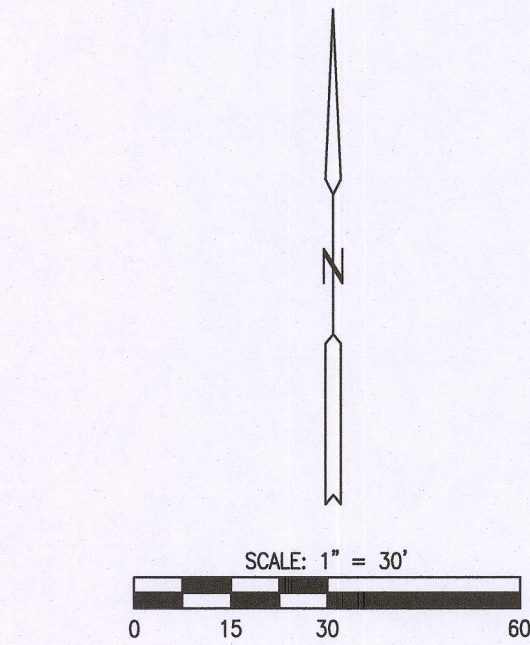
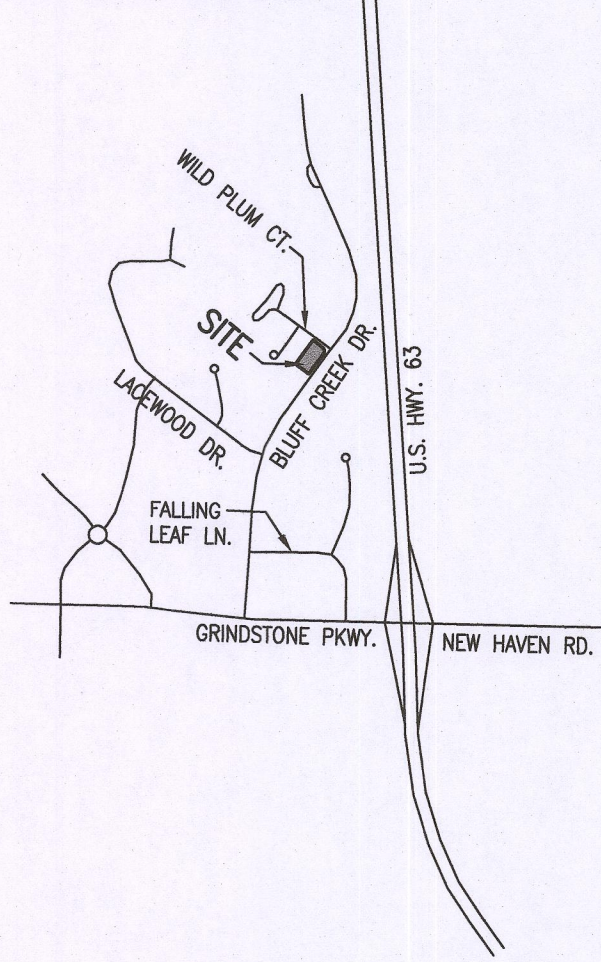


FILED FOR RECORD, BOONE COUNTY, MISSOURI
BOB NOLTE, RECORDER OF DEEDS.



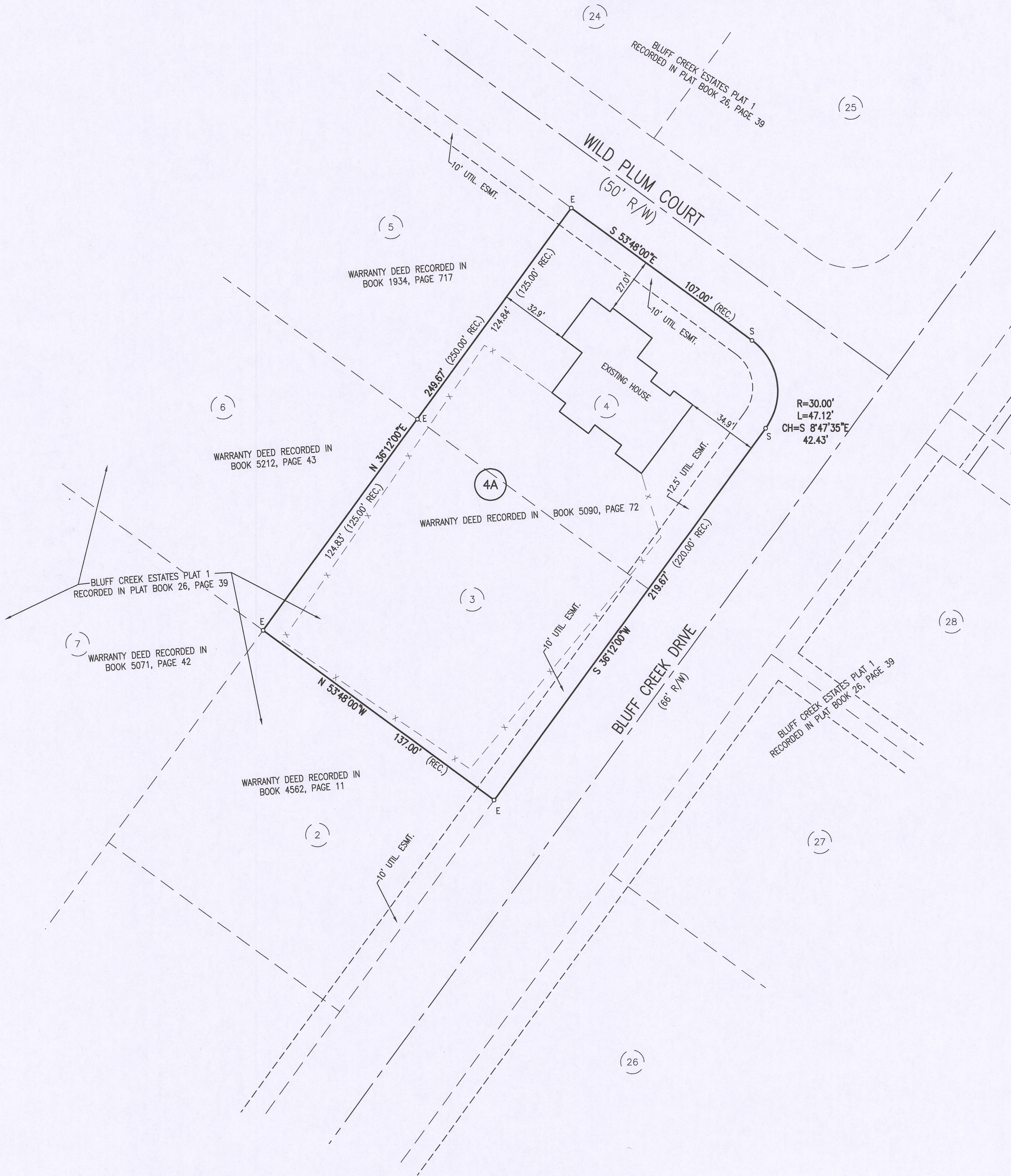
BEARINGS ARE REFERENCED TO THE NORTHWEST LINE
OF LOTS 3 AND 4, BLUFF CREEK ESTATES PLAT 1,
RECORDED IN PLAT BOOK 26, PAGE 39.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" 5/8" REBAR WITH CAP (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- I.P. IRON PIPE
- RE. REBAR
- (REC.) RECORD MEASUREMENT
- X_{DH} DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- - - - - STEEL DECORATIVE FENCE

NOTES

- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT.
- THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 3 AND 4 OF BLUFF CREEK ESTATES PLAT 1 INTO LOT 4A, AS SHOWN.



APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ THIS ____ DAY
OF _____, 2025.

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

STREAM BUFFER STATEMENT

THIS LOT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM
BUFFER ORDINANCE AS PER CHAPTER 12A, ARTICLE X, SEC.
12A-232(a)(2), SINCE IT IS INCLUDED IN A FINAL PLAT APPROVED
BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

THIS LOT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM COMMUNITY
PANEL 29019C0291E, DATED APRIL 19, 2017.

KNOW ALL MEN BY THESE PRESENTS

ZACHARY THOMAS LUEBBERING AND JESSICA CYNTHIA LUEBBERING, HUSBAND AND WIFE, BEING SOLE
OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON
THIS PLAT.

IN WITNESS WHEREOF, ZACHARY THOMAS LUEBBERING AND JESSICA CYNTHIA LUEBBERING HAVE CAUSED
THESE PRESENTS TO BE SIGNED.

PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO
THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND
THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,
INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING
AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION,
ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES
THERE TO) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A
PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY
EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS
INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT
INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON,
ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS,
STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH
THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

ZACHARY THOMAS LUEBBERING

JESSICA CYNTHIA LUEBBERING

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS 2nd DAY OF October, IN THE YEAR 2025, BEFORE ME, Tamiela Lashay Johnson,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ZACHARY THOMAS LUEBBERING AND
JESSICA CYNTHIA LUEBBERING, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL
PLAT AND ACKNOWLEDGED TO ME THAT THEY ARE A MARRIED COUPLE AND THAT THEY EXECUTED THE
SAME FOR THE PURPOSES THEREIN STATED.

Tamiela Lashay Johnson
Notary Public, Notary Seal
State of Missouri
Boone County
My Commission Expires 7/31/2029
Commission # 17636415

NOTARY PUBLIC
MY COMMISSION # 17636415
EXPIRES 07-31-2029

CERTIFICATION

A REPLAT OF LOT 3 AND LOT 4 OF BLUFF CREEK ESTATES PLAT 1 AS SHOWN ON THE PLAT
RECORDED IN PLAT BOOK 26, PAGE 39 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING
LOCATED IN SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY,
MISSOURI, AND BEING THE LOTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5090,
PAGE 72 OF THE BOONE COUNTY, MISSOURI RECORDS AND CONTAINING 0.78 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

JAMES R. JEFFRIES, PLS-2500

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18th DAY OF SEPTEMBER, 2025.

Tamiela Lashay Johnson
TAMIEKA LASHAY JOHNSON

NOTARY PUBLIC
MY COMMISSION #17636415
EXPIRES JULY 31, 2029

Tamiela Lashay Johnson
Notary Public, Notary Seal
State of Missouri
Boone County
My Commission Expires 7/31/2029
Commission # 17636415

FINAL PLAT BLUFF CREEK ESTATES PLAT 1-A A REPLAT OF LOTS 3 AND 4, BLUFF CREEK ESTATES PLAT 1 LOCATED IN SECTION 29, TOWNSHIP 48 NORTH, RANGE 12X WEST COLUMBIA, BOONE COUNTY, MISSOURI			
DATE SEPTEMBER 2, 2025	JOB NUMBER 25177.01	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500	
			RESERVED FOR RECORDER'S STAMP