ DRILL HOLE WITH CHISELED "x"
- ℄ CENTERLINE
- 10,000 SQUARE FEET
- 1.50 AC ACRES
- —— x —— — — EXISTING FENCE
- □ EXISTING STONE
- IP○ IRON PIPE
- RB○ REBAR
- C100 CURVE NUMBER
- EX FH EX FIRE HYDRANT

SCALE: 1" = 100'
0 50 100 200
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION
THIS 18th DAY OF August, 2016
BOYD HARRIS, CHAIRPERSON

RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION
THIS 30 DAY OF August, 2016
DAN ATWILL, PRESIDING COMMISSIONER
WENDY S. NOREN, COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS

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

IN WITNESS WHEREOF, WAYNE HUEBERT HAS CAUSED THESE PRESENTS TO BE SIGNED.

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

WAYNE HUEBERT - MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 12th DAY OF ~~MARCH~~ AUGUST 2016.

SPENCER M. HASKAMP

NOTARY PUBLIC MY COMMISSION EXPIRES JULY 11, 2019.

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 6-B OF TRADE WINDS PARK, PLAT No. 2-A RECORDED IN PLAT BOOK 48, PAGE 11 AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4619 PAGE 113, ALL OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6-B, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF TRADE WINDS PARKWAY; THENCE ALONG THE EAST LINE OF SAID LOT AND SAID WEST RIGHT-OF-WAY LINES FOR THE FOLLOWING FIVE (5) CALLS: ALONG A 887.00-FOOT RADIUS CURVE TO THE RIGHT, 264.41 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S27°02'30"W, 263.43 FEET; THENCE S35°34'55"W, 757.86 FEET; THENCE ALONG A 833.00-FOOT RADIUS CURVE TO THE LEFT, 490.04 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S18°43'40"W, 483.01 FEET; THENCE S01°52'30"W, 237.78 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 47.12 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S46°52'35"W, 42.43 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RICHLAND ROAD, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT; THENCE ALONG SAID LINES, N88°07'25"W, 685.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE WEST LINE OF SAID LOT, N02°01'00"E, 1277.17 FEET TO A POINT ON THE SOUTH LINE OF OF THE RESUBDIVISION OF THE REPLAT OF SUNRISE ESTATES SUBDIVISION AMENDED AS RECORDED IN PLAT BOOK 12, PAGE 71; THENCE ALONG THE LINES OF SAID PLAT AND SAID LOT 6-B, S88°02'40"E, 659.37 FEET; THENCE N01°29'15"E, 317.80 FEET; THENCE LEAVING SAID LINES OF SUNRISE ESTATES AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 6-B, S88°30'35"E, 727.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.25 ACRES.

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

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

CHRISTOPHER M. SANDER L.S. 2003013178
8-12-2016
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 12th DAY OF ~~JUNE~~ AUGUST 2016.

SPENCER M. HASKAMP

NOTARY PUBLIC MY COMMISSION EXPIRES JULY 11, 2019.

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MO 65203
PHONE: (573) 817-5750
WWW.ACIVILGROUP.COM

Recorded in Boone County, Missouri
Date and Time: 08/31/2016 at 09:10:54 AM
Instrument #: 2016018889 Book: 50 Page: 49
Instrument Type: PLAT
Recording Fee: $89.00 S
No. of Pages: 1
Nora Dietzel, Recorder of Deeds

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X:\Project\HUEBERT BUILDERS\TRADE WINDS PARK\DRAWINGS\HUEB16-02 FINAL PLAT 2B.dwg MINOR PLAT