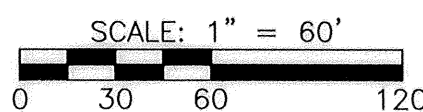


FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.

FINAL PLAT BOONE'S POINTE

MAY 31, 2005

JOB #04166.02
FINAL PLAT - BOONE'S POINTE



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 2446, PAGE 41.

LEGEND

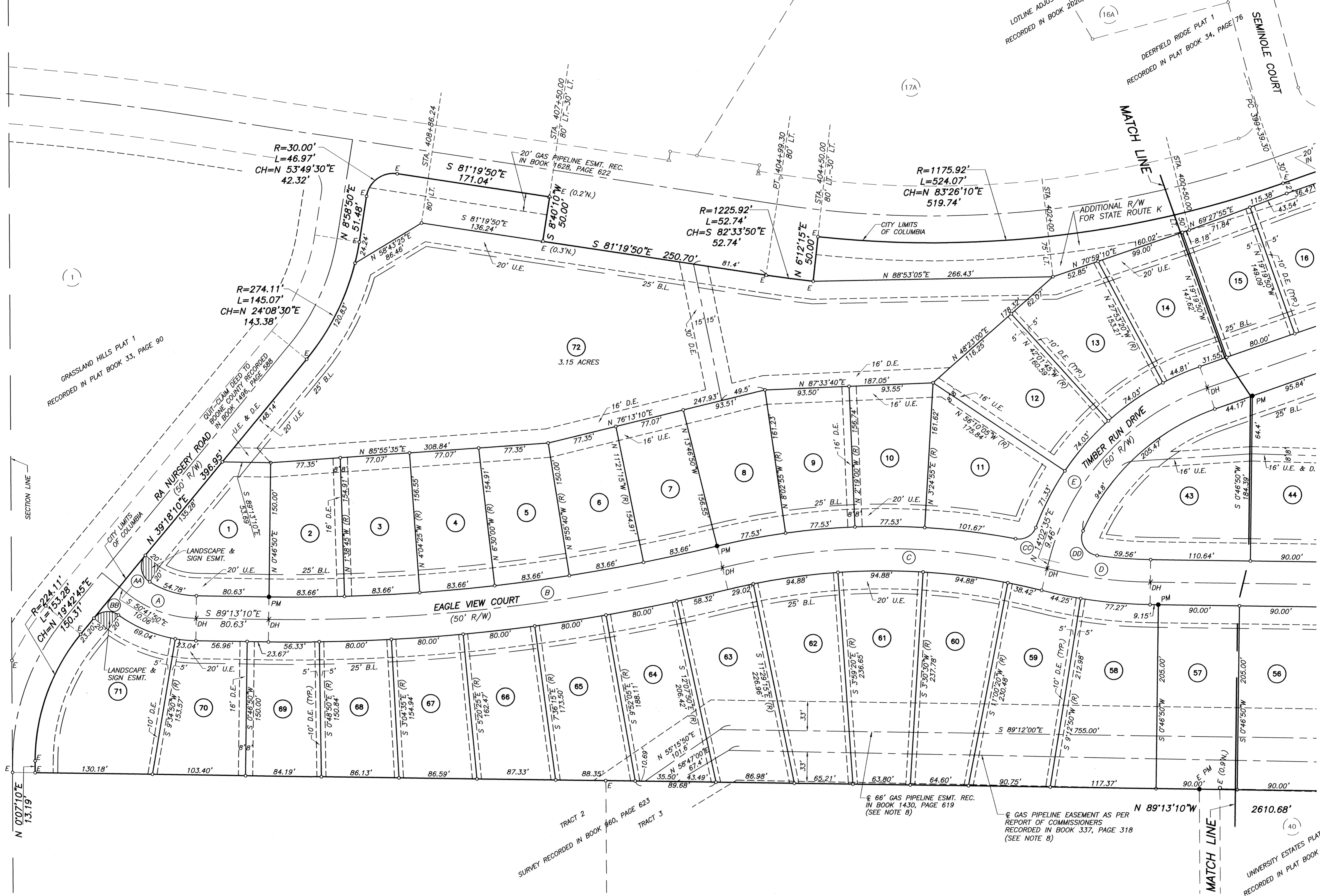
- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING
- S SET
- PERMANENT MONUMENT
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- DH X DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY'S FLOOD PLAIN MAPS.

NOTES

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS SHOWN WITHIN THE BOUNDARY OF THIS SUBDIVISION 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 NUMBER 04 1037, DATED OCTOBER 12, 2004.
6. THESE LOTS MAY BE SUBJECT TO BLANKET THE EASEMENT TO BOONE ELECTRIC COOPERATIVE ASSOCIATION, RECORDED IN BOOK 218, PAGE 171. SAID EASEMENT BEING A "BLANKET" EASEMENT OVER THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9-47-13.
7. THESE LOTS MAY BE SUBJECT TO THE 20-FOOT WATERLINE EASEMENTS RECORDED IN BOOK 388, PAGE 948 AND BOOK 1577, PAGE 498, THE CENTERLINES OF SAID EASEMENTS BEING LOCATED "AS INSTALLED" ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE K.
8. THE GAS PIPELINE EASEMENTS ARE CENTERED ON THE EXISTING PIPELINES AS LOCATED BY SOUTHERN STAR CENTRAL NATURAL GAS PIPELINE COMPANY AND NOT BY THE DESCRIPTIONS CONTAINED WITHIN THE DOCUMENTS. THE EASEMENT DESCRIBED BY THE REPORT OF COMMISSIONERS RECORDED IN BOOK 337, PAGE 318 DOES NOT DESCRIBE A CERTAIN WIDTH. ACCORDING SOUTHERN STAR THE WIDTH SHOULD BE ASSUMED TO BE SIXTY-SIX (66) FEET WIDE.
9. THE LANDSCAPE & SIGN EASEMENTS ON LOTS 1, 26, 27 AND 71 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



CURVE DATA				
	Δ	R	L	℄ T
A	38°31'20"	125.00'	84.04'	43.68'
B	14°33'40"	2000.00'	508.30'	255.53'
C	27°49'25"	750.00'	364.21'	185.77'
D	13°15'45"	500.00'	115.74'	58.13'
E	56°37'35"	275.00'	271.79'	148.15'
F	12°00'00"	1692.86'	354.55'	177.93'
AA	97°08'05"	20.00'	33.91'	-
BB	86°38'55"	20.00'	30.25'	-
CC	80°43'20"	20.00'	28.18'	-
DD	105°36'50"	20.00'	36.87'	-
EE	69°55'25"	20.00'	24.41'	-
FF	88°31'00"	20.00'	30.90'	-
GG	91°42'55"	30.00'	48.02'	-

(SEE SHEET 2 OF 2)

James R. Jeffries
JUNE 29, 2005
JAMES R. JEFFRIES

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.

James R. Jeffries
JAMES R. JEFFRIES PLS 2500
JUNE 29, 2005
DATE

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 19th DAY OF August, 2005.

Darwin Hindman
DARWIN A. HINDMAN, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK

Recorded in Boone County, Missouri
Date and Time: 08/02/2005 at 03:00:21 PM
Instrument #: 2005022336 Book:39 Page:67
Genter: MCCOSH, ROBERT J JR
Grantee: BOONE'S POINTE

Instrument Type: PLAT
Recording Fee: \$119.00 \$
No. of Pages: 2

Bettie Johnson
Bettie Johnson, Recorder of Deeds

FINAL PLAT BOONE'S POINTE

MAY 31, 2005

BOONE COUNTY MO AUG 2 2005

KNOW ALL MEN BY THESE PRESENTS

ROBERT J. McCOSH, JR., BEING SOLE OWNER OF THE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
IN WITNESS WHEREOF, ROBERT J. McCOSH, JR. 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.

EAGLE VIEW COURT, TIMBER RUN DRIVE, BOONE'S CROSSING DRIVE AND THE ADDITIONAL RIGHT-OF-WAY FOR STATE ROUTE K ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

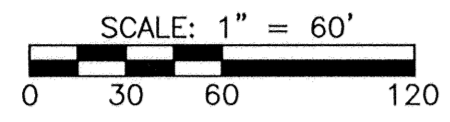
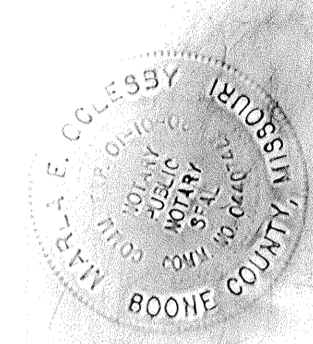
ROBERT J. McCOSH, JR.

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 20TH DAY OF June, IN THE YEAR 2005, BEFORE ME, MARLA E. OGLESBY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT J. McCOSH, JR., 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
MARLA E. OGLESBY

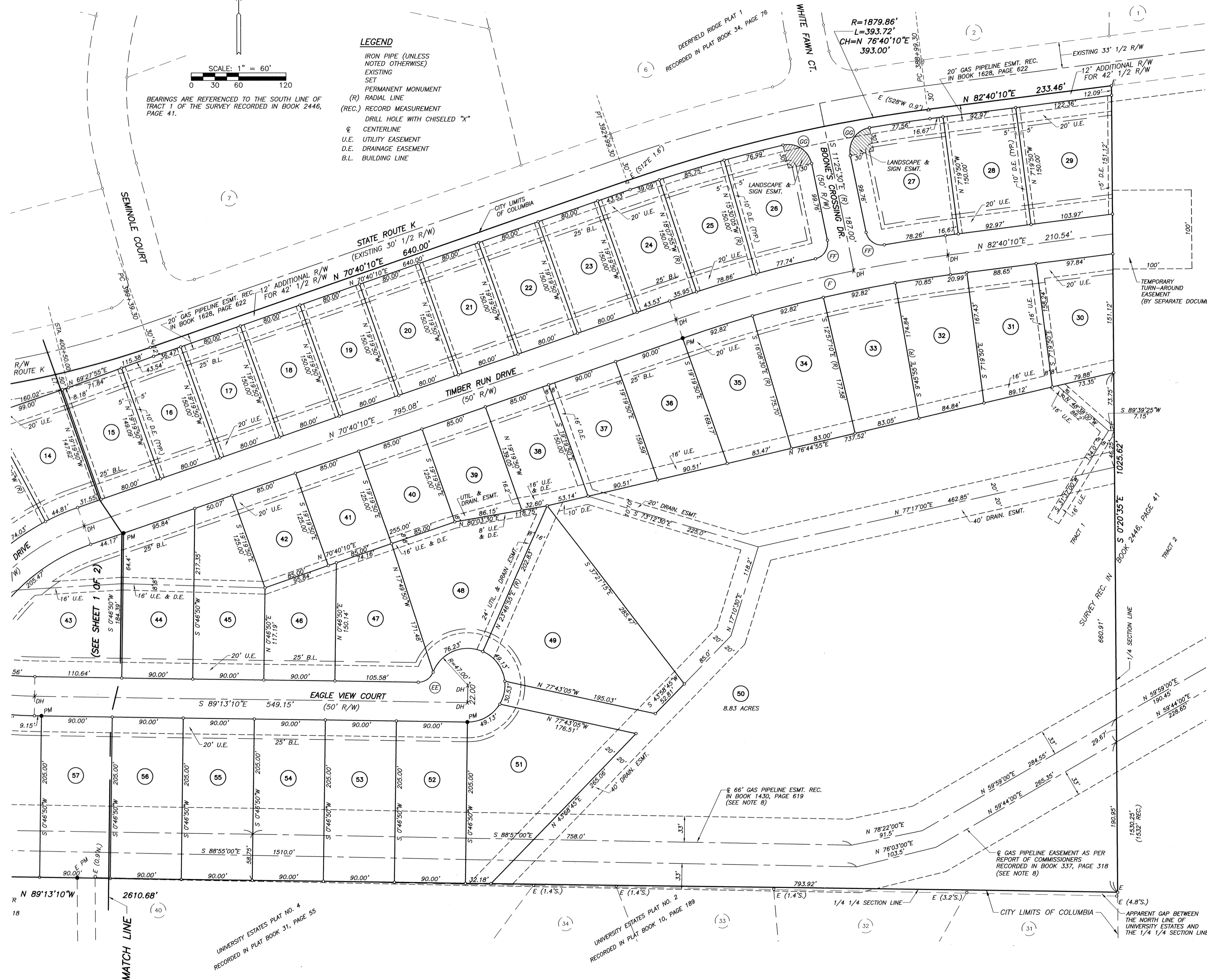
NOTARY PUBLIC
COMMISSION NO. 044007428
MY COMMISSION EXPIRES JANUARY 10, 2008



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 2446, PAGE 41.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- EXISTING SET
- PERMANENT MONUMENT
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE



CURVE DATA				
	A	R	L	Δ T
A	38°31'20"	125.00'	84.04'	43.68'
B	14°33'40"	2000.00'	508.30'	255.53'
C	27°49'25"	750.00'	364.21'	185.77'
D	13°15'45"	500.00'	115.74'	58.13'
E	56°37'35"	275.00'	271.79'	148.15'
F	12°00'00"	1692.86'	354.55'	177.93'
AA	97°08'05"	20.00'	33.91'	—
BB	86°38'55"	20.00'	30.25'	—
CC	80°43'20"	20.00'	28.18'	—
DD	105°36'50"	20.00'	36.87'	—
EE	69°55'25"	20.00'	24.41'	—
FF	88°31'00"	20.00'	30.90'	—
GG	91°42'55"	30.00'	48.02'	—

CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, CONTAINING 41.88 ACRES, BEING TRACT 1 OF THE SURVEY RECORDED IN BOOK 2446, PAGE 41 AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2608, PAGE 86 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

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.



James R. Jeffries
JAMES R. JEFFRIES
PLS 2500

JUNE 17, 2005
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 17TH DAY OF June, 2005.

Marla E. Oglesby
MARLA E. OGLESBY

NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 10, 2008

