

# FINAL PLAT SPENCER'S CREST, PLAT 4-B1

A REPLAT OF LOT 8B2 OF SPENCER'S CREST PLAT 4-B, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER 2, 2019

**CERTIFICATION:**  
I HEREBY CERTIFY THAT IN DECEMBER OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR B.C. INVESTMENTS OF COLUMBIA, LLC, OF LOT 8B2, OF SPENCER'S CREST, PLAT 4-B, RECORDED IN PLAT BOOK 40, PAGE 55, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN BOOK 2964, PAGE 157 AND CONTAINING 2.30 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

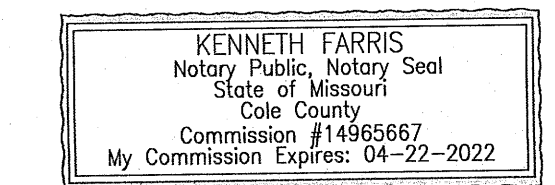
*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
1/27/2020  
DATE

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI ) SS  
COUNTY OF BOONE )

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27<sup>th</sup> DAY OF January IN THE YEAR 2020.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667



**KNOW ALL MEN BY THESE PRESENTS:**

THAT B.C. INVESTMENTS OF COLUMBIA, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "SPENCER'S CREST, PLAT NO. 4-B1"

IN WITNESS WHEREOF, B.C. INVESTMENTS OF COLUMBIA, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 27<sup>th</sup> DAY OF January, 2020.

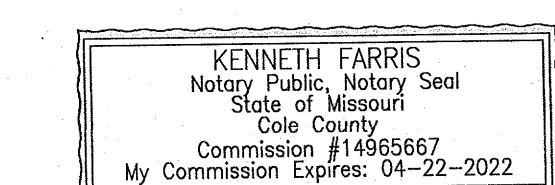
B.C. INVESTMENTS OF COLUMBIA, LLC.

*Kersten K. Carlson*  
KERSTEN K. CARLSON, MEMBER

STATE OF MISSOURI ) SS  
COUNTY OF BOONE )

ON THIS 27<sup>th</sup> DAY OF January, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KERSTEN K. CARLSON, (MEMBER), OF B.C. INVESTMENTS OF COLUMBIA, LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT SAID MEMBER EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

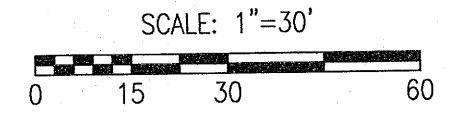
*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

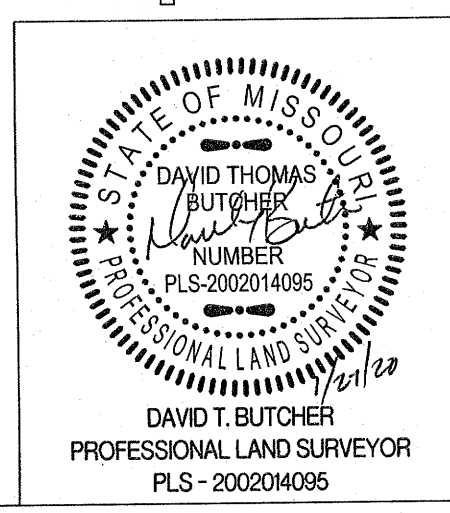
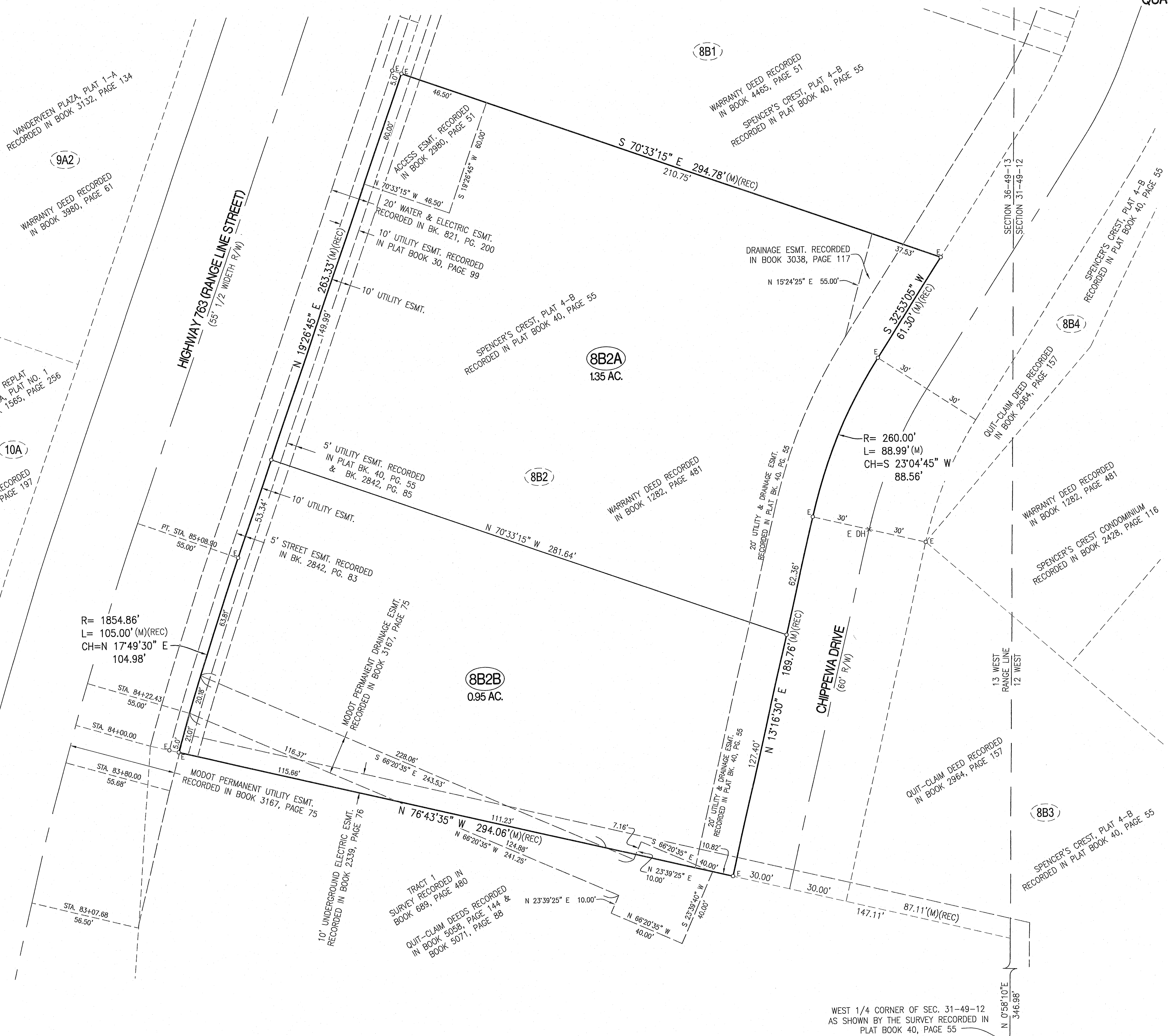
BRIAN TREECE, MAYOR  
ATTEST:  
SHEELA AMIN, CITY CLERK

- LEGEND:**
- E EXISTING
  - S SET
  - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - STONE
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - DH x DRILL HOLE
  - W/ CHISELED X



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

- NOTES:**
- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
  - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
  - A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
  - ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.
  - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.



SPENCER'S CREST, PLAT 4-B1	
A REPLAT OF LOT 8B2 OF SPENCER'S CREST, PLAT 4-B, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 12/02/2019	SCALE: 1" = 30'
PROJECT: 190631	DRAWN BY: KWF

