

FINAL PLAT BRISTOL LAKE PLAT 1

A PLANNED UNIT DEVELOPMENT
 JUNE 13, 2005

KNOW ALL MEN BY THESE PRESENTS

BRISTOL 124, LLC, BEING SOLE OWNER OF THE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
 IN WITNESS WHEREOF, ELVIN E. SAPP, FOR BRISTOL 124, LLC 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.
 BRISTOL LAKE PARKWAY, BRISTOL LAKE DRIVE, BRADINGTON DRIVE, RUTHERFORD DRIVE, CARLISLE COURT, BILLINGSLEY DRIVE, WYNDHAM DRIVE, BAXLEY COURT AND THE ADDITIONAL RIGHT-OF-WAY FOR GANS ROAD ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

BRISTOL 124, LLC

Elvin E. Sapp
 ELVIN E. SAPP, MEMBER

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS 25th DAY OF JULY, IN THE YEAR 2005, BEFORE ME, MARLA E. OGLESBY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELVIN E. SAPP, 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.

Marla E. Oglesby NOTARY PUBLIC
 MARLA E. OGLESBY COMMISSION NO. 044007428
 MY COMMISSION EXPIRES JANUARY 10, 2008

CERTIFICATION

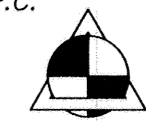
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 2491, PAGE 6 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32-48-12, AS SHOWN IN LAND CORNER DOCUMENT NUMBER 600-45061; THENCE WITH THE WEST LINE OF SAID SECTION 32, N1°43'15"E, 1362.59 FEET TO A NORTH LINE OF THE SURVEY RECORDED IN BOOK 2537, PAGE 9; THENCE LEAVING SAID SECTION LINE AND WITH THE LINES OF SAID SURVEY, S89°54'40"E, 341.30 FEET, BEING THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH THE LINES OF SAID SURVEY, S89°54'40"E, 981.47'; THENCE N1°23'20"E, 396.00 FEET; THENCE S89°54'40"E, 1246.35 FEET; THENCE LEAVING THE LINES OF SAID SURVEY, S1°36'10"W, 217.07 FEET; THENCE S33.16 FEET ALONG A 103.30-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S12°55'20"E, 527.46 FEET; THENCE S27°27'05"E, 642.64 FEET; THENCE 474.15 FEET ALONG A 948.70-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S13°08'00"E, 469.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GANS ROAD AS DESCRIBED IN THE CONDEMNATION CASE NUMBER 00CV164394; THENCE WITH SAID RIGHT-OF-WAY, N88°48'55"W, 1503.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N53°05'29"W, 458.66 FEET; THENCE N6°06'10"W, 371.09 FEET; THENCE N74°26'15"W, 481.61 FEET; THENCE N13°40'35"W, 677.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 70.51 ACRES.

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

SURVEY AND PLAT BY
 ALLSTATE CONSULTANTS, P.C.



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

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

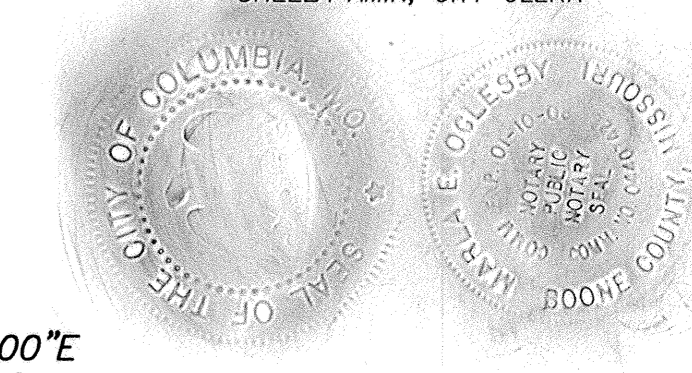
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 25th DAY OF JULY, 2005.

Marla E. Oglesby NOTARY PUBLIC
 MARLA E. OGLESBY COMMISSION NO. 044007428
 MY COMMISSION EXPIRES JANUARY 10, 2008

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 6th DAY OF SEPTEMBER, 2005.

Darwin A. Hindman
 DARWIN A. HINDMAN, MAYOR

Sheela Amin
 SHEELA AMIN, CITY CLERK



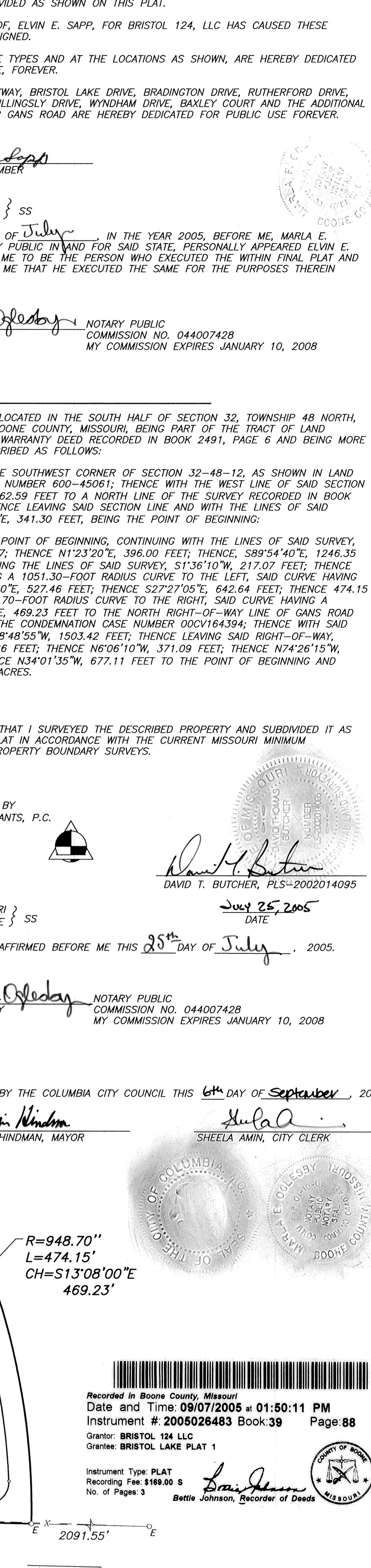
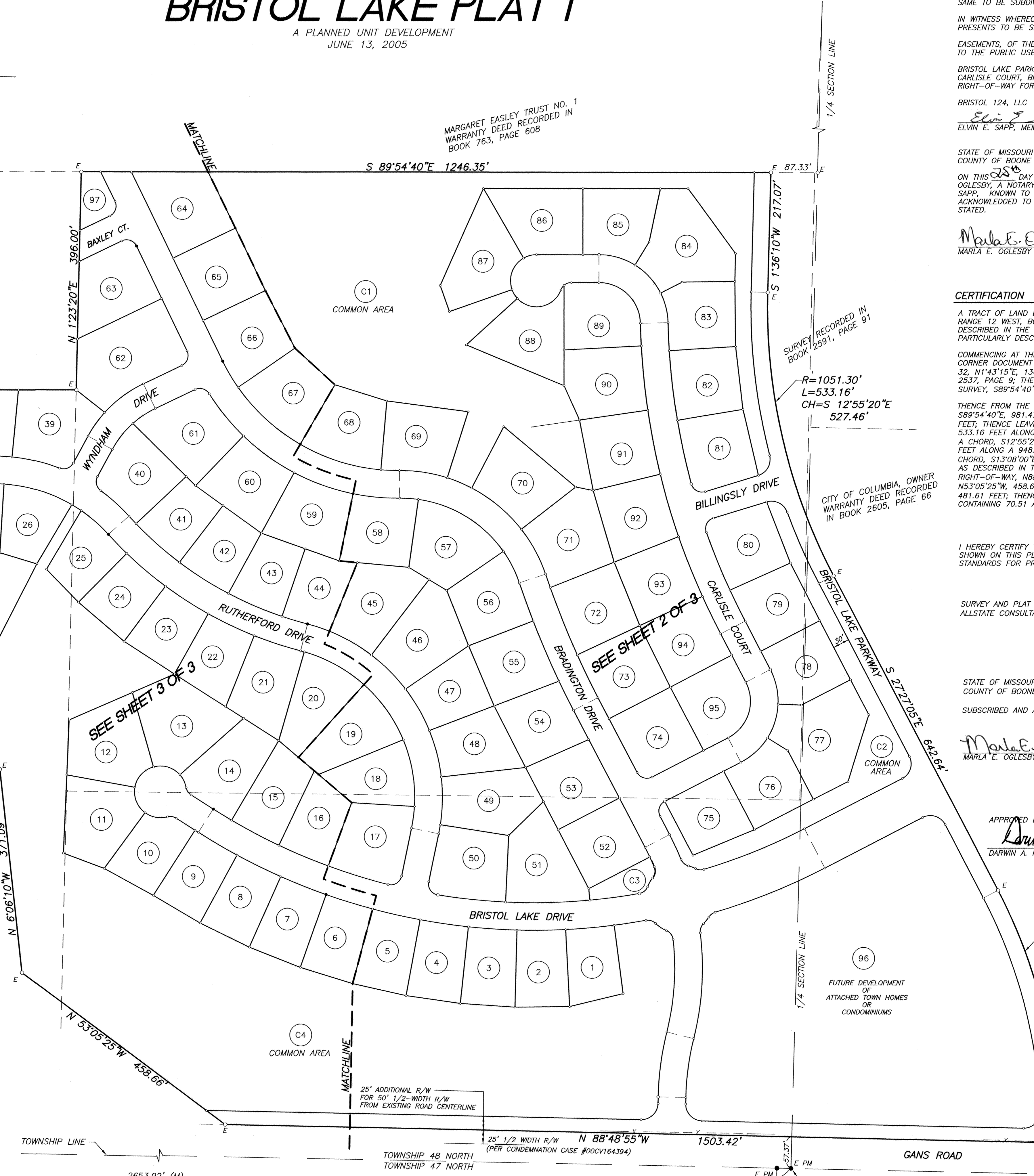
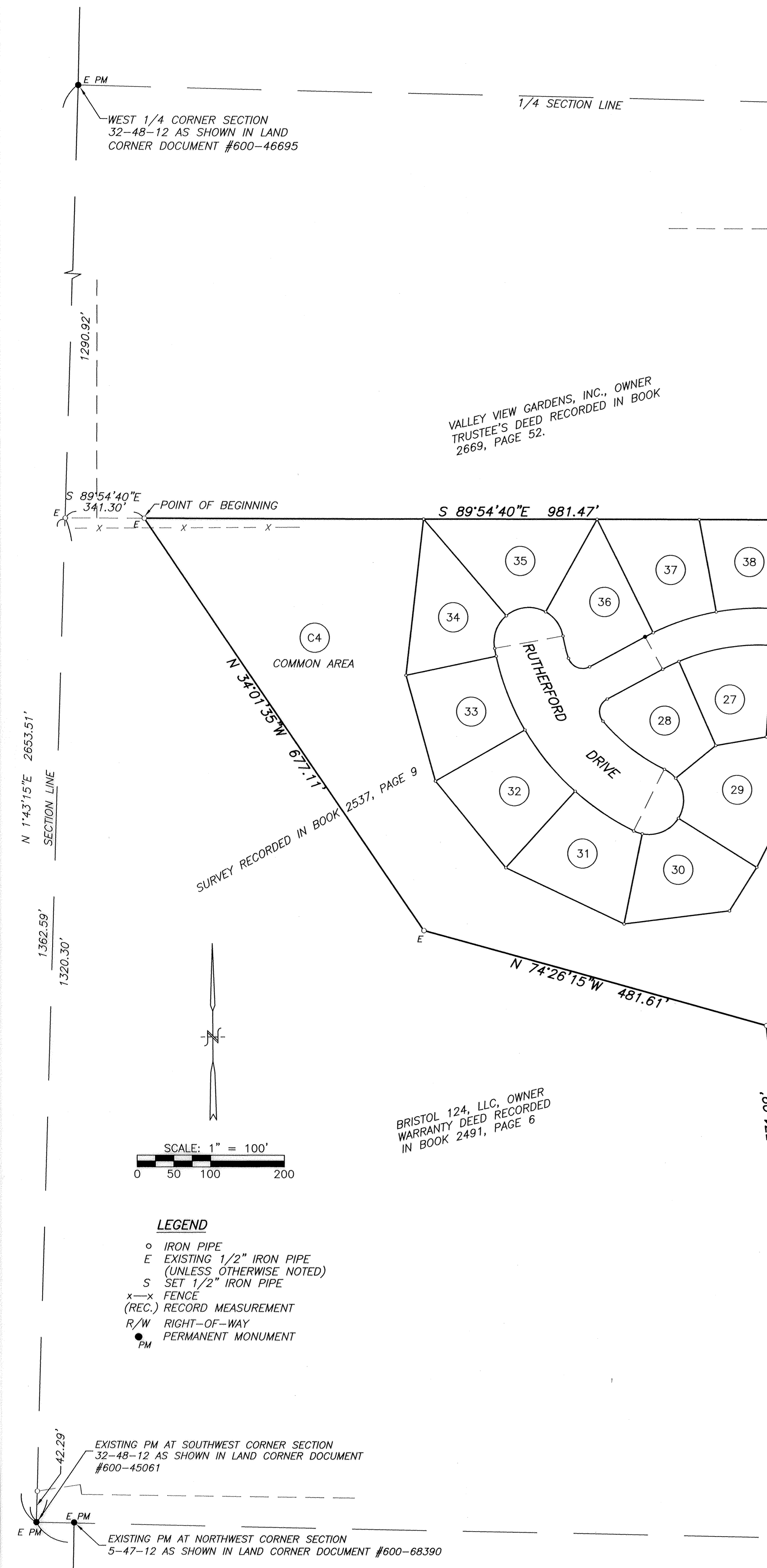
R=948.70'
 L=474.15'
 CH=S13°08'00"E
 469.23'



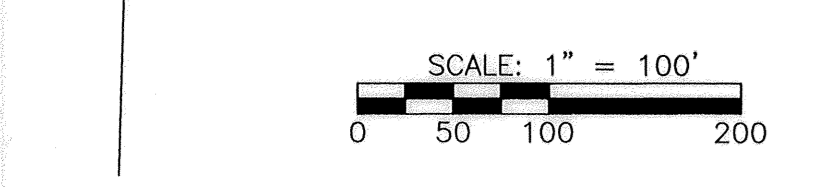
Recorded in Boone County, Missouri
 Date and Time: 09/07/2005 at 01:50:11 PM
 Instrument # 2005026483 Book:39 Page:88

Grantor: BRISTOL 124 LLC
 Grantee: BRISTOL LAKE PLAT 1

Instrument Type: PLAT
 Recording Fee: \$189.00 S
 No. of Pages: 3
Bettie Johnson
 Bettie Johnson, Recorder of Deeds



LEGEND
 ○ IRON PIPE
 ◊ EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 S SET 1/2" IRON PIPE
 x-x FENCE
 (REC.) RECORD MEASUREMENT
 R/W RIGHT-OF-WAY
 PM PERMANENT MONUMENT



BRISTOL LAKE PLAT 1

A PLANNED UNIT DEVELOPMENT
JUNE 13, 2005

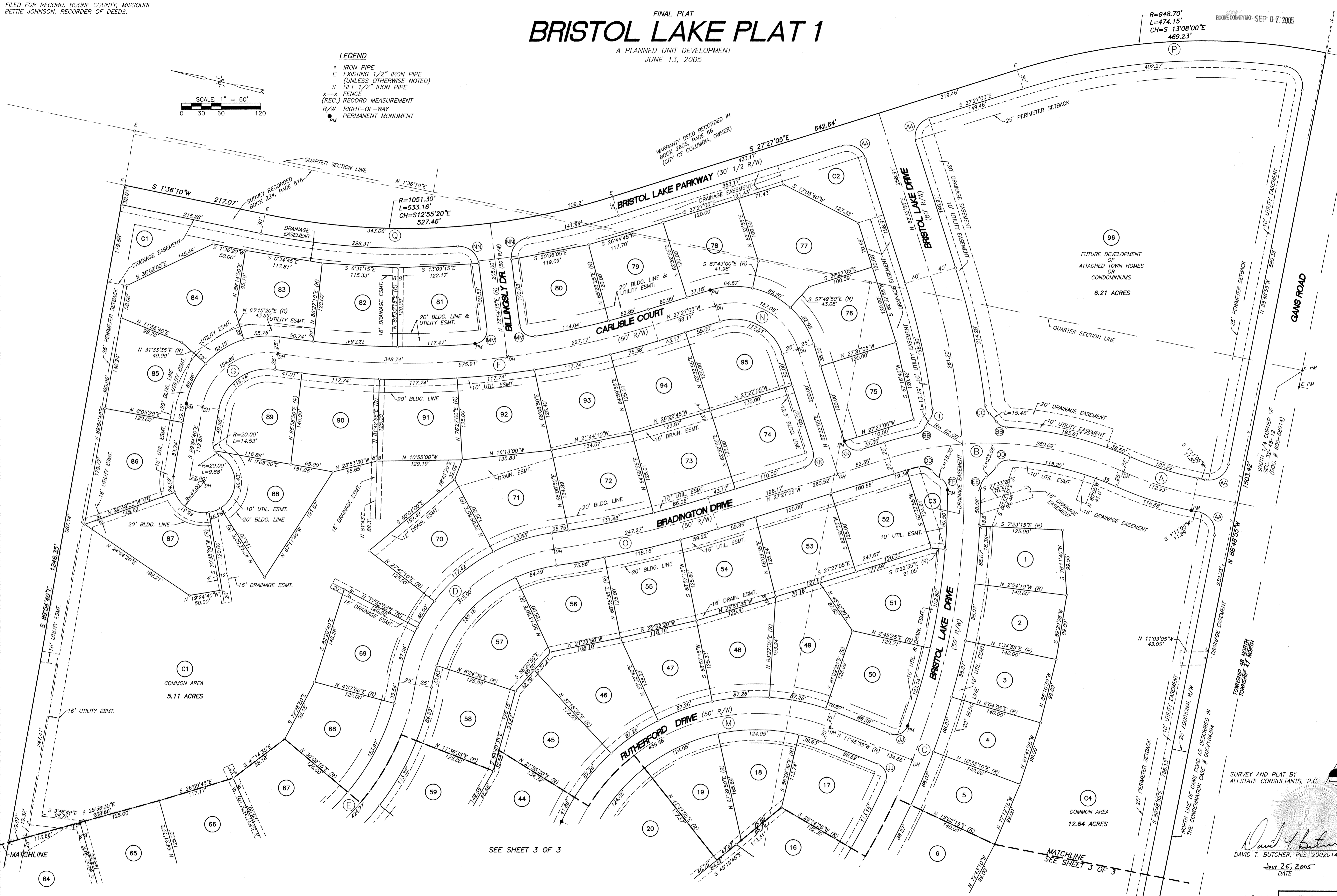
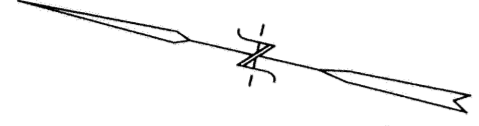
R=948.70'
L=474.15'
CH=S 13°08'00"E
469.23'

BOONE COUNTY MO SEP 07 2005

LEGEND

- IRON PIPE
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" IRON PIPE
- - - FENCE
- x-x (REC.) RECORD MEASUREMENT
- R/W RIGHT-OF-WAY
- PM PERMANENT MONUMENT

SCALE: 1" = 60'



WARRANTY DEED RECORDED IN
BOOK 2605, PAGE 66
(CITY OF COLUMBIA, OWNER)

R=1051.30'
L=533.16'
CH=S12°55'20"E
527.46'

COMMON AREA
5.11 ACRES

COMMON AREA
12.64 ACRES

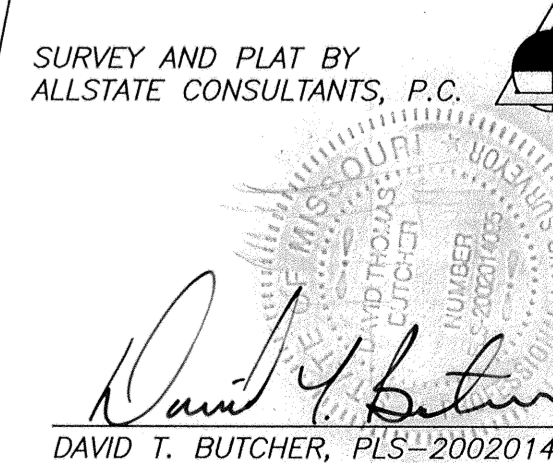
FUTURE DEVELOPMENT
OF
ATTACHED TOWN HOMES
OR
CONDOMINIUMS
6.21 ACRES

SEE SHEET 3 OF 3

MATCHLINE
SEE SHEET 3 OF 3

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.

DAVID T. BUTCHER, PLS.
JUN 25, 2005
DATE



BRISTOL LAKE PLAT 1

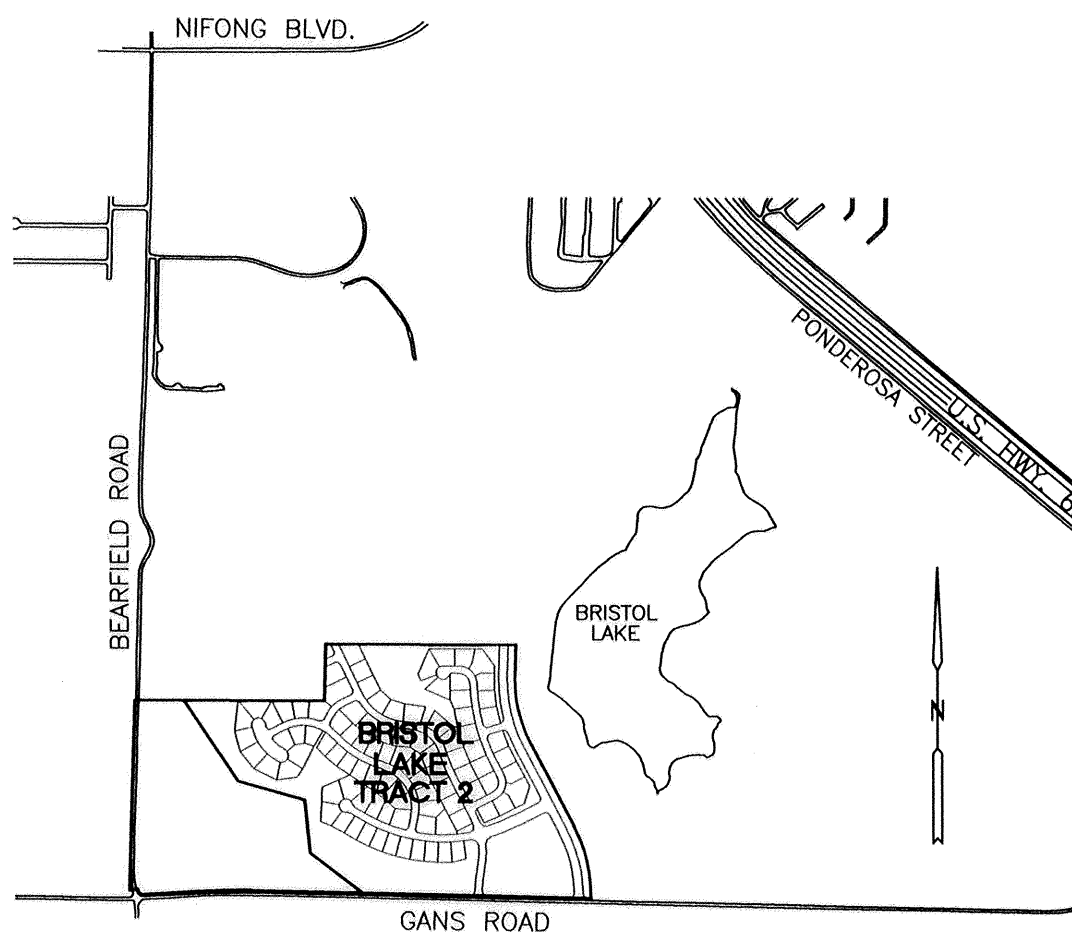
A PLANNED UNIT DEVELOPMENT
JUNE 13, 2005

NOTES

1. THIS IS AN URBAN PROPERTY BOUNDARY 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 BOONE-CENTRAL TITLE COMPANY COMMITMENT # C 3720-20-9813-31-625, DATED: JANUARY 9, 2003.
6. LOT 97 IS LESS THAN THE REQUIRED MINIMUM AREA. THEREFORE IT SHOULD BE CONSIDERED A COMMON AREA UNTIL IT IS REPLACED AS PART OF THE DEVELOPMENT OF THE ADJACENT PROPERTY.
7. BRISTOL LAKE PARKWAY IS DEDICATED ON THIS PLAT AS A HALF WIDTH BY THE OWNER. THE REMAINING HALF WIDTH RIGHT-OF-WAY AS SHOWN ON THE PUD PLAN AND APPROVED BY THE THE CITY COUNCIL BY ORDINANCE NUMBER 18541.

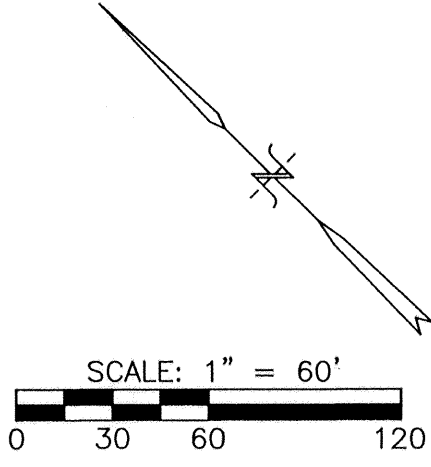
FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY'S FLOOD PLAIN MAPS, PANEL #290034 0136 B, DATED: JUNE 15, 1983.



LOCATION MAP
N.T.S.

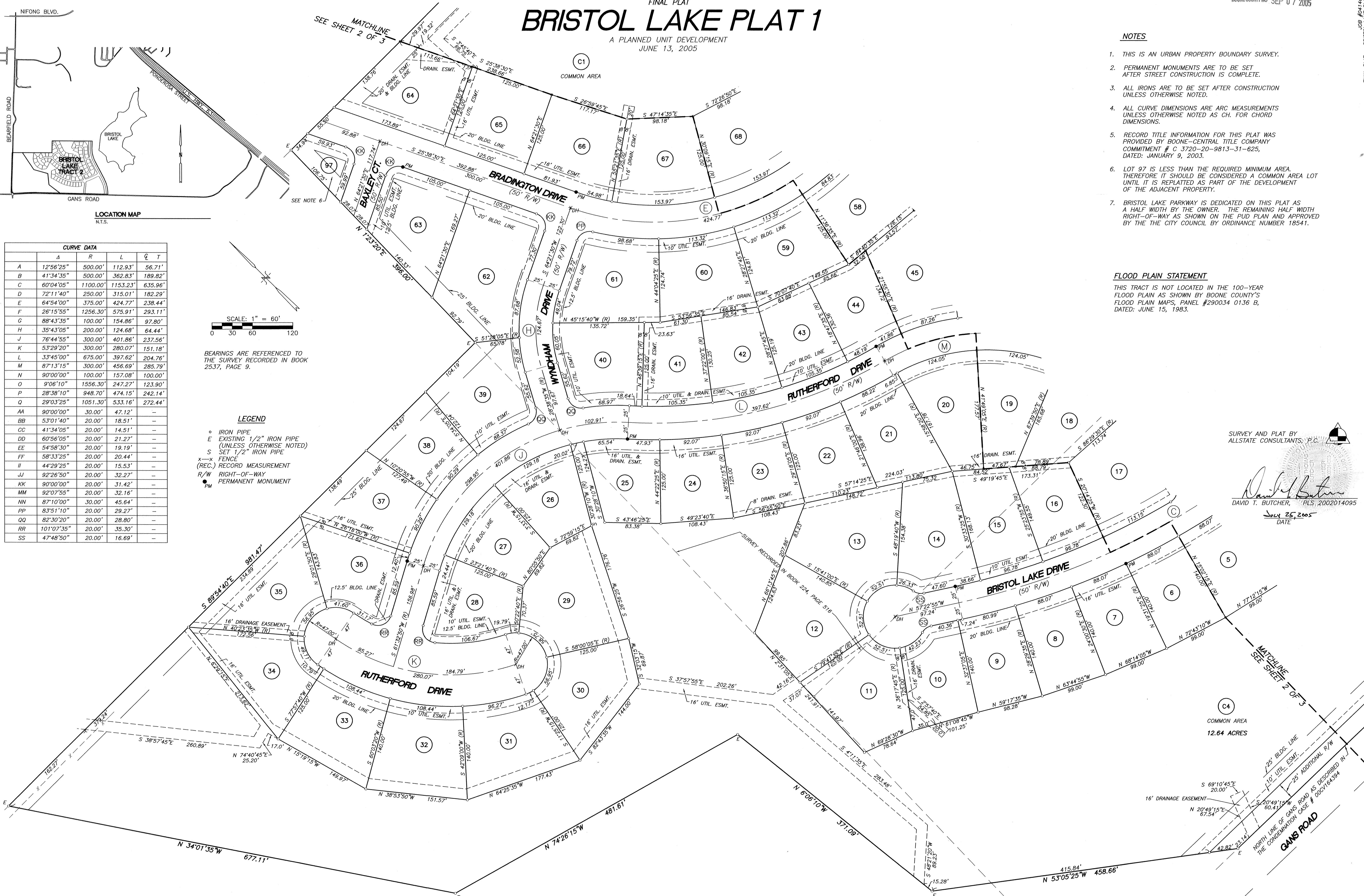
CURVE DATA	Δ	R	L	Q	T
A	12°56'25"	500.00'	112.93'	56.71'	
B	41°34'35"	500.00'	362.83'	189.82'	
C	60°04'05"	1100.00'	1153.23'	635.96'	
D	72°11'40"	250.00'	315.01'	182.29'	
E	64°54'00"	375.00'	424.77'	238.44'	
F	26°15'55"	1256.30'	575.91'	293.11'	
G	88°43'35"	100.00'	154.86'	97.80'	
H	35°43'05"	200.00'	124.68'	64.44'	
J	76°44'55"	300.00'	401.86'	237.56'	
K	53°29'20"	300.00'	280.07'	151.18'	
L	33°45'00"	675.00'	397.62'	204.76'	
M	87°13'15"	300.00'	456.69'	285.79'	
N	90°00'00"	100.00'	157.08'	100.00'	
O	9°06'10"	1556.30'	247.27'	123.90'	
P	28°38'10"	948.70'	474.15'	242.14'	
Q	29°03'25"	1051.30'	533.16'	272.44'	
AA	90°00'00"	30.00'	47.12'		
BB	53°01'40"	20.00'	18.51'		
CC	41°34'05"	20.00'	14.51'		
DD	60°56'05"	20.00'	21.27'		
EE	54°58'30"	20.00'	19.19'		
FF	58°33'25"	20.00'	20.44'		
II	44°29'25"	20.00'	15.53'		
JJ	92°26'50"	20.00'	32.27'		
KK	90°00'00"	20.00'	31.42'		
MM	92°07'55"	20.00'	32.16'		
NN	87°10'00"	30.00'	45.64'		
PP	83°51'10"	20.00'	29.27'		
QQ	82°30'20"	20.00'	28.80'		
RR	101°07'35"	20.00'	35.30'		
SS	47°48'50"	20.00'	16.69'		



BEARINGS ARE REFERENCED TO THE SURVEY RECORDED IN BOOK 2537, PAGE 9.

LEGEND

- o IRON PIPE
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" IRON PIPE
- x-x FENCE
- (REC.) RECORD MEASUREMENT
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SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.

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

JULY 25, 2005
DATE