

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 183-12

AN ORDINANCE

approving the Final Plat of Copperstone Plat 7, a Replat of portions of Copperstone Plat 1, 2, 3, 4 and 5; accepting the dedication of rights-of-way and easements; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Copperstone Plat 7, a Replat of portions of Copperstone Plat 1, 2, 3, 4 and 5, dated July 20, 2012, a subdivision located south of Vawter School Road and east of Scott Boulevard, containing approximately 59.13 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2012.

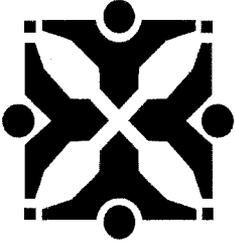
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning ^{AT}

Agenda Item No:

To: City Council
From: City Manager and Staff *MM*

Council Meeting Date: Aug 6, 2012

Re: Copperstone Plat 7 - Replat (Case #12-63)

EXECUTIVE SUMMARY:

A request by Woodland Hills Properties, LLC, to replat 84 lots into 68 lots within Copperstone Subdivision. The proposed replat, to be known as "Copperstone Plat 7", includes 59.13 acres of land located generally south of Vawter School Road and east of Scott Boulevard. (Case #12-63)

DISCUSSION:

The proposal would decrease the total number of affected lots from 84 to 68, resulting in larger lots for single-family residential development.

The plat conforms to all applicable City zoning and subdivision regulations. Locator maps and a copy of the replat are attached.

FISCAL IMPACT:

None

VISION IMPACT:

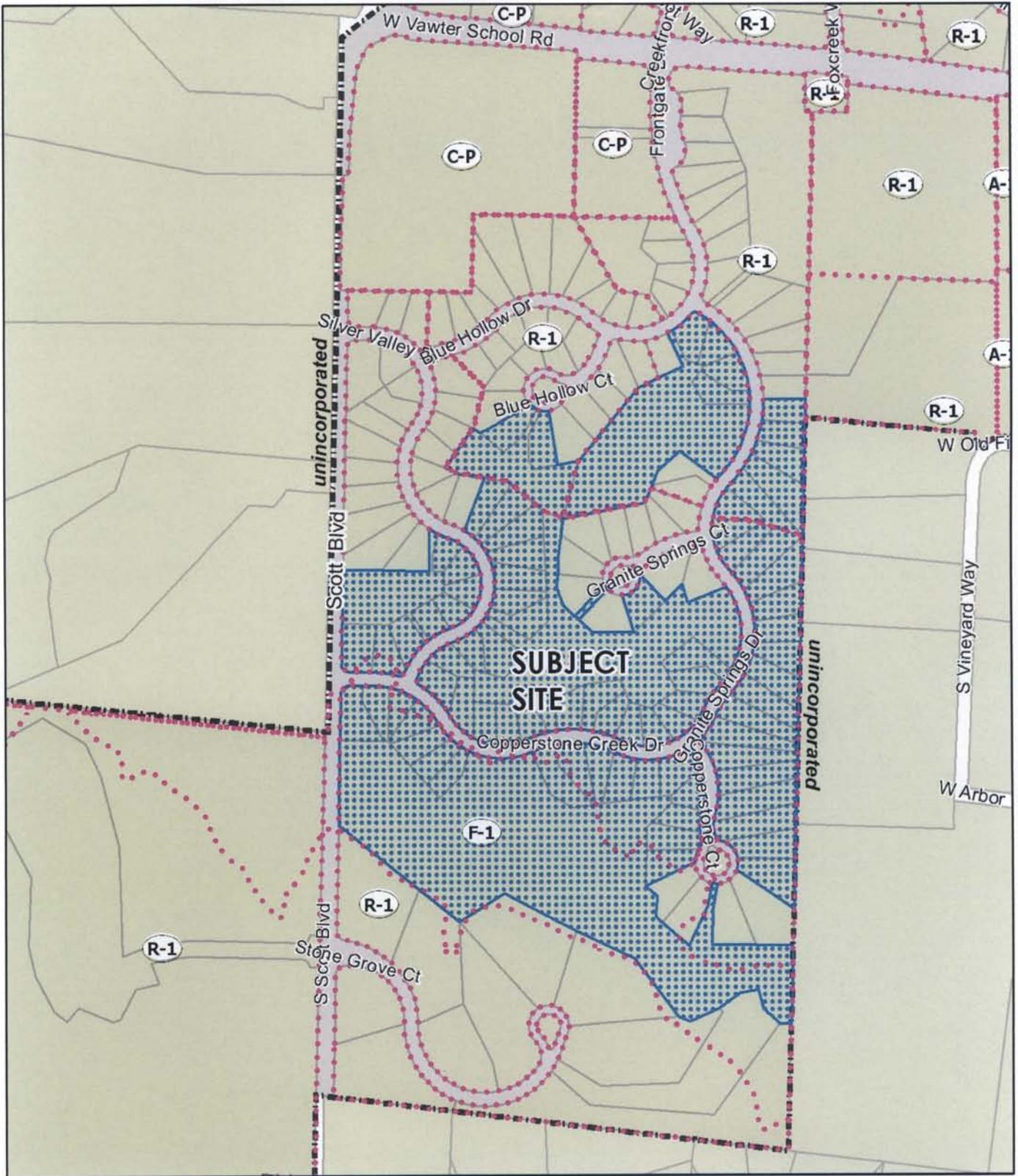
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

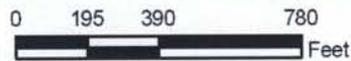
SUGGESTED COUNCIL ACTIONS:

Approval of the proposed replat

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

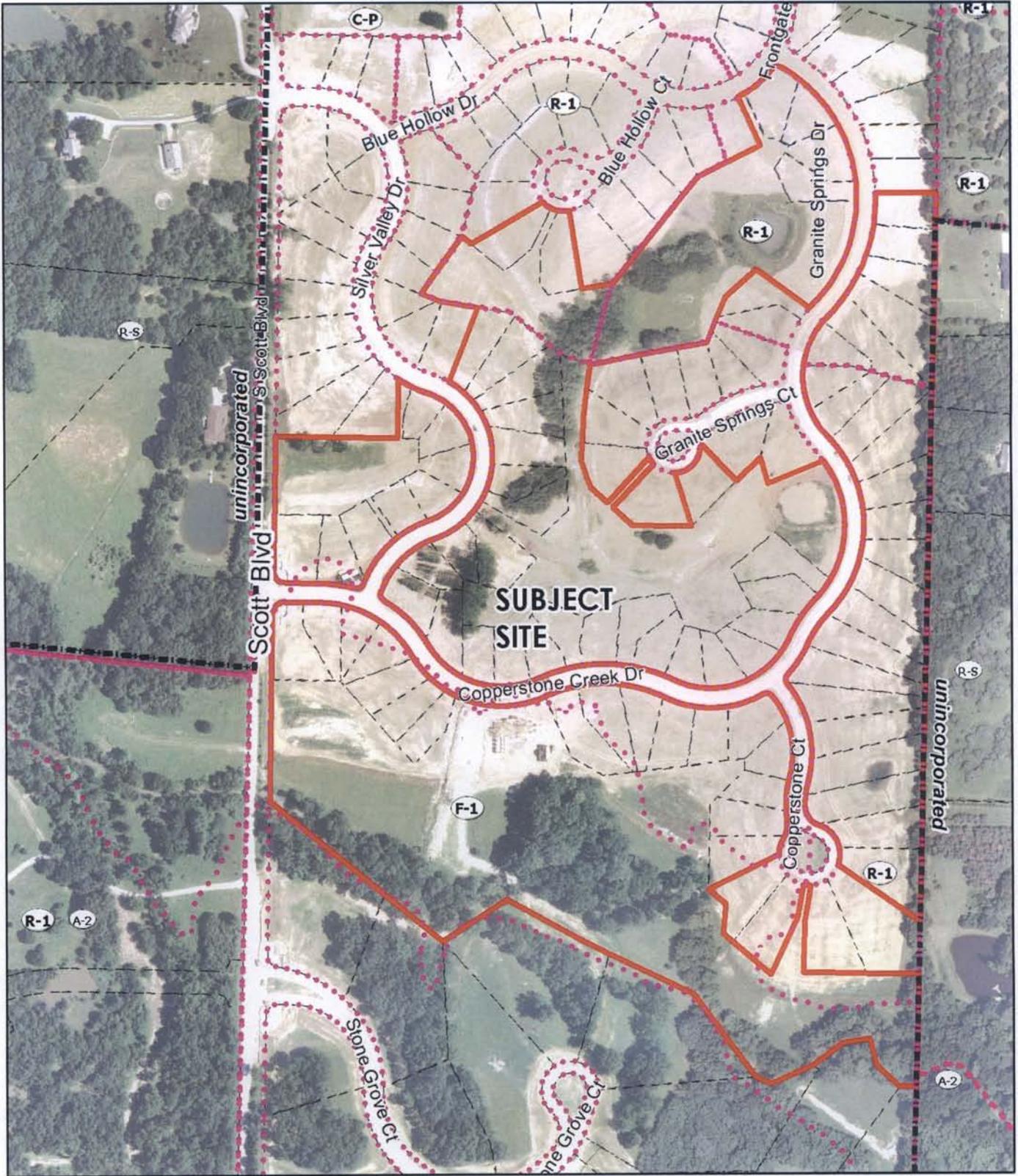


Copperstone Plat 7 Case 12-63 Replat

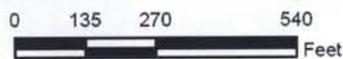


1 inch represents 500 feet





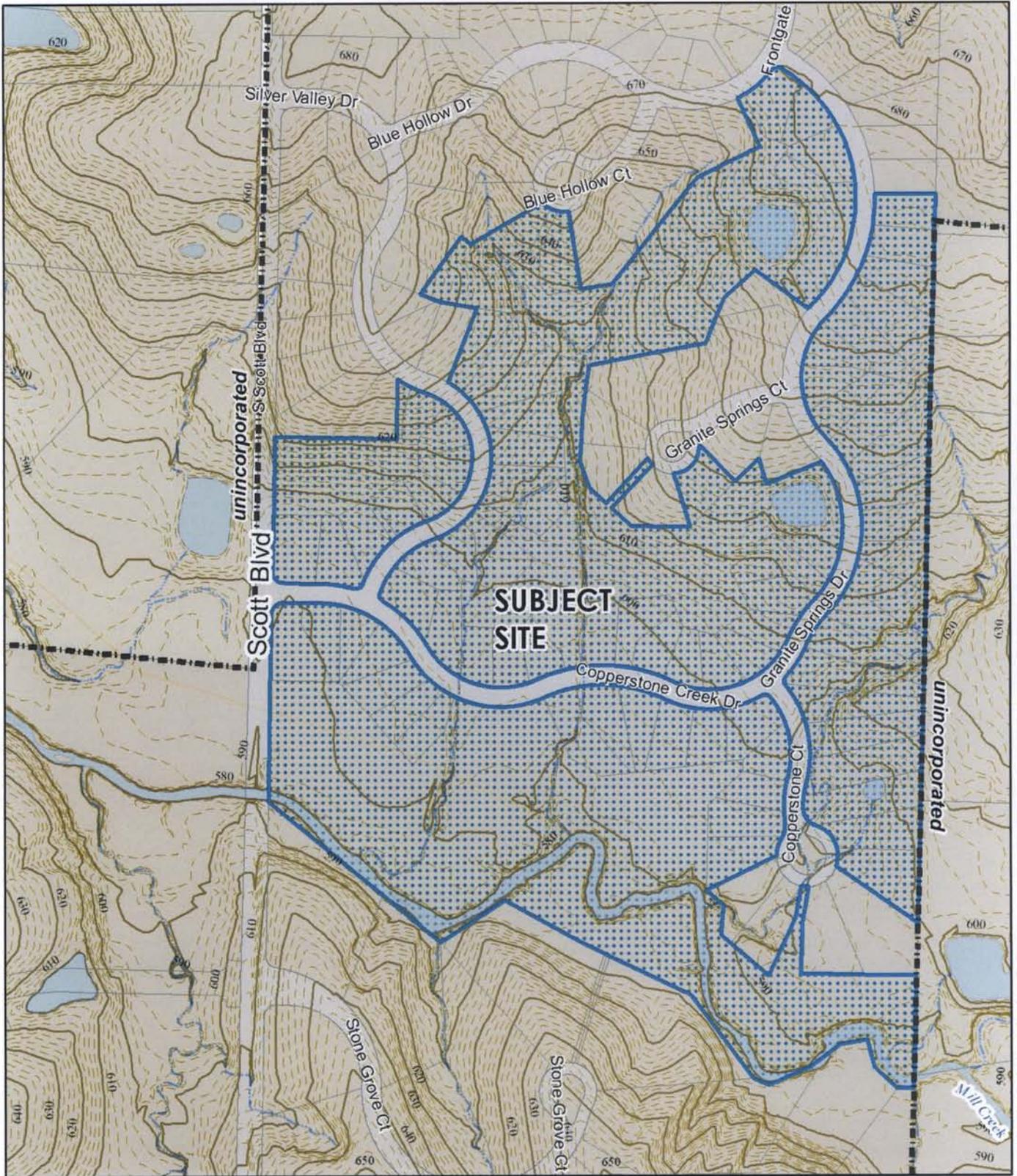
Copperstone Plat 7 Case 12-63 Replat



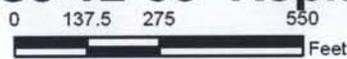
1 inch represents 350 feet



Aerial Image 2007



Copperstone Plat 7 Case 12-63 Replat



1 inch represents 350 feet
Contour Interval: 2 feet



FILED FOR RECORD, BOONE COUNTY MISSOURI
BETTY JOHNSON, RECORDER OF DEEDS

FINAL PLAT
COPPERSTONE PLAT 7
A REPLAT OF PORTIONS OF COPPERSTONE PLAT 1, 2, 3, 4 AND 5
JULY 20, 2012

LEGEND

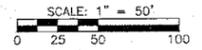
- EXISTING IRON PIPE CAP #2001006115
- SET IRON PIPE CAP #2001006115
- (REC) RECORD
- ⊕ BENCH MARK
- ⊙ DRILL HOLE
- IP IRON PIPE
- RB REBAR
- MONUMENT
- PM PERMANENT MONUMENT
- RW RIGHT OF WAY MARKER
- STONE STONE
- BOONE COUNTY SURVEY
- (R) RADIAL LINE
- CENTERLINE
- 0.000 SQUARE FEET
- 00.00 AC. ACRES
- EXISTING FENCE
- FLOODPLAIN
- FLOODWAY

FLOOD PLAIN STATEMENT

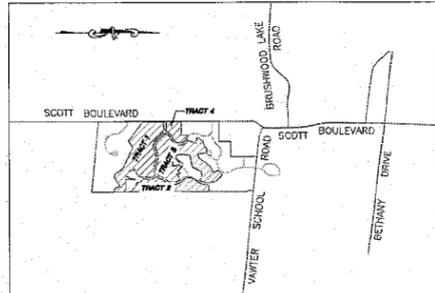
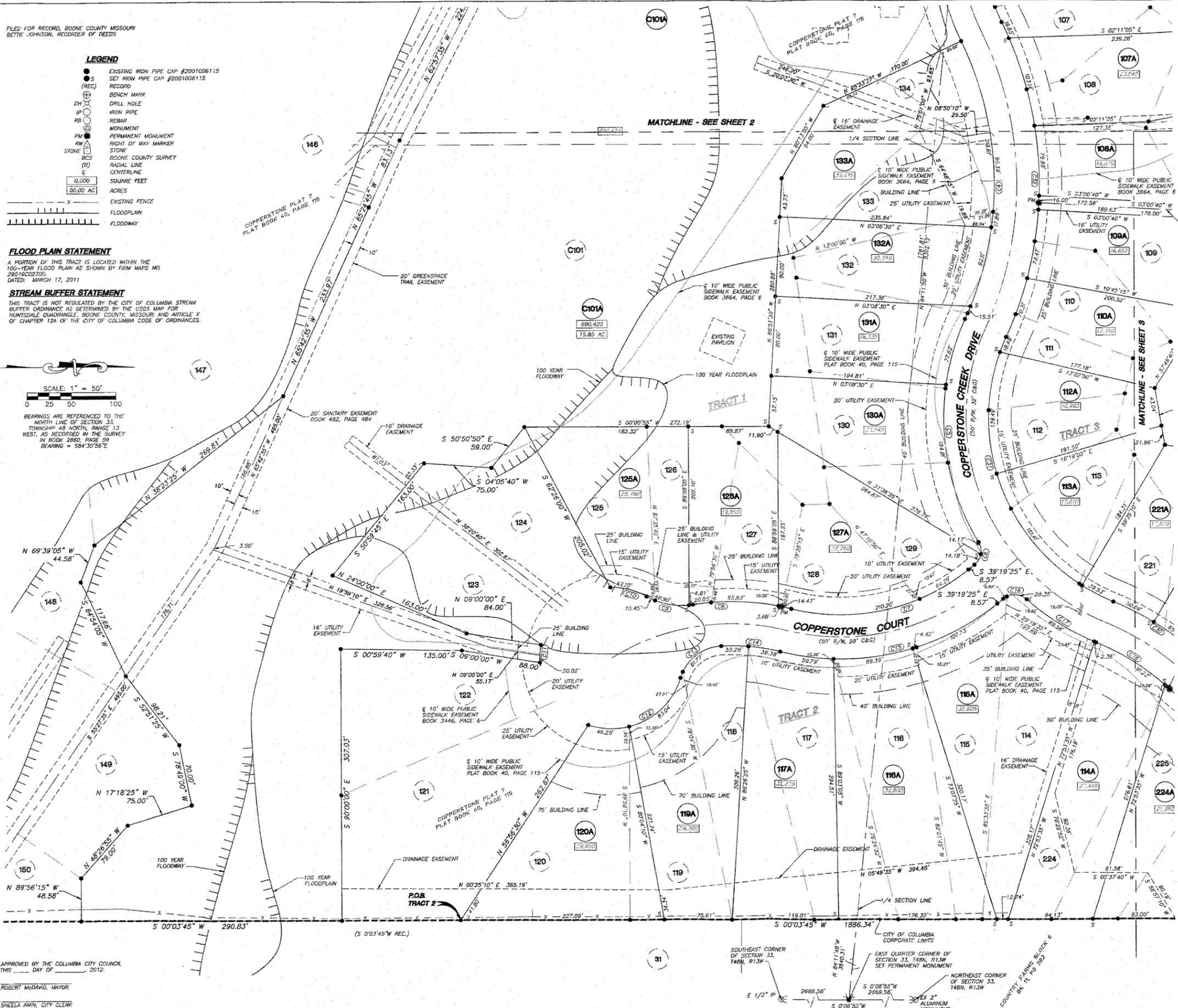
A PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAPS NO. 28019C0270D.
DATED: MARCH 17, 2011

STREAM BUFFER STATEMENT

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



BEARINGS ARE REFERENCED TO THE NORTH LINE OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, AS RECORDED IN THE SURVEY IN BOOK 2880, PAGE 89. BEARING = S84°30'56"E



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

WOODLAND HILLS PROPERTIES, LLC, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
IN WITNESS WHEREOF, WOODLAND HILLS PROPERTIES, LLC HAVE CAUSED THESE PRESENTS TO BE SIGNED.
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOREVER.

DAVID A. DUNAFON, MEMBER OF WOODLAND HILLS PROPERTIES, LLC

STATE OF MISSOURI }
COUNTY OF BOONE }

ON THIS _____ DAY OF _____ IN THE YEAR 2012, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID A. 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.

SPENCER HASKAMP }
NOTARY PUBLIC }
MY COMMISSION EXPIRES JULY 11, 2015.

CERTIFICATION

FOUR TRACTS OF LAND LOCATED IN SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PARTS OF THE FOLLOWING PLATS, COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 40, PAGE 115, COPPERSTONE PLAT 2 AS RECORDED IN PLAT BOOK 40, PAGE 116, COPPERSTONE PLAT 3 AS RECORDED IN PLAT BOOK 41, PAGE 51, COPPERSTONE PLAT 4 AS RECORDED IN PLAT BOOK 42, PAGE 11 AND COPPERSTONE PLAT 5 AS RECORDED IN BOOK 3367, PAGE 44, ALL BEING OF THE BOONE COUNTY RECORDS:

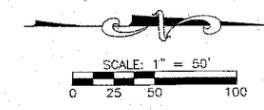
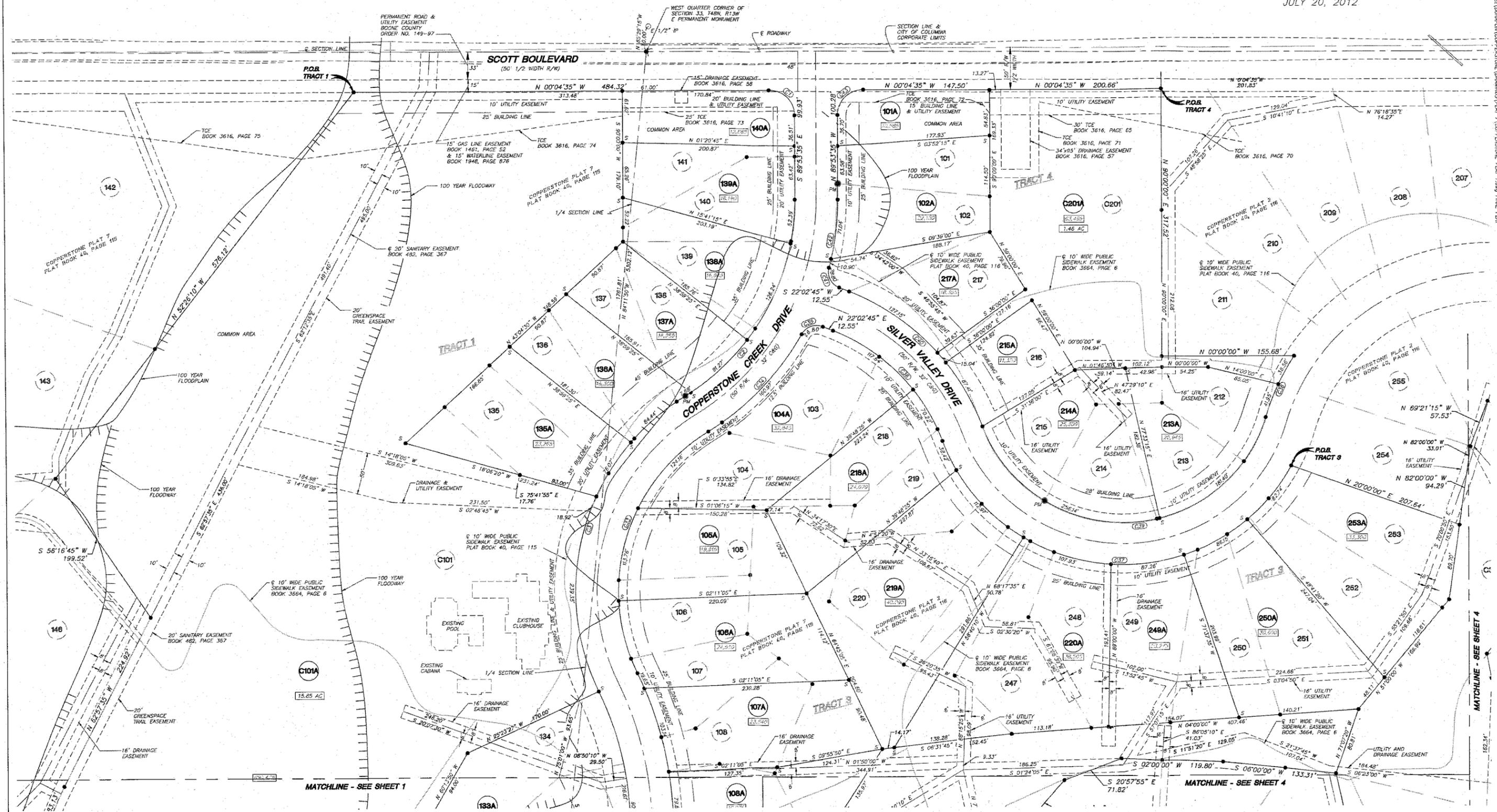
TRACT 1

BEGINNING FROM A WEST CORNER OF LOT C101 OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 40, PAGE 115, SAID POINT IS ALSO ON THE EAST RIGHT-OF-WAY LINE OF SCOTT BOULEVARD, 100'± WIDE, 484.32 FEET; THENCE ALONG THE RIGHT-OF-WAY LINE OF COPPERSTONE CREEK DRIVE, ALONG A 30.00'-FOOT RADIUS CURVE TO THE RIGHT, 47.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°10'55" AND A CHORD N45°00'55"E, 42.49 FEET; THENCE S89°53'35"E, 59.83 FEET; THENCE ALONG A 275.00'-FOOT RADIUS CURVE TO THE RIGHT, 277.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 57°48'45" AND A CHORD S60°56'15"E, 265.96 FEET; THENCE ALONG A 275.00'-FOOT RADIUS CURVE TO THE LEFT, 309.86 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 83°18'35" AND A CHORD S75°44'10"E, 365.55 FEET; THENCE ALONG A 375.00'-FOOT RADIUS CURVE TO THE RIGHT, 324.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 45°32'20" AND A CHORD N89°28'45"E, 314.23 FEET; THENCE ALONG A 275.00'-FOOT RADIUS CURVE TO THE LEFT, 262.53 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 54°41'50" AND A CHORD N86°48'00"E, 252.67 FEET; THENCE ALONG THE RIGHT-OF-WAY LINE OF COPPERSTONE COURT AND A 20.00'-FOOT RADIUS CURVE TO THE RIGHT, 26.55 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 81°13'35" AND A CHORD S78°56'10"E, 26.04 FEET; THENCE S39°19'25"E, 8.57 FEET; THENCE ALONG A 225.00'-FOOT RADIUS CURVE TO THE RIGHT, 210.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 45°31'40" AND A CHORD S12°33'25"E, 202.54 FEET; THENCE ALONG A 275.00'-FOOT RADIUS CURVE TO THE LEFT, 110.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°00'25" AND A CHORD S02°42'10"W, 109.66 FEET; THENCE ALONG A 80.00'-FOOT RADIUS CURVE TO THE RIGHT, 53.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°16'18" AND A CHORD S10°21'49"W, 52.51 FEET; THENCE ALONG A 80.00'-FOOT RADIUS CURVE TO THE LEFT, 42.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 30°09'20" AND A CHORD S14°28'45"W, 41.62 FEET; THENCE LEAVING THE RIGHT-OF-WAY LINE OF COPPERSTONE COURT, S82°30'00"W, 205.02 FEET; THENCE S50°50'50"E, 59.00 FEET; THENCE S04°05'40"W, 75.00 FEET; THENCE, S00°50'45"E, 163.00 FEET; THENCE N24°00'00"E, 163.00 FEET; THENCE N09°00'00"E, 84.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF COPPERSTONE COURT; THENCE ALONG A NON-TANGENT 80.00'-FOOT RADIUS CURVE TO THE LEFT, 20.02 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°20'30" AND A CHORD S85°11'45"E, 19.97 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S09°00'00"W, 88.00 FEET; THENCE S00°59'40"W, 135.00 FEET; THENCE ALONG A NORTH LINE OF LOT C101 OF COPPERSTONE PLAT 7, S80°00'00"E, 302.03 FEET TO A POINT ON THE EAST LINE OF COPPERSTONE PLAT 7; THENCE ALONG THE EAST LINE OF SAID LOT C101, S00°23'45"W, 290.83 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT C101, N89°56'15"W, 48.58 FEET; THENCE, N48°28'55"W, 79.00 FEET; THENCE W17°18'25"W, 75.00 FEET; THENCE S78°48'00"W, 70.00 FEET; THENCE, S55°21'25"W, 88.21 FEET; THENCE, S84°48'15"W, 117.66 FEET; THENCE, N89°39'05"W, 44.58 FEET; THENCE, N30°23'25"W, 265.81 FEET; THENCE, N65°42'35"W, 233.97 FEET; THENCE, N65°24'45"W, 83.13 FEET; THENCE, N62°57'35"W, 224.92 FEET; THENCE, S55°17'45"W, 199.58 FEET; THENCE, N52°25'10"W, 576.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.18 ACRES.

APPROVED BY THE COLUMBIA CITY COUNCIL
THIS _____ DAY OF _____, 2012.
ROBERT McDAVID, MAYOR
SHEILA AMIN, CITY CLERK

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BRADDAWAY BUSINESS PARK COURT
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COLUMBIA, MO 65208
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FINAL PLAT
COPPERSTONE PLAT 7
 A REPLAT OF PORTIONS OF COPPERSTONE PLAT 1, 2, 3, 4 AND 5
 JULY 20, 2012

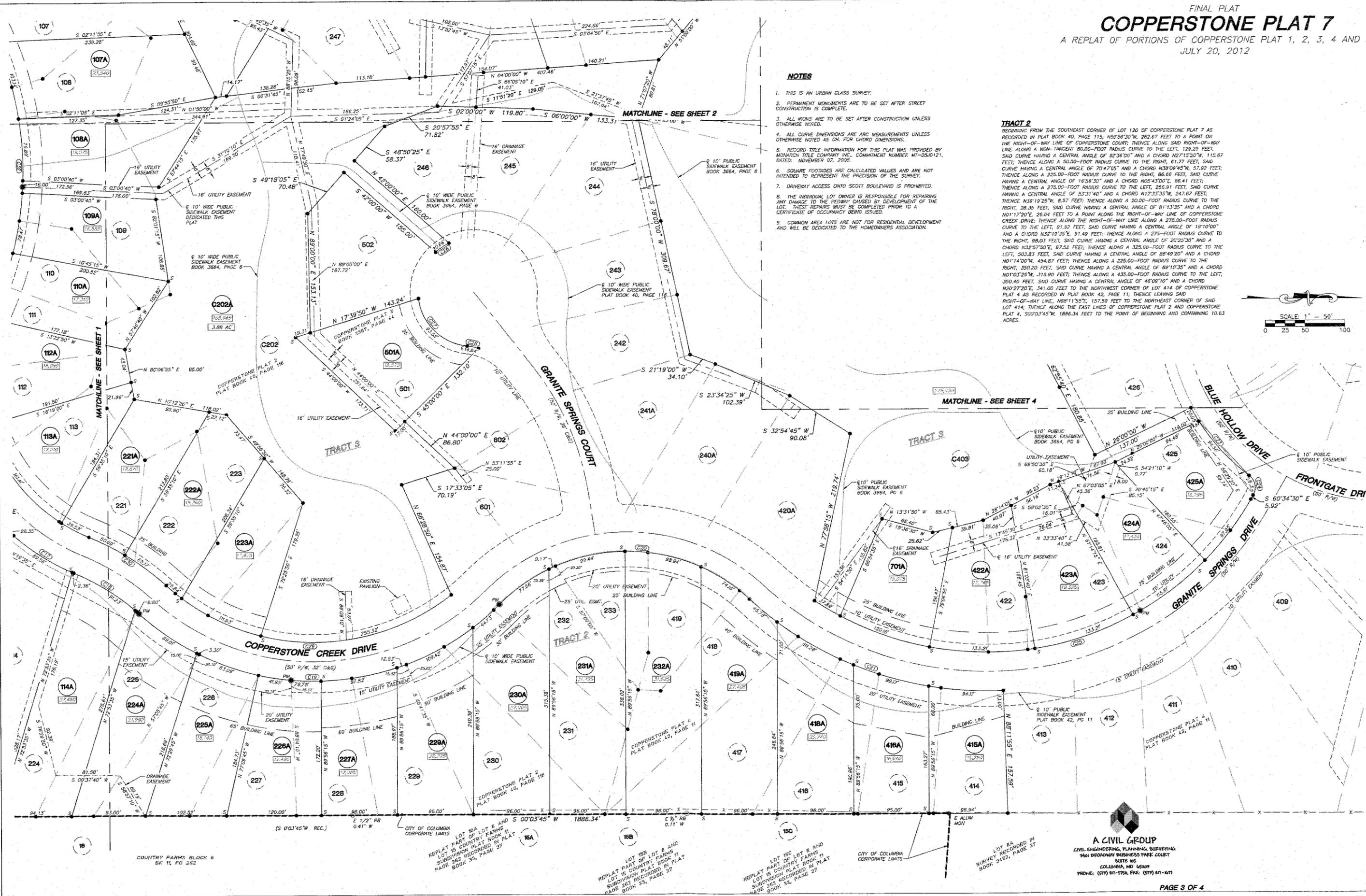
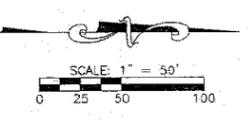


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FINAL PLAT
COPPERSTONE PLAT 7
 A REPLAT OF PORTIONS OF COPPERSTONE PLAT 1, 2, 3, 4 AND 5
 JULY 20, 2012

- NOTES**
1. THIS IS AN URBAN CLASS SURVEY.
 2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
 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. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY MONARCH TITLE COMPANY INC. COMMITMENT NUMBER MT-050121, DATED: NOVEMBER 02, 2005.
 6. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
 7. DRIVEWAY ACCESS ONTO SCOTT BOULEVARD IS PROHIBITED.
 8. THE INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE DRIVEWAY CAUSED BY DEVELOPMENT OF THE LOT. THESE REPAIRS MUST BE COMPLETED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
 9. COMMON AREA LOTS ARE NOT FOR RESIDENTIAL DEVELOPMENT AND WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.

TRACT 2
 BEGINNING FROM THE SOUTHEAST CORNER OF LOT 120 OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 40, PAGE 115, N55°56'30"W, 262.67 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF COPPERSTONE COURT; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT 80.00-FOOT RADIUS CURVE TO THE LEFT, 129.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 92°38'00" AND A CHORD N27°15'20"W, 115.67 FEET; THENCE ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, 61.77 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 70°47'05" AND A CHORD N38°09'45"W, 57.92 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 66.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°58'30" AND A CHORD N05°43'00"E, 66.41 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 256.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 63°31'40" AND A CHORD N02°15'20"W, 247.67 FEET; THENCE N38°19'25"W, 85.57 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 28.35 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 81°13'35" AND A CHORD N01°17'20"E, 26.04 FEET TO A POINT ALONG THE RIGHT-OF-WAY LINE OF COPPERSTONE CREEK DRIVE; THENCE ALONG THE RIGHT-OF-WAY LINE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 91.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°10'00" AND A CHORD N32°19'35"E, 91.49 FEET; THENCE ALONG A 275-FOOT RADIUS CURVE TO THE RIGHT, 98.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°23'30" AND A CHORD N02°57'50"E, 97.52 FEET; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, 503.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°49'20" AND A CHORD N01°14'00"W, 454.67 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 350.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°10'35" AND A CHORD N01°03'25"W, 315.90 FEET; THENCE ALONG A 435.00-FOOT RADIUS CURVE TO THE LEFT, 350.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 45°08'10" AND A CHORD N20°27'20"E, 341.00 FEET TO THE NORTHWEST CORNER OF LOT 414 OF COPPERSTONE PLAT 4 AS RECORDED IN PLAT BOOK 40, PAGE 111; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N88°11'55"E, 157.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 414; THENCE ALONG THE EAST LINES OF COPPERSTONE PLAT 2 AND COPPERSTONE PLAT 4, 500°J'45"W, 1886.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.63 ACRES.



COUNTRY FARMS BLOCK 6
 BK 11, PG 262

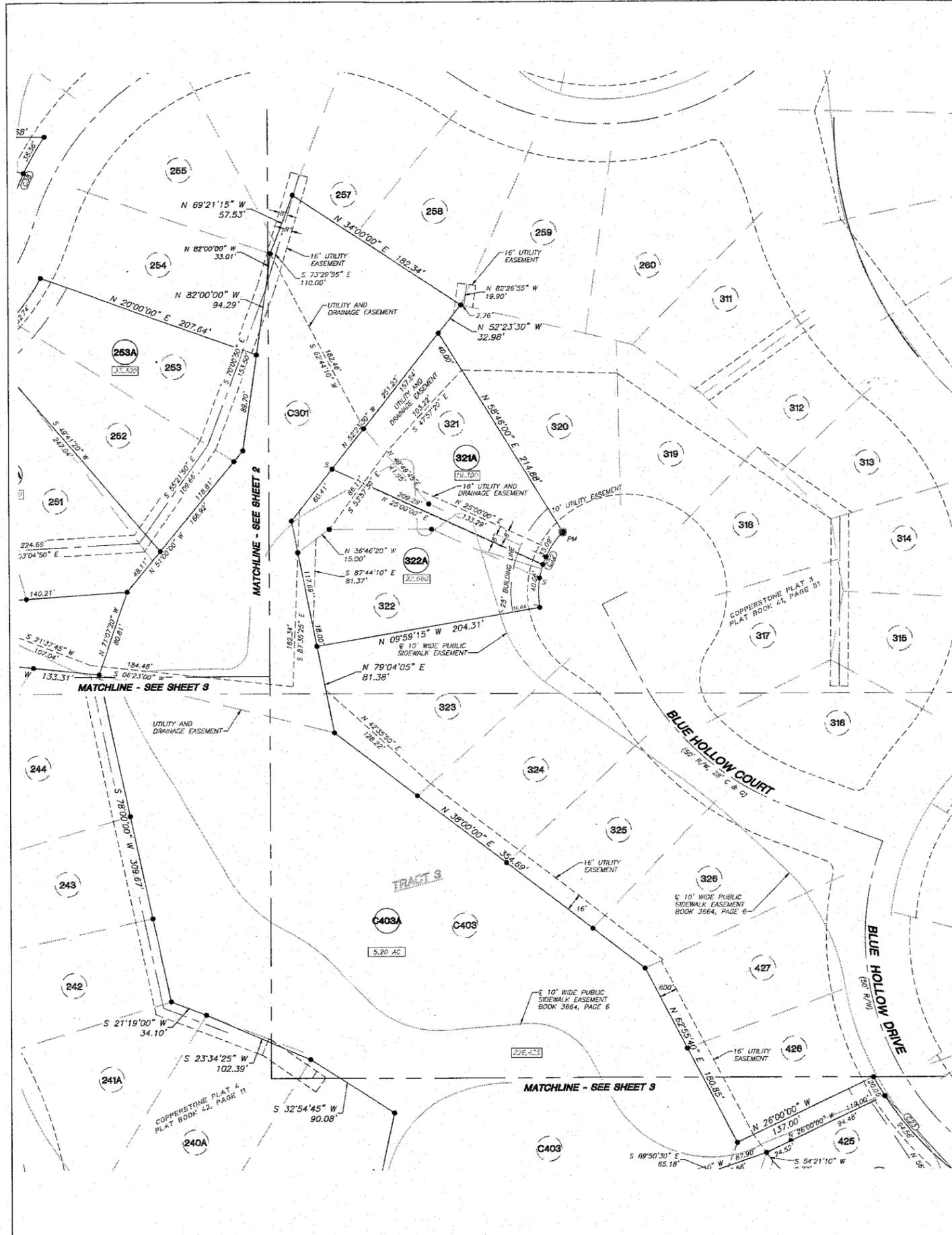
LOT 16A
 REPLAT PART OF LOT 6 AND
 LOT 16 COUNTRY FARMS
 SUBDIVISION PLAT BOOK 11
 PAGE 263 RECORDED IN PLAT
 BOOK 33, PAGE 27

LOT 16B
 REPLAT PART OF LOT 6 AND
 LOT 16 COUNTRY FARMS
 SUBDIVISION PLAT BOOK 11
 PAGE 263 RECORDED IN PLAT
 BOOK 33, PAGE 27

LOT 16C
 REPLAT PART OF LOT 6 AND
 LOT 16 COUNTRY FARMS
 SUBDIVISION PLAT BOOK 11
 PAGE 263 RECORDED IN PLAT
 BOOK 33, PAGE 27

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FINAL PLAT
COPPERSTONE PLAT 7
 A REPLAT OF PORTIONS OF COPPERSTONE PLAT 1, 2, 3, 4 AND 5
 JULY 20, 2012



CURVE DATA TABLE - PARCELS

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	30.00	47.22	90°10'55"	N 45°00'55" E	42.49
C2	275.00	277.48	57°48'45"	S 60°59'15" E	265.86
C3	275.00	399.86	83°18'35"	S 73°44'10" E	365.55
C4	375.00	324.23	49°32'20"	N 89°22'45" E	314.23
C5	275.00	262.53	54°41'50"	N 86°48'00" E	252.67
C6	20.00	28.35	81°13'35"	S 79°56'10" E	26.04
C7	225.00	210.20	53°31'40"	S 12°33'35" E	202.64
C8	275.00	110.40	23°00'05"	S 02°42'10" W	109.66
C9	80.00	53.51	38°19'15"	S 10°21'45" W	52.51
C10	80.00	42.10	30°09'20"	S 14°26'45" W	41.62
C11	80.00	20.02	14°20'30"	S 86°11'45" E	19.97
C12	80.00	129.29	92°36'00"	N 27°15'20" W	115.67
C13	50.00	61.77	70°47'05"	N 38°09'45" W	57.92
C14	225.00	66.66	16°58'30"	N 05°43'00" E	66.41
C15	275.00	256.91	53°31'40"	N 12°33'35" W	247.67
C16	20.00	28.35	81°13'35"	N 01°17'20" E	26.04
C17	275.00	91.92	19°10'00"	N 32°19'35" E	91.49
C18	275.00	98.03	20°25'30"	N 32°57'50" E	97.52
C19	325.00	503.83	88°49'20"	N 01°14'00" W	454.87
C20	225.00	350.20	89°10'35"	N 01°03'25" W	315.90

CURVE DATA TABLE - PARCELS

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C21	435.00	350.40	46°09'10"	N 20°27'20" E	341.00
C22	80.00	75.15	53°49'15"	S 73°04'35" E	72.42
C23	275.00	114.61	23°52'45"	N 50°08'20" E	113.78
C24	20.00	28.35	81°13'35"	N 78°48'45" E	26.04
C25	385.00	638.23	94°58'50"	S 13°05'05" E	567.62
C26	70.00	20.66	16°54'30"	S 34°20'40" E	20.58
C27	70.00	93.58	76°35'35"	N 45°08'35" E	86.76
C28	80.00	14.64	10°29'15"	N 12°05'25" E	14.62
C29	275.00	393.09	81°54'00"	S 02°13'35" W	360.47
C30	325.00	115.86	20°25'30"	S 32°57'50" W	115.25
C31	225.00	358.91	91°23'50"	S 68°27'00" W	322.05
C32	425.00	367.46	49°32'20"	S 89°22'45" W	356.13
C33	225.00	327.16	83°18'35"	N 73°44'10" W	299.09
C34	325.00	160.97	28°22'40"	N 46°16'10" W	159.33
C35	20.00	28.80	82°30'20"	N 19°12'25" W	26.38
C36	225.00	187.86	47°50'15"	N 45°57'50" E	182.45
C37	225.00	515.47	131°15'45"	N 04°15'05" E	409.91
C38	275.00	80.51	16°46'25"	S 64°59'00" E	80.22
C39	175.00	437.54	143°15'10"	S 01°44'35" E	332.16
C40	275.00	229.60	47°50'15"	S 45°57'50" W	222.99

CURVE DATA TABLE - PARCELS

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C41	20.00	28.80	82°30'20"	S 63°17'55" W	26.38
C42	325.00	81.94	14°26'40"	N 82°40'15" W	81.72
C43	30.00	47.03	89°49'05"	N 44°59'05" W	42.36

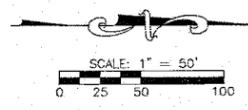
TRACT 3
 BEGINNING FROM THE SOUTHWEST CORNER OF LOT 253 OF COPPERSTONE PLAT 2 AS RECORDED IN PLAT BOOK 40, PAGE 116, N20°00'00", 207.64 FEET; THENCE ALONG THE SOUTH LINE OF LOT C301 OF COPPERSTONE PLAT 3 AS RECORDED IN PLAT BOOK 41, PAGE 51, N82°00'00", 94.29 FEET; THENCE N89°21'15"W, 57.53 FEET; THENCE N34°00'00", 182.34 FEET; THENCE S52°23'30", 32.90 FEET TO THE SOUTHWEST CORNER OF LOT 321 OF COPPERSTONE PLAT 3; THENCE ALONG A LINE OF SAID LOT 321 N58°46'00"E, 214.88 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF BLUE HOLLOW COURT; THENCE ALONG THE RIGHT-OF-WAY LINE OF BLUE HOLLOW COURT ALONG A 80.00-FOOT RADIUS CURVE TO THE LEFT, 75.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 53°49'15" AND A CHORD 57°04'35"E, 72.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE EAST LINE OF LOT 322, S08°59'15"E, 204.31 FEET; THENCE ALONG A NORTH LINE OF LOT C301, N79°04'05"E, 81.38 FEET; THENCE ALONG A LINE OF LOT C403 OF COPPERSTONE PLAT 4 AS RECORDED IN PLAT BOOK 42, PAGE 11, N38°00'00", 354.69 FEET; THENCE N62°55'40", 180.85 FEET; THENCE N26°00'00"W, 137.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF BLUE HOLLOW DRIVE; THENCE ALONG THE RIGHT-OF-WAY LINE OF BLUE HOLLOW DRIVE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 114.81 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 23°52'45" AND A CHORD N50°08'20", 113.78 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 28.35 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 81°13'35" AND A CHORD N78°48'45"E, 26.04 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF GRANITE SPRINGS DRIVE; THENCE ALONG THE RIGHT-OF-WAY LINE OF GRANITE SPRINGS DRIVE, S60°34'30", 5.92 FEET; THENCE ALONG A 385.00-FOOT RADIUS CURVE TO THE RIGHT, 638.23 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 94°58'50" AND A CHORD S13°05'05"E, 567.62 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF GRANITE SPRINGS DRIVE, N77°58'15"W, 218.74 FEET; THENCE S32°54'45"W, 80.08 FEET; THENCE S23°34'25"W, 102.39 FEET; THENCE S21°19'00"W, 34.10 FEET; THENCE S78°00'00"W, 309.67 FEET; THENCE S06°00'00"W, 133.31 FEET; THENCE S02°00'00"W, 119.80 FEET; THENCE S20°57'55"E, 71.82 FEET; THENCE S48°50'25"E, 58.37 FEET; THENCE N42°00'00"E, 160.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF GRANITE SPRINGS DRIVE; THENCE ALONG THE SAID RIGHT-OF-WAY LINE ALONG A 70.00-FOOT RADIUS CURVE TO THE LEFT, 20.66 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 16°54'30" AND A CHORD 53°20'40"E, 20.58 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S42°00'00"W, 155.00 FEET; THENCE S49°18'00"E, 70.48 FEET; THENCE N85°00'00"E, 153.13 FEET; THENCE N17°39'50"W, 143.24 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF GRANITE SPRINGS DRIVE; THENCE ALONG THE SAID RIGHT-OF-WAY LINE ALONG A 70.00-FOOT RADIUS CURVE TO THE LEFT, 93.58 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 76°35'35" AND A CHORD N45°08'35"E, 86.76 FEET; THENCE ALONG A 80.00-FOOT RADIUS CURVE TO THE RIGHT, 14.64 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 10°29'15" AND A CHORD N12°05'25"E, 14.62 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S45°00'00"E, 132.10 FEET; THENCE N44°00'00"E, 86.80 FEET; THENCE S17°33'05"E, 70.19 FEET; THENCE N65°28'50"E, 154.87 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE RIGHT, 393.09 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 81°54'00" AND A CHORD S02°13'35"W, 360.47 FEET; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, 115.86 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 20°25'30" AND A CHORD S32°57'50"W, 115.25 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 358.91 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 91°23'50" AND A CHORD 68°27'00"W, 322.05 FEET; THENCE ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, 367.46 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 49°32'20" AND A CHORD S89°22'45"W, 356.13 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 327.16 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 83°18'35" AND A CHORD N73°44'10"W, 299.09 FEET; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, 160.97 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 28°22'40" AND A CHORD N46°16'10"W, 159.33 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 28.80 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 82°30'20" AND A CHORD N19°12'25"W, 26.38 FEET; THENCE ALONG THE RIGHT-OF-WAY LINE OF SILVER VALLEY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 80.51 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 16°46'25" AND A CHORD S64°59'00"E, 80.22 FEET; THENCE ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT, 437.54 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 143°15'10" AND A CHORD S01°44'35"E, 332.16 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 229.60 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 47°50'15" AND A CHORD N44°59'05"W, 147.50 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE OF SCOTT BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, N00°04'35"W, 147.50 FEET; THENCE N00°04'35"W, 200.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 ACRES.

TRACT 4
 BEGINNING FROM THE NORTHWEST CORNER OF LOT C201 OF COPPERSTONE PLAT 2 AS RECORDED IN PLAT BOOK 40, PAGE 116, THENCE ALONG A NORTH LINE OF LOT C201 OF SAID PLAT N90°00'00"E, 317.32 FEET; THENCE N00°00'00"W, 155.68 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF SILVER VALLEY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 80.51 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 16°46'25" AND A CHORD S64°59'00"E, 80.22 FEET; THENCE ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT, 437.54 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 143°15'10" AND A CHORD S01°44'35"E, 332.16 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 229.60 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 47°50'15" AND A CHORD N44°59'05"W, 147.50 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE OF SCOTT BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, N00°04'35"W, 147.50 FEET; THENCE N00°04'35"W, 200.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 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

JAY GEBHARDT L.S. 2001001809
 DATE _____

STATE OF MISSOURI } SS
 COUNTY OF BOONE } SS
 SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY
 OF _____, 2012.
 SPENCER HASKAMP NOTARY PUBLIC
 MY COMMISSION EXPIRES JULY 11, 2015.



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