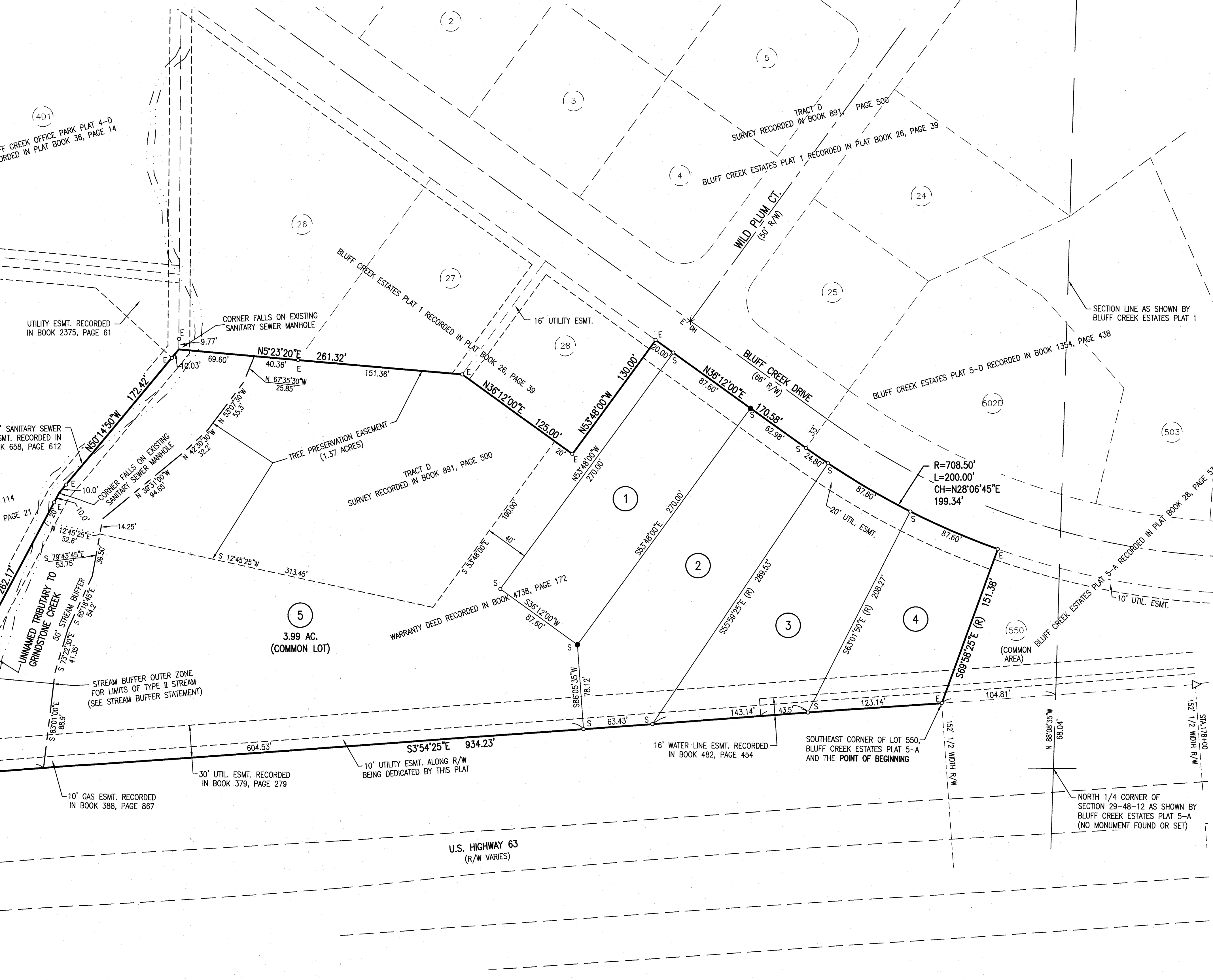


BEARINGS ARE REFERENCED TO EAST RIGHT-OF-WAY LINE OF BLUFF CREEK DRIVE AS SHOWN BY BLUFF CREEK ESTATES PLAT 1, RECORDED IN PLAT BOOK 26, PAGE 39.

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - S SET 1/2" REBAR WITH CAP "A.C. 2007000167"
 - PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - IP IRON PIPE
 - RE REBAR
 - (R) RADIAL LINE
 - ⊕ DRILL HOLE WITH CHISELED "X"
 - ⊕ CENTERLINE
 - ⊕ FENCE
 - - - - - STREAM BUFFER



- NOTES**
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
 - A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT.
 - THE TREE PRESERVATION EASEMENT SHOWN ON THIS PLAT IS INTENDED TO MEET THE REQUIREMENTS OF CHAPTER 29-9.4(C) OF THE UNIFIED DEVELOPMENT CODE.

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 29019C0291E, EFFECTIVE DATE APRIL 19, 2017.

STREAM BUFFER STATEMENT
 THE TYPE II STREAM BUFFER LIMIT SHOWN ON THIS PLAT IS INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA, MISSOURI. U.S.G.S. QUADRANGLE MAP "COLUMBIA" WAS USED TO DETERMINE THE TYPE OF STREAM.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2018.
 BRIAN TREESE, MAYOR
 SHEELA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS
 MARY G. SAPP, TRUSTEE OF THE ELVIN E. SAPP REVOCABLE TRUST, BEING SOLE OWNER OF THE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
 IN WITNESS WHEREOF, MARY G. SAPP HAS CAUSED THESE PRESENTS TO BE SIGNED.
 EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.
ELVIN E. SAPP REVOCABLE TRUST

Mary G. Sapp
 MARY G. SAPP, TRUSTEE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }
 ON THIS 20th DAY OF December, IN THE YEAR 2017, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARY G. SAPP, TRUSTEE OF THE ELVIN E. SAPP REVOCABLE TRUST, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED ON BEHALF OF SAID ELVIN E. SAPP REVOCABLE TRUST.

Betty Lou Cobb
 BETTY LOU COBB
 NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019
 BETTY LOU COBB
 Notary Public - Notary Seal
 State of Missouri
 County of Boone
 My Commission Expires December 6, 2019
 Commission #15690689

PROPERTY DESCRIPTION
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4738, PAGE 172 AND PART OF TRACT D OF THE SURVEY RECORDED IN BOOK 891, PAGE 500 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 550, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63 AND THE EAST LINE OF SAID TRACT D OF THE SURVEY RECORDED IN BOOK 891, PAGE 500; THENCE FROM THE POINT OF BEGINNING, WITH SAID EAST LINE OF TRACT D, S3°54'25"E, 934.23 FEET TO THE NORTHEAST CORNER OF LOT 3 OF BLUFF RIDGE PLAT 1-F, RECORDED IN BOOK 3031, PAGE 114; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID LOT 3, S88°47'20"W, 29.95 FEET; THENCE N62°01'15"W, 262.17 FEET; THENCE N50°14'50"W, 172.42 FEET TO THE SOUTHEAST CORNER OF LOT 26, BLUFF CREEK ESTATES PLAT 1, RECORDED IN PLAT BOOK 26, PAGE 39; THENCE LEAVING THE NORTH LINE OF SAID LOT 3 AND WITH THE LINES OF SAID BLUFF CREEK ESTATES PLAT 1, N5°23'20"E, 261.32 FEET; THENCE N36°12'00"E, 125.00 FEET; THENCE N53°48'00"W, 130.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BLUFF CREEK DRIVE (FORMERLY EAST POINT DRIVE) AS SHOWN BY SAID BLUFF CREEK ESTATES PLAT 1; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N36°12'00"E, 170.58 FEET TO THE SOUTHERNMOST CORNER OF BLUFF CREEK DRIVE (FORMERLY EAST POINT DRIVE) AS SHOWN BY SAID BLUFF CREEK ESTATES PLAT 5-A; THENCE LEAVING THE LINES OF SAID BLUFF CREEK PLAT 1, WITH THE LINES OF SAID BLUFF CREEK ESTATES PLAT 5-A AND CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE, 200.00 FEET ALONG A 708.50-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N28°06'45"E, 199.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 550; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 550, S69°58'25"E, 151.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.17 ACRES.

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

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC
 BETTY LOU COBB
 Notary Public - Notary Seal
 State of Missouri
 County of Boone
 My Commission Expires December 6, 2019
 Commission #15690689
 JAMES R. JEFFRIES
 PLS-2500
 DATE
 Dec. 19 2017

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18th DAY OF December, 2017.
Betty Lou Cobb
 BETTY LOU COBB
 NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

FINAL PLAT BLUFF CREEK ESTATES PLAT 9		
LOCATED IN SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, MISSOURI		
DATE	JOB NUMBER	
OCTOBER 16, 2017	17182.01	
		RESERVED FOR RECORDER'S STAMP
ALLSTATE CONSULTANTS 3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799 ALLSTATE CONSULTANTS LLC MO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167		