PREVIOUSLY APPROVED

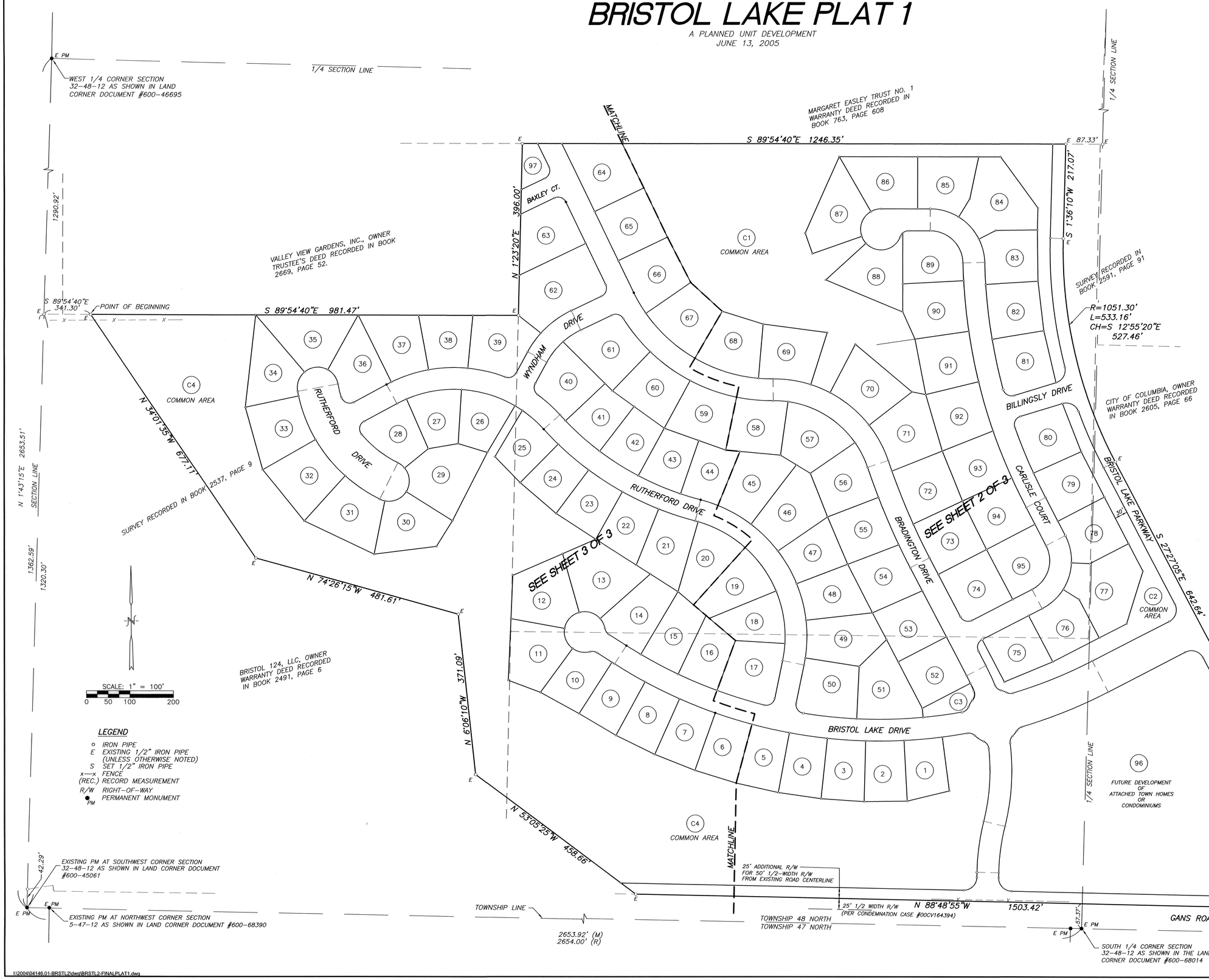
FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.

FINAL PLAT

BRISTOL LAKE PLAT 1

A PLANNED UNIT DEVELOPMENT
JUNE 13, 2005

JOB #04146.01
FINAL PLAT – BRISTOL LAKE PLAT 1



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
- R/W RIGHT–OF–WAY
- PM PERMANENT MONUMENT

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, BILLINGSLY 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, 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
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 533.16 FEET ALONG A 1051.30–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°05'25"W, 458.66 FEET; THENCE N6°06'10"W, 371.09 FEET; THENCE N74°26'15"W, 481.61 FEET; THENCE N34°01'35"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, PLS–2002014095

STATE OF MISSOURI }
COUNTY OF BOONE } SS

July 25, 2005
DATE

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

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

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

DARWIN A. HINDMAN, MAYOR

SHEELA AMIN, CITY CLERK

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: $169.00 S
No. of Pages: 3
Bettie Johnson, Recorder of Deeds

I:\2004\04146.01-BRSTL2\dwg\BRSTL2-FINALPLAT1.dwg

JOB #04146.01
FINAL PLAT – BRISTOL LAKE PLAT 1

SHEET 1 OF 3

PREVIOUSLY APPROVED

FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.

BOONE COUNTY MO SEP 07 2005

FINAL PLAT

BRISTOL LAKE PLAT 1

A PLANNED UNIT DEVELOPMENT
JUNE 13, 2005

JOB #04146.01
FINAL PLAT – BRISTOL LAKE PLAT 1

LEGEND

- ° IRON PIPE
- E 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

SCALE: 1" = 60'
0 30 60 120

S 1°36'10"W 217.07' – SURVEY RECORDED BOOK 224, PAGE 516
QUARTER SECTION LINE
N 1°36'10"E
R=1051.30' L=533.16' CH=S12°55'20"E 527.46'
WARRANTY DEED RECORDED IN BOOK 2605, PAGE 66 (CITY OF COLUMBIA, OWNER)
S 27°27'05"E 642.64'
BRISTOL LAKE PARKWAY (30' 1/2 R/W)
BRISTOL LAKE DRIVE (50' R/W)
BALLINSLY DR. (50' R/W)
CARLISLE COURT (50' R/W)
BRADINGTON DRIVE (50' R/W)
RUTHERFORD DRIVE (50' R/W)
GANS ROAD
R=948.70' L=474.15' CH=S 13°08'00"E 469.23'
R=15.00' L=23.56'
R=62.00'
R=18.30' L=19.34'
R=20.00' L=14.53'
R=20.00' L=9.88'
R=47.00'
DRAINAGE EASEMENT
10' UTILITY EASEMENT
16' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
25' PERIMETER SETBACK
20' BLDG. LINE
16' UTILITY ESMT.
5' UTIL. ESMT.
10' UTIL. ESMT.
16' DRAIN. ESMT.
20' BLDG. LINE & UTILITY ESMT.
12' DRAIN. ESMT.
12.5' BLDG. LINE
UTILITY ESMT.
16' DRAINAGE ESMT.
SEE SHEET 3 OF 3
MATCHLINE
MATCHLINE SEE SHEET 3 OF 3

C1 COMMON AREA 5.11 ACRES
C2 COMMON AREA 0.12 ACRES
C3 COMMON AREA 0.07 ACRES
C4 COMMON AREA 12.64 ACRES

96 FUTURE DEVELOPMENT OF ATTACHED TOWN HOMES OR CONDOMINIUMS 6.21 ACRES

SOUTH 1/4 CORNER OF SEC. 32-48-12 (DOC. # 600-6801+)
NORTH LINE OF GANS ROAD AS DESCRIBED IN THE CONDEMNATION CASE # 00C164394
TOWNSHIP 48 NORTH
TOWNSHIP 47 NORTH
N 88°48'55"W 1503.42'
N 88°48'55"W 580.38'
S 89°54'40"E 1246.35'

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.

DAVID T. BUTCHER, PLS-2002014095
July 25, 2005
DATE

I:\2004\04146.01-BRSTL2\dwg\BRSTL2-FINALPLAT1.dwg

PREVIOUSLY APPROVED

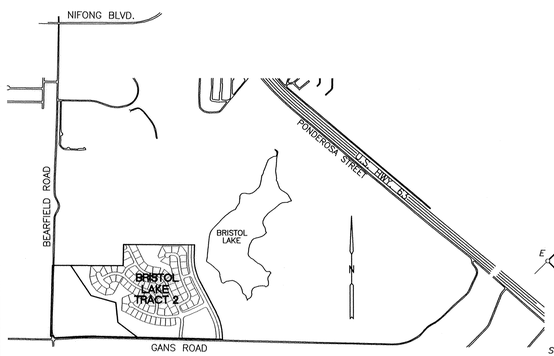
BOONE COUNTY MO SEP 07 2005

JOB #04146.01
FINAL PLAT – BRISTOL LAKE PLAT 1

FINAL PLAT

BRISTOL LAKE PLAT 1

A PLANNED UNIT DEVELOPMENT
JUNE 13, 2005



LOCATION MAP
N.T.S.

CURVE DATA				
	Δ	R	L	℄ T
A	12°56'25"	500.00'	112.93'	56.71'
B	41°34'05"	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'	–

SCALE: 1" = 60'
0 30 60 120

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

LEGEND

- ○ IRON PIPE
- E 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

MATCHLINE SEE SHEET 2 OF 3

C1
COMMON AREA

BRADINGTON DRIVE (50' R/W)
BAXLEY CT. (50' R/W)
WYNDHAM DRIVE (50' R/W)
RUTHERFORD DRIVE (50' R/W)
BRISTOL LAKE DRIVE (50' R/W)

SEE NOTE 6

C4
COMMON AREA
12.64 ACRES

MATCHLINE SEE SHEET 2 OF 3

SURVEY RECORDED IN BOOK 224, PAGE 516

GANS ROAD

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 LOT UNTIL IT IS REPLATTED 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.

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.

DAVID T. BUTCHER, PLS 2002014095

JULY 25, 2005
DATE

I:\2004\04146.01-BRSTL2\dwg\BRSTL2-FINALPLAT1.dwg