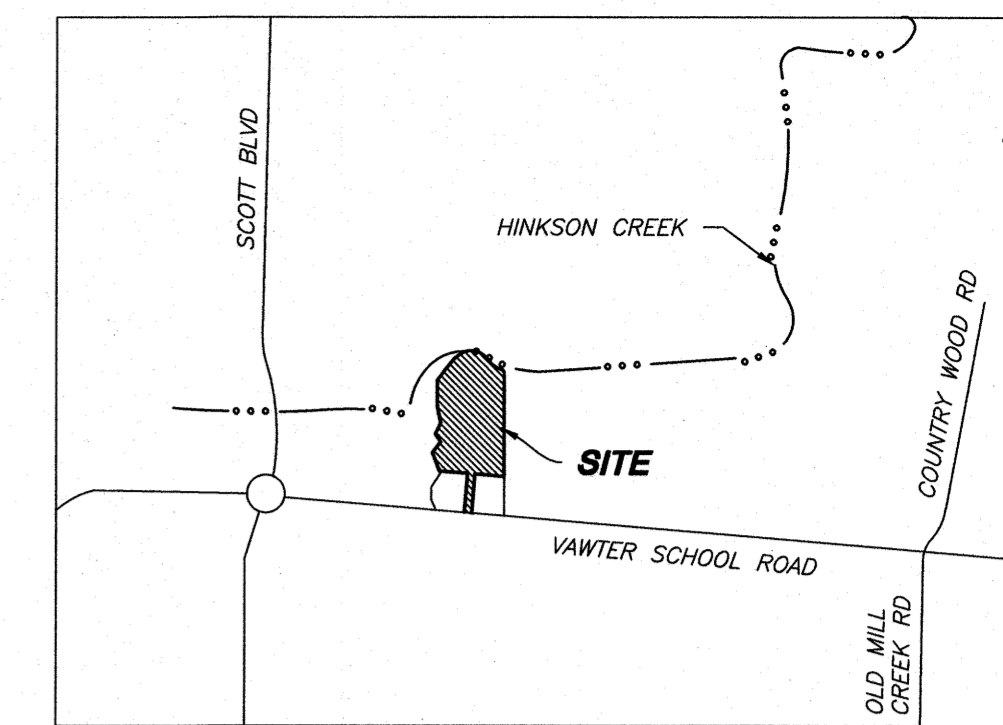


SPRING CREEK PLAT 6

A REPLAT OF LOTS 401, 402 & 403
OF SPRING CREEK PLAT 4
MAY 30, 2017



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

BEDROCK ENTERPRISES, LLC BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.
IN WITNESS WHEREOF, BEDROCK ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

GREGORY A. KREUTZER, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS DAY OF IN THE YEAR 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREGORY A. KREUTZER, 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.

SPENCER HASKAMP NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.

TERRY E. WILSON, TRUSTEE OF TERRY E. WILSON, REVOCABLE LIVING TRUST
DATED NOVEMBER 10, 2000, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

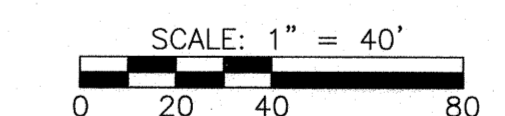
ON THIS DAY OF IN THE YEAR 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TERRY E. WILSON, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SPENCER HASKAMP NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.

CERTIFICATION

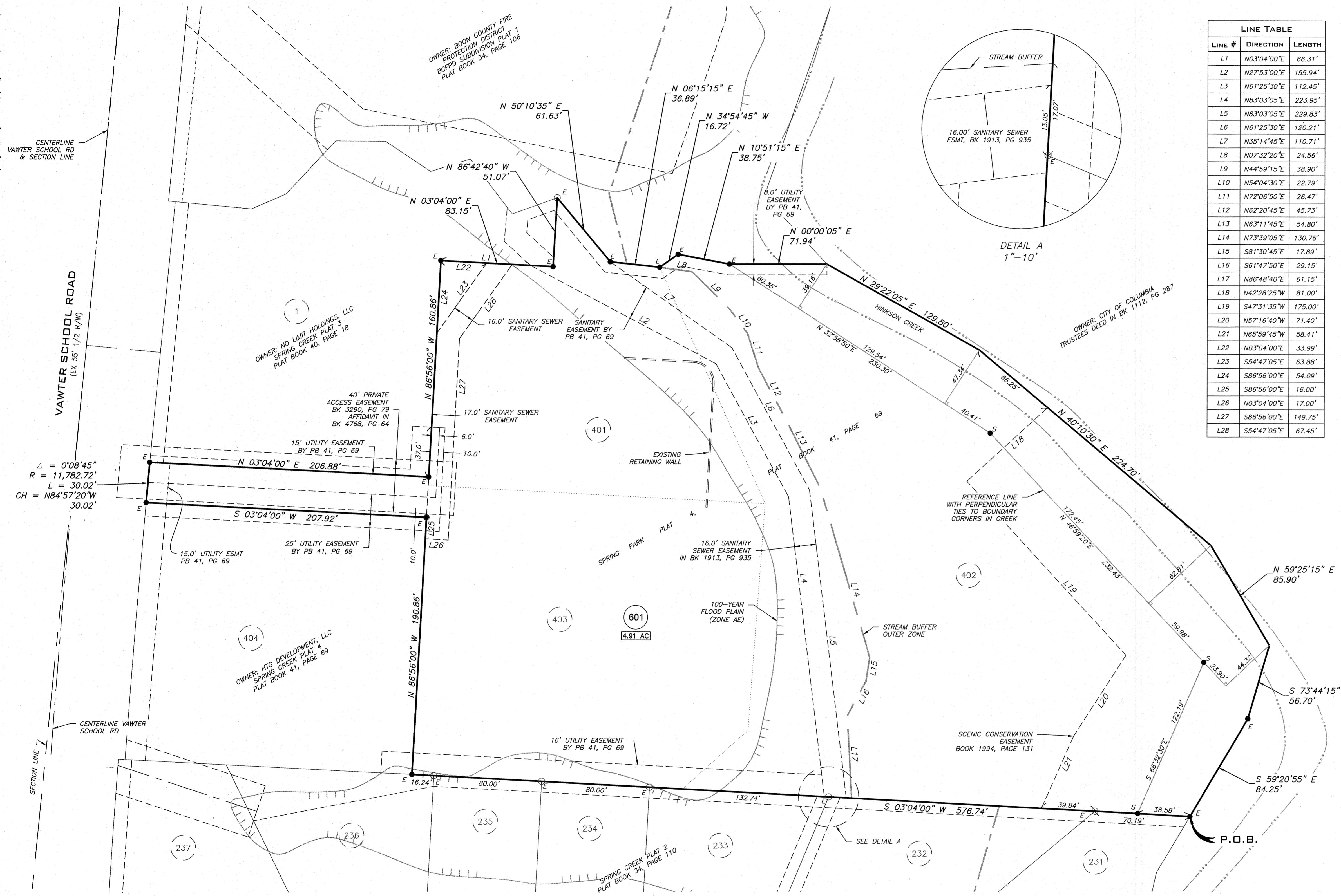
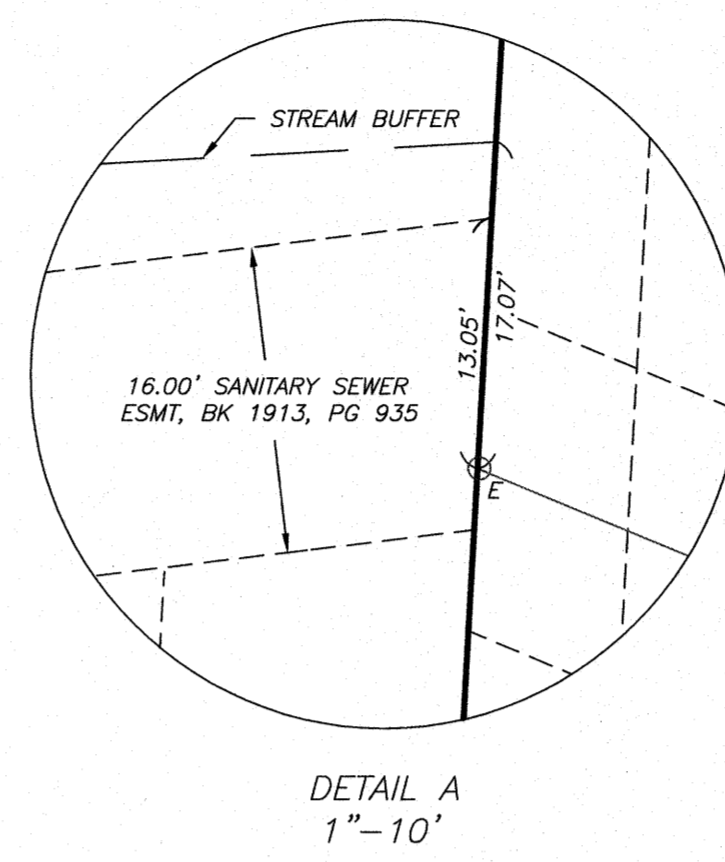
I HEREBY CERTIFY THAT IN MAY 2017, I COMPLETED A SURVEY FOR BEDROCK ENTERPRISES, LLC, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115



BEARINGS ARE REFERENCED TO THE WEST
LINE OF SPRING CREEK PLAT 2 RECORDED
IN PLAT BOOK 34, PAGE 110.

LINE #	DIRECTION	LENGTH
L1	N03°04'00"E	66.31'
L2	N27°53'00"E	155.94'
L3	N61°25'30"E	112.45'
L4	N83°03'05"E	223.95'
L5	N83°03'05"E	229.83'
L6	N61°25'30"E	120.21'
L7	N35°14'45"E	110.71'
L8	N07°32'20"E	24.56'
L9	N44°59'15"E	38.90'
L10	N54°04'30"E	22.79'
L11	N72°06'50"E	26.47'
L12	N62°20'45"E	45.73'
L13	N63°11'45"E	54.80'
L14	N73°39'05"E	130.76'
L15	S81°30'45"E	17.89'
L16	S61°47'50"E	29.15'
L17	N86°48'40"E	61.15'
L18	N42°28'25"W	81.00'
L19	S47°31'35"W	175.00'
L20	N57°16'40"W	71.40'
L21	N65°59'45"W	58.41'
L22	N03°04'00"E	33.99'
L23	S54°47'05"E	63.88'
L24	S86°56'00"E	54.09'
L25	S86°56'00"E	16.00'
L26	N03°04'00"E	17.00'
L27	S86°56'00"E	149.75'
L28	S54°47'05"E	67.45'



- LEGEND**
- 1/2" IRON PIPE W/ CAP #2001006115
 - E EXISTING
 - S SET
 - O/S OFFSET
 - (REC) RECORD
 - DH (X) DRILL HOLE W/ CHISELED "X"
 - IP (○) IRON PIPE
 - (○) MONUMENT
 - (□) STONE
 - PM (●) PERMANENT MONUMENT
 - (R) RADIAL LINE
 - 00.00 AC ACRES

FLOOD PLAIN STATEMENT

PART OF THIS TRACT, AS APPROXIMATED GRAPHICALLY, IS LOCATED WITHIN ZONE AE (AREAS WITH A BASE FLOOD ELEVATION) AS SHOWN BY THE FLOOD INSURANCE RATE MAP #29019C0267E, DATED APRIL 19, 2017

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR HUNTSVILLE QUADRANGLE, BOONE COUNTY, MISSOURI. STREAM BUFFER HAS BEEN SHOWN ON THIS PLAT IN ACCORDANCE WITH THE STREAM BUFFER PLAN DATED NOVEMBER 1, 2007. THIS STREAM BUFFER PLAN WAS APPROVED ON NOVEMBER 5, 2007 BY THE CITY PUBLIC WORKS DEPARTMENT.

NOTES

- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040 (2) (A).
- AS OF THE DATE OF RECORDING OF THIS PLAT, THIS TRACT IS SUBJECT TO ALL SETBACKS AS SET FORTH ON THE SPRING CREEK - PHASE 2 - C-P DEVELOPMENT PLAN, DATED JUNE 28, 2007, AND APPROVED PER CITY ORDINANCE NO. 019606, AUGUST 20, 2007.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 401, 402 AND 403 OF SPRING CREEK PLAT 4 AS RECORDED IN PLAT BOOK 41, PAGE 69 OF THE RECORDS OF BOONE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 402 OF SAID SPRING CREEK PLAT 4, THENCE S03°04'00"W, 576.74 FEET TO THE SOUTHEAST CORNER OF LOT 403 OF SAID SPRING CREEK PLAT 4; THENCE ALONG THE LINES OF SAID LOT 403 FOR THE FOLLOWING FOUR (4) CALLS: N86°56'00"W, 190.86 FEET; THENCE S03°04'00"W, 207.92 FEET; THENCE ALONG A NON-TANGENT, 11,782.72-FOOT CURVE TO THE RIGHT, 30.02 FEET, SAID CURVE HAVING A CHORD N84°57'20"W, 30.02 FEET; THENCE N03°04'00"E, 206.88 FEET TO THE SOUTH LINE OF LOT 401 OF SAID SPRING CREEK PLAT 4; THENCE ALONG THE LINES OF SAID LOT 401 FOR THE FOLLOWING FIVE (5) CALLS: N86°56'00"W, 160.86 FEET; THENCE N03°04'00"E, 83.15 FEET; THENCE N86°42'40"W, 51.07 FEET; THENCE N50°10'35"E, 61.63 FEET; THENCE N06°15'15"E, 36.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 402; THENCE ALONG THE LINES OF SAID LOT 402 FOR THE FOLLOWING EIGHT (8) CALLS: THENCE N34°54'45"W, 16.72 FEET; THENCE N10°51'15"E, 38.75 FEET; THENCE N00°00'05"E, 71.94 FEET; THENCE N29°22'05"E, 129.80 FEET; THENCE N40°10'30"E, 224.70 FEET; THENCE N59°25'15"E, 85.90 FEET; THENCE S73°44'15"E, 56.70 FEET; THENCE S59°20'55"E, 84.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.91 ACRES.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS DAY OF 2017.
BRIAN TRECCE, MAYOR
SHEELA AMIN, CITY CLERK

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR
DATE: 6/21/17

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

SPENCER HASKAMP
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 21ST DAY OF
JUNE 2017.
SPENCER HASKAMP
NOTARY PUBLIC, MY COMMISSION
EXPIRES JULY 11, 2019.