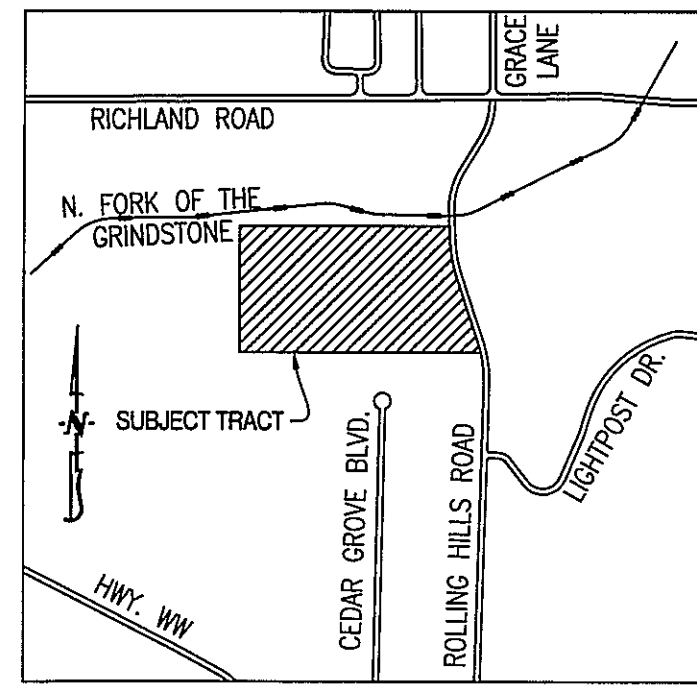


# FINAL PLAT THE BROOKS, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTH HALF OF  
 SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI

MAY 16, 2016  
 CASE #16-135



**LOCATION MAP**  
 NOT TO SCALE

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT JQB CONSTRUCTION, INC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID COPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE BROOKS, PLAT NO. 1"

IN WITNESS WHEREOF, JQB CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**JQB CONSTRUCTION, INC.**

QUINN BELLMER, PRESIDENT & SECRETARY

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BEFORE ME PERSONALLY APPEARED QUINN BELLMER, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT & SECRETARY OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2018  
 COMMISSION NUMBER 14965667

KENNETH FARRIS



**NOTES:**

1. PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 29019C 0285D DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
5. LOTS C1, C2, C3, & C4 ARE NOT FOR DEVELOPMENT AND ARE TO BE USED FOR COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.
6. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUAD MAP.
7. THIS TRACT MAY BE SUBJECT TO THE FOLLOWING EASEMENTS: BOOK 184, PAGE 621, BOOK 184, PAGE 637, BOOK 218, PAGE 148, BOOK 218, PAGE 149, BOOK 356, PAGE 661, BOOK 396, PAGE 679, BOOK 497, PAGE 327, BOOK 841, PAGE 476, BOOK 1459, PAGE 879, BOOK 3743, PAGE 202, AND BOOK 3768, PAGE 98.
8. LOT C5 SHALL BE RESERVED AS A COMMON LOT. SAID LOT C5 SHALL BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES SHOULD IT BE NEEDED FOR RIGHT-OF-WAY PURPOSES TO ACCESS THE PROPERTY SOUTH OF SAID LOT C5.

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN MAY OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR JQB CONSTRUCTION INC. OF A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF THE TRACT 5 OF THE SURVEY RECORDED IN BOOK 4333, PAGE 100, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4340, PAGE 34 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 15 AS SHOWN IN SAID SURVEY RECORDED IN BOOK 4333, PAGE 100; THENCE FROM THE POINT OF BEGINNING AND WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 15, N 89°57'25"W, 1989.12 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE LEAVING THE SOUTH LINE OF SAID NORTH HALF AND WITH THE LINES OF SAID SURVEY, N 1°28'50"E, 1245.44 FEET; THENCE N 89°17'20"E, 1840.42 FEET; THENCE 185.12 FEET ALONG A 996.97-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 9°38'10"E, 184.86 FEET; THENCE S 14°51'50"E, 460.47 FEET; THENCE 16.10 FEET ALONG A 1003.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 13°30'15"E, 16.10 FEET TO THE NORTHWEST LINE OF TRACT F OF THE SURVEY RECORDED IN BOOK 1611, PAGE 799; THENCE WITH THE LINES OF SAID TRACT F, S 40°59'20"W, 22.41 FEET; THENCE S 2°01'05"W, 609.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.44 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE 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:

CROCKETT ENGINEERING CONSULTANTS, LLC  
 2608 NORTH STADIUM BLVD.  
 COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

*David T. Butcher*  
 DAVID T. BUTCHER, PLS-2002014095

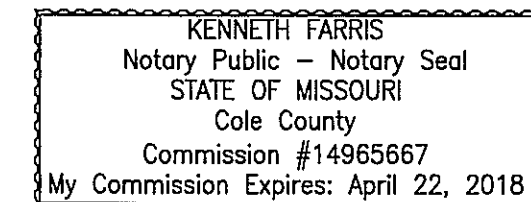
2/6/2017  
 DATE

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2018  
 COMMISSION NUMBER 14965667

KENNETH FARRIS



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BRIAN TREECE, MAYOR

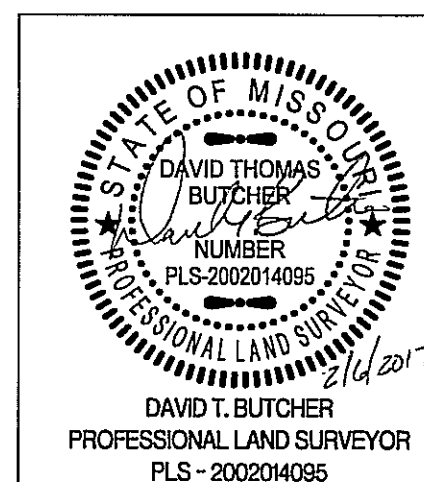
SHEELA AMIN, CITY CLERK

**LEGEND:**

- E EXISTING
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

CURVE TABLE				
CURVE	R	L	CH	CHDIST
1	333.00'	31.02'	S 89°29'45" W	31.00'
2	390.00'	345.55'	N 86°43'50" W	334.35'
3	333.00'	245.27'	N 88°59'15" E	239.77'
4	390.00'	497.42'	S 73°33'00" W	464.38'
5	430.00'	398.47'	N 63°33'35" E	384.37'
6	200.00'	191.39'	N 2°17'15" E	184.17'
7	150.00'	106.96'	S 4°41'55" E	104.71'
8	205.00'	827.81'	S 80°02'50" W	369.50'
9	200.00'	168.23'	N 11°32'15" W	163.31'
10	150.00'	60.90'	S 0°55'40" W	60.49'
11	150.00'	103.97'	N 67°49'55" W	101.90'
12	45.00'	203.76'	S 42°01'30" W	69.23'
13	150.00'	103.97'	S 28°07'00" E	101.90'
14	150.00'	59.53'	S 2°23'05" E	59.14'
15	75.00'	296.53'	S 80°29'20" E	137.80'
16	150.00'	113.83'	N 11°02'15" E	111.12'
17	100.00'	38.79'	N 9°41'10" E	38.54'
18	114.00'	82.38'	S 0°05'40" W	80.60'
19	65.00'	250.26'	N 89°41'25" E	121.93'
20	100.00'	77.83'	N 2°18'25" W	75.88'
21	300.00'	101.64'	S 14°53'50" E	101.16'
22	250.00'	451.37'	N 56°54'50" W	392.51'
23	55.00'	239.76'	S 16°14'50" W	90.23'
24	125.00'	126.75'	S 67°55'00" E	121.39'
25	150.00'	82.36'	S 33°58'15" W	81.33'
26	150.00'	172.24'	N 16°48'20" E	162.93'
27	35.00'	157.84'	N 66°53'35" W	54.25'
28	100.00'	81.08'	S 39°04'30" W	78.88'
29	225.00'	209.93'	N 40°04'05" W	202.40'
30	45.00'	201.82'	S 61°41'15" W	70.45'

CURVE TABLE				
CURVE	R	L	CH	CHDIST
31	125.00'	106.30'	S 14°11'25" E	103.13'
32	30.00'	48.76'	N 45°36'15" E	43.57'
33	30.00'	47.05'	N 42°54'30" W	42.37'
35	30.00'	51.64'	S 62°38'55" E	45.49'
36	30.00'	51.64'	N 35°58'15" E	45.49'
38	20.00'	25.68'	N 63°04'05" E	23.95'
39	20.00'	33.22'	S 14°44'10" E	29.53'
41	30.00'	43.47'	S 66°07'00" E	39.77'
42	30.00'	43.47'	N 16°54'35" E	39.77'
43	30.00'	49.31'	S 27°52'10" W	43.95'
44	30.00'	62.28'	N 43°00'35" W	51.68'
45	30.00'	62.71'	N 64°51'55" W	51.90'
46	30.00'	46.68'	S 53°15'20" W	42.11'
47	29.96'	66.79'	N 48°07'25" W	53.79'
48	33.00'	50.03'	S 44°40'20" W	45.37'
49	33.00'	57.38'	N 40°49'30" W	50.42'
50	30.00'	52.19'	S 58°49'35" W	45.86'
51	30.00'	39.67'	N 34°39'50" E	36.84'
52	30.00'	51.56'	S 44°01'55" E	45.44'
53	30.00'	44.63'	N 72°19'10" E	40.63'
54	30.00'	56.80'	S 24°32'30" E	48.69'
55	20.00'	31.04'	N 13°09'15" W	28.02'
56	20.00'	31.04'	S 82°47'45" E	28.02'
58	333.00'	24.56'	S 63°27'40" E	24.56'
59	333.00'	76.77'	S 81°13'50" E	76.60'
60	333.00'	160.40'	S 79°22'20" E	158.85'

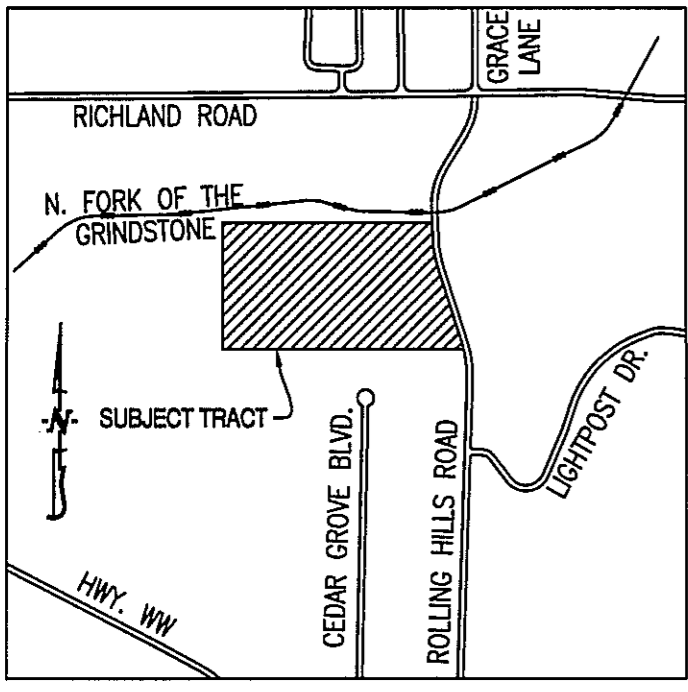


<b>THE BROOKS, PLAT No. 1</b>	
A MAJOR SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	PREPARED BY: <b>CROCKETT</b> ENGINEERING CONSULTANTS 2608 North Stadium Boulevard Columbia, Missouri 65202 (573) 447-0292 www.crockettengineering.com
DATE: 5/16/2016	SCALE: N.T.S.
PROJECT: 140178	DRAWN BY: KWF/MF

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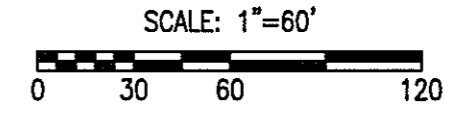
MAY 16, 2016  
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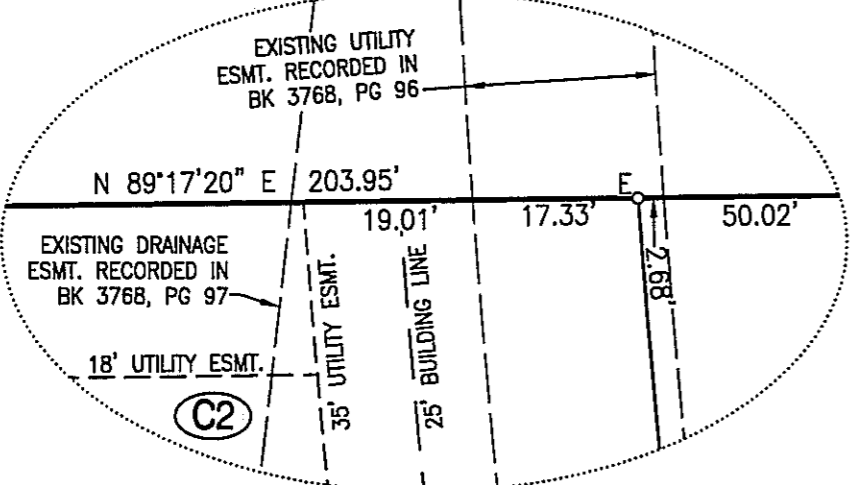
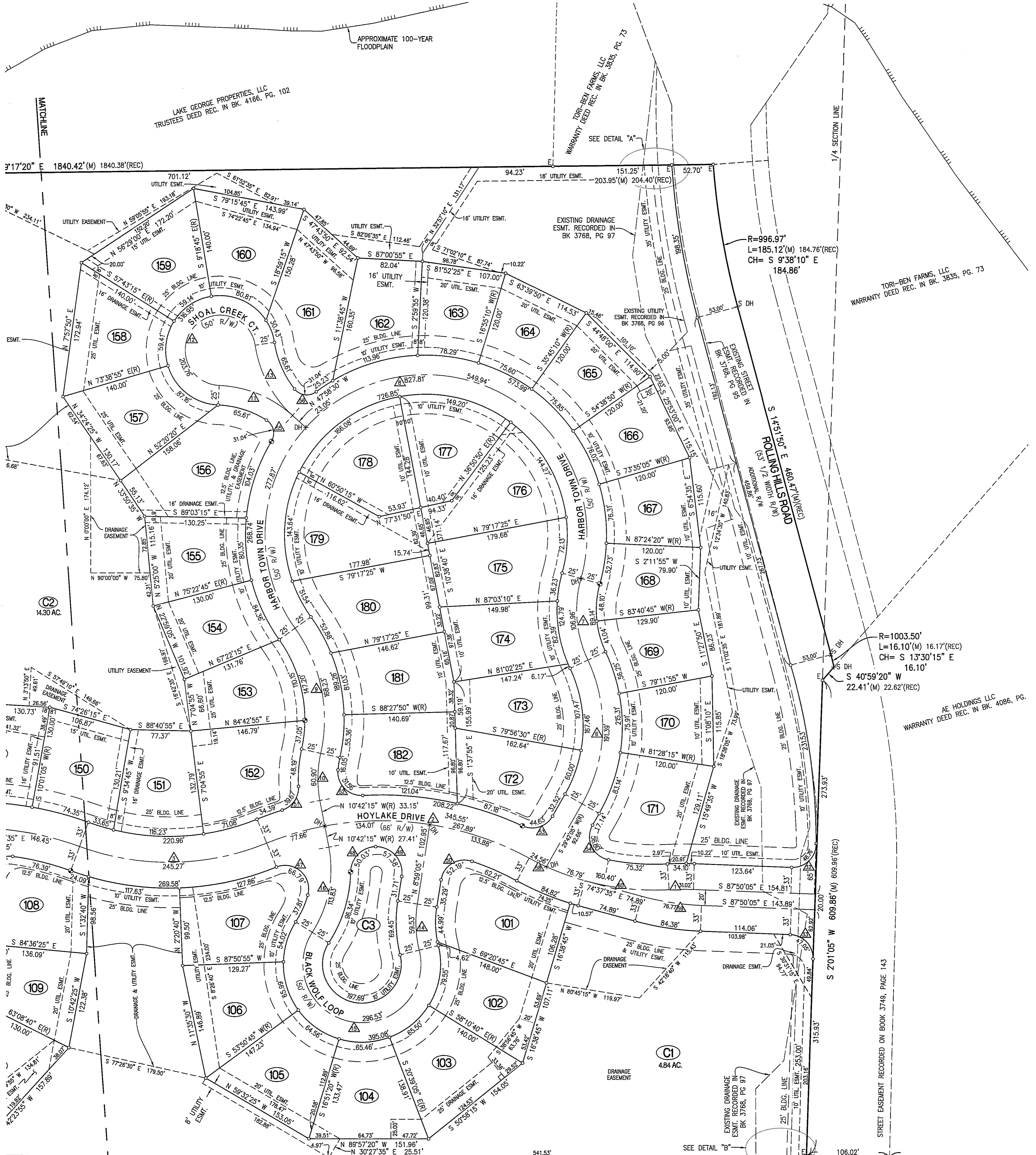
LOCATION MAP  
NOT TO SCALE

### LEGEND:

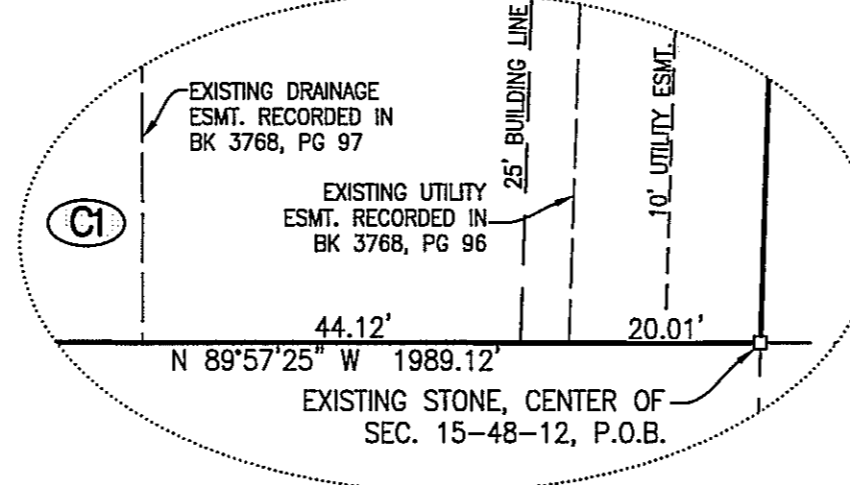
- E EXISTING
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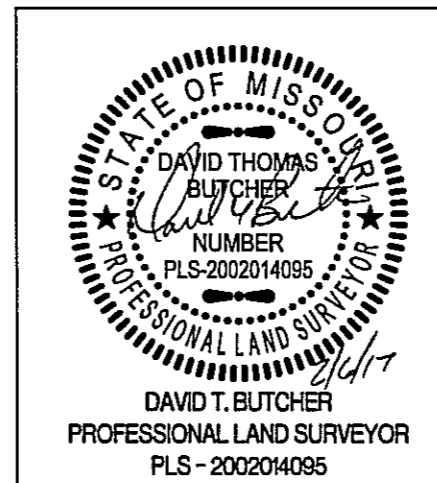
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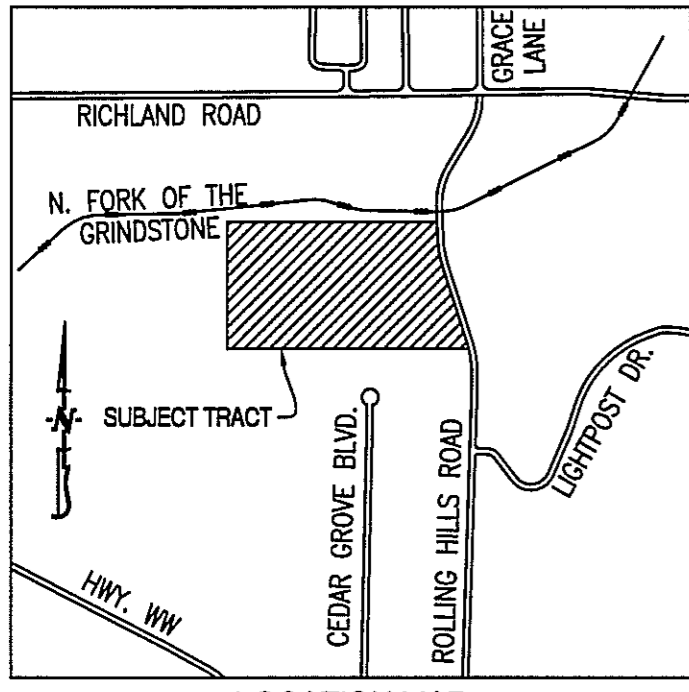
DETAIL 'A'  
SCALE: 1"=20'



DETAIL 'B'  
SCALE: 1"=20'



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DATE: 5/16/2016	SCALE: N.T.S.
PROJECT: 140178	DRAWN BY: KWF/MF
2009 North Stadium Boulevard Columbia, Missouri 65202 (314) 447-0252 www.crockettengineering.com	



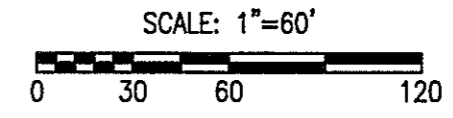
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COLUMBIA, BOONE COUNTY, MISSOURI

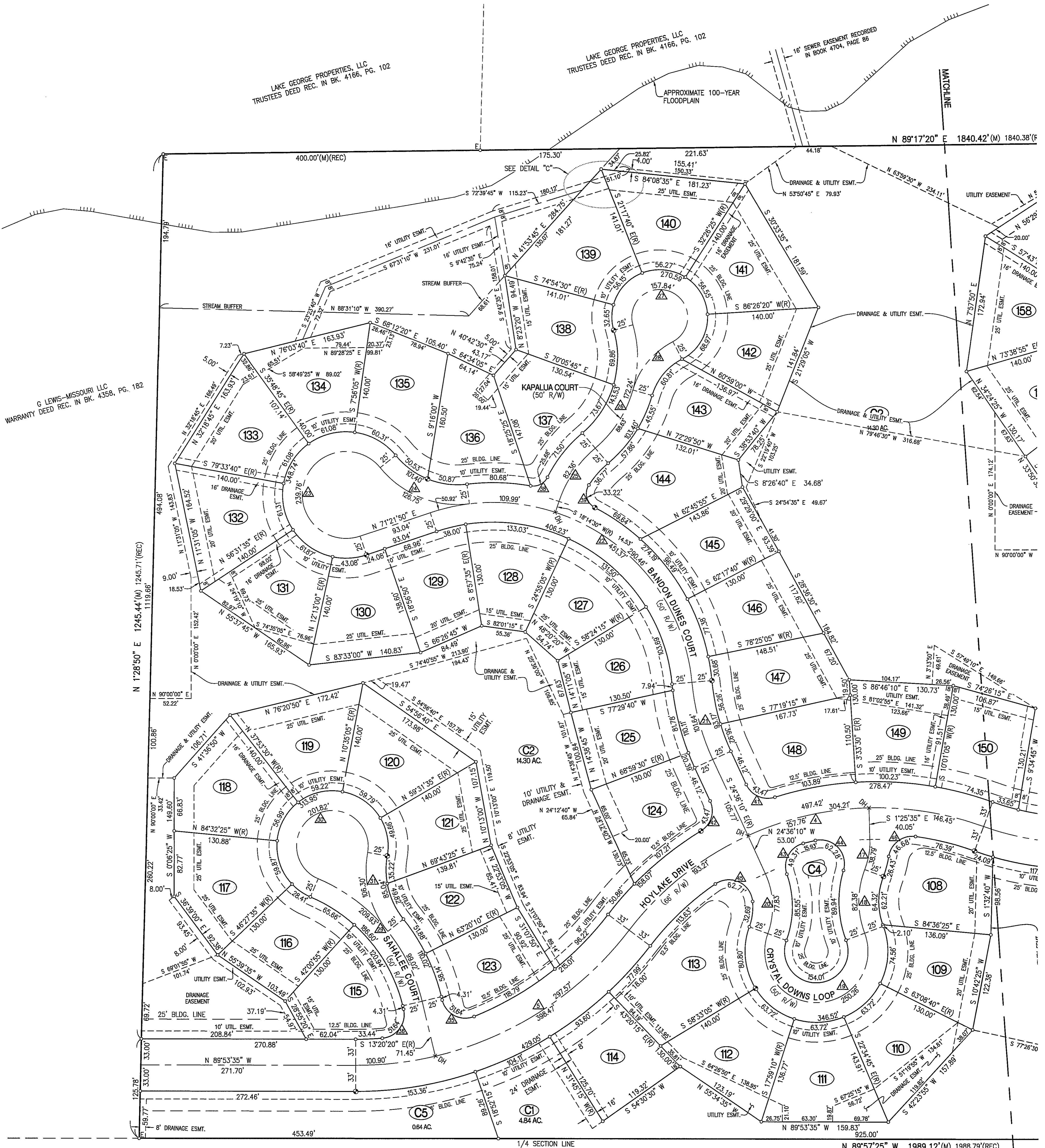
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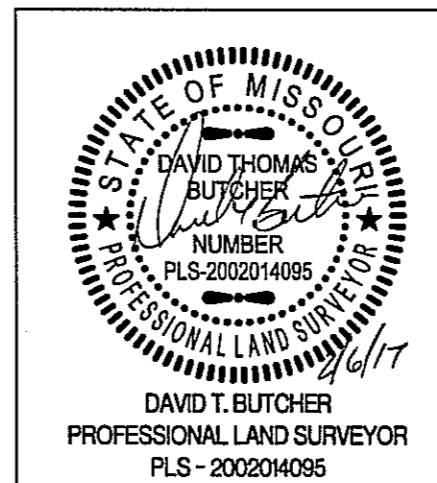
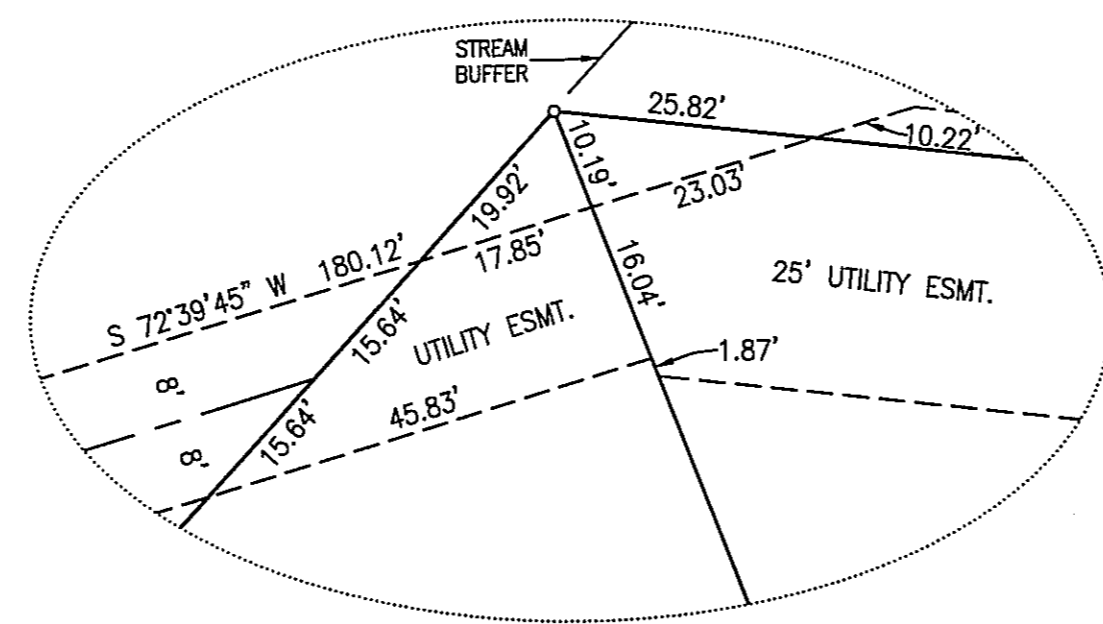


G LEWIS-MISSOURI LLC  
WARRANTY DEED REC. IN BK. 4358, PG. 182

LAKE GEORGE PROPERTIES, LLC  
TRUSTEES DEED REC. IN BK. 4166, PG. 102

LAKE GEORGE PROPERTIES, LLC  
TRUSTEES DEED REC. IN BK. 4166, PG. 102

CAULDER, MICHAEL  
WARRANTY DEED REC. IN BK. 3889, PG. 50



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