

FINAL PLAT
TIMBERBROOK, PLAT NO. 1

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST,
 COLUMBIA, BOONE COUNTY, MISSOURI

CERTIFICATION:
 SEPTEMBER 27, 2021
 I HEREBY CERTIFY THAT IN SEPTEMBER OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR ERIC W. KURZJEWSKI AND LORI S. KURZJEWSKI, CO-TRUSTEES OF THE ERIC-LORI KURZJEWSKI TRUST, A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 1A AND TRACT 1B AS SHOWN IN THE SURVEY RECORDED IN BOOK 866, PAGE 187 AND DESCRIBED BY THE TRUSTEES' DEED RECORDED IN BOOK 5414, PAGE 113 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF SAID SECTION 32, AS SHOWN IN THE SURVEY RECORDED IN BOOK 881, PAGE 902; THENCE WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, N 84°09'00" W, 1024.66 FEET; THENCE LEAVING SAID SOUTH LINE N 72°29'40" W, 189.09 FEET; THENCE N 0°41'10" W, 217.20 FEET; THENCE N 10°58'05" E, 75.50 FEET; THENCE N 9°52'10" W, 73.10 FEET; THENCE N 20°10'35" E, 82.05 FEET; THENCE N 41°08'20" E, 35.75 FEET; THENCE N 64°03'50" E, 263.95 FEET; THENCE N 23°20'55" W, 164.20 FEET TO THE SOUTH LINE OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 751, PAGE 76; THENCE WITH SAID SOUTH LINE N 68°46'55" E, 155.00 FEET; THENCE S 84°09'00" E, 705.54 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID SECTION, S 12°30'00" W, 151.05 FEET TO THE NORTHEAST CORNER OF KURZJEWSKI SUBDIVISION PLAT 1, RECORDED IN PLAT BOOK 49, PAGE 33; THENCE LEAVING SAID EAST LINE AND WITH THE LINES OF SAID SUBDIVISION, N 87°56'55" W, 114.05 FEET; THENCE S 43°38'40" W, 37.65 FEET; THENCE S 26°02'10" W, 73.75 FEET; THENCE S 19°55'10" W, 69.40 FEET; THENCE S 8°05'40" W, 32.50 FEET; THENCE S 26°37'35" E, 23.85 FEET; THENCE S 28°20'25" W, 59.55 FEET; THENCE S 0°57'55" W, 57.35 FEET; THENCE S 8°70'15" E, 211.00 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE LEAVING THE LINES OF SAID SUBDIVISION AND WITH THE EAST LINE OF SAID SECTION, S 12°30'00" W, 529.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.21 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
 CORPORATE NUMBER: 2000151304
 STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF March IN THE YEAR 2022.
 KENNETH FARRIS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2022
 COMMISSION NUMBER 14965667

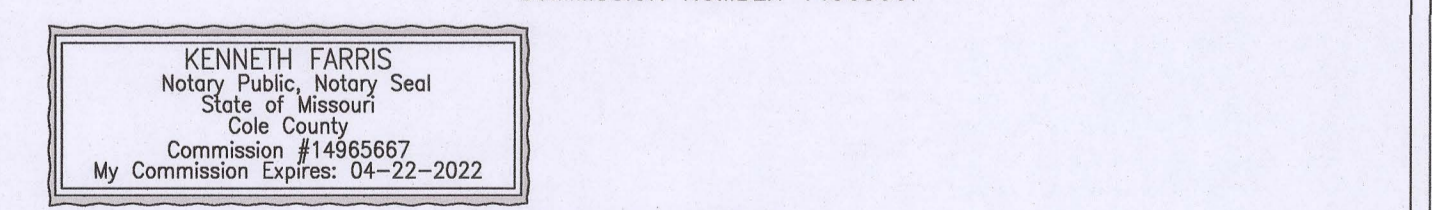


KNOW ALL MEN BY THESE PRESENTS:
 THAT ERIC W. KURZJEWSKI AND LORI S. KURZJEWSKI, CO-TRUSTEES OF THE ERIC-LORI KURZJEWSKI TRUST ARE THE SOLE OWNERS OF THE HEREIN DESCRIBED TRACT AND THAT THEY HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "TIMBERBROOK, PLAT NO. 1".

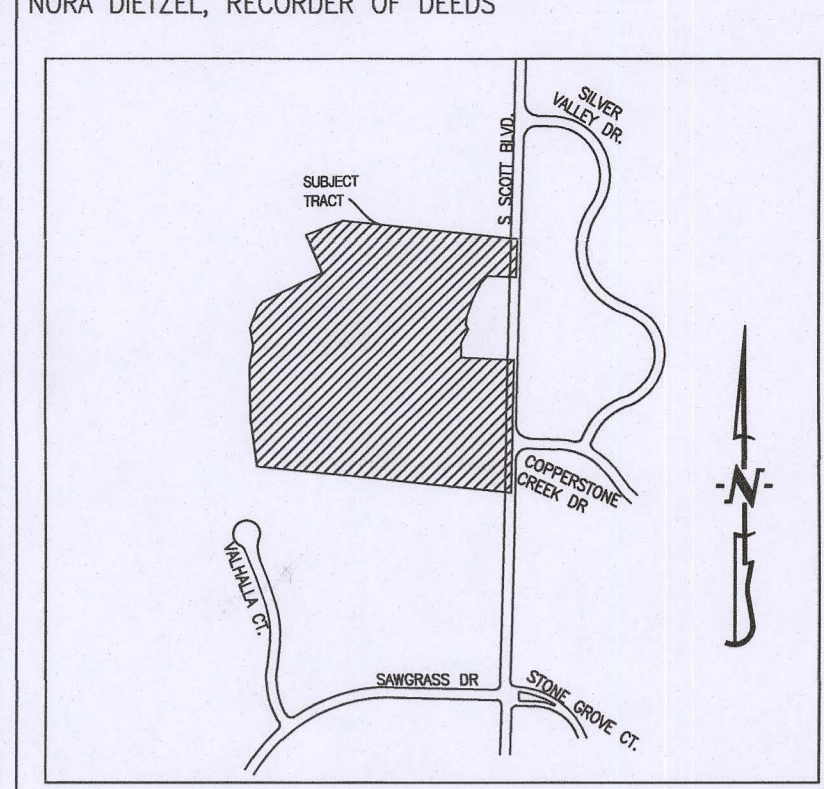
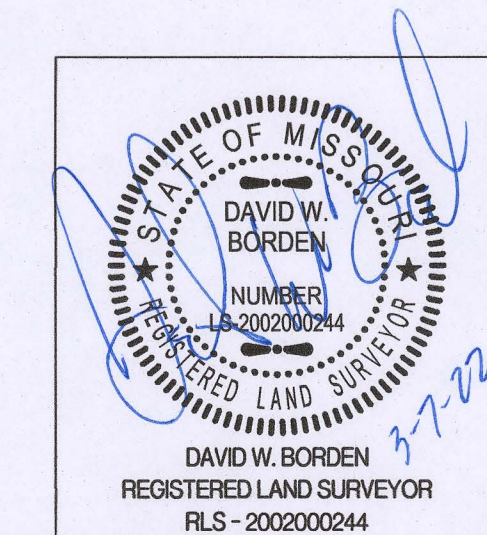
IN WITNESS WHEREOF, ERIC W. KURZJEWSKI AND LORI S. KURZJEWSKI, CO-TRUSTEES OF THE ERIC-LORI KURZJEWSKI TRUST HAVE CAUSED THESE PRESENTS TO BE SIGNED, THIS 7th DAY OF March, 2022.

ERIC W. KURZJEWSKI, CO-TRUSTEE
 LORI S. KURZJEWSKI, CO-TRUSTEE

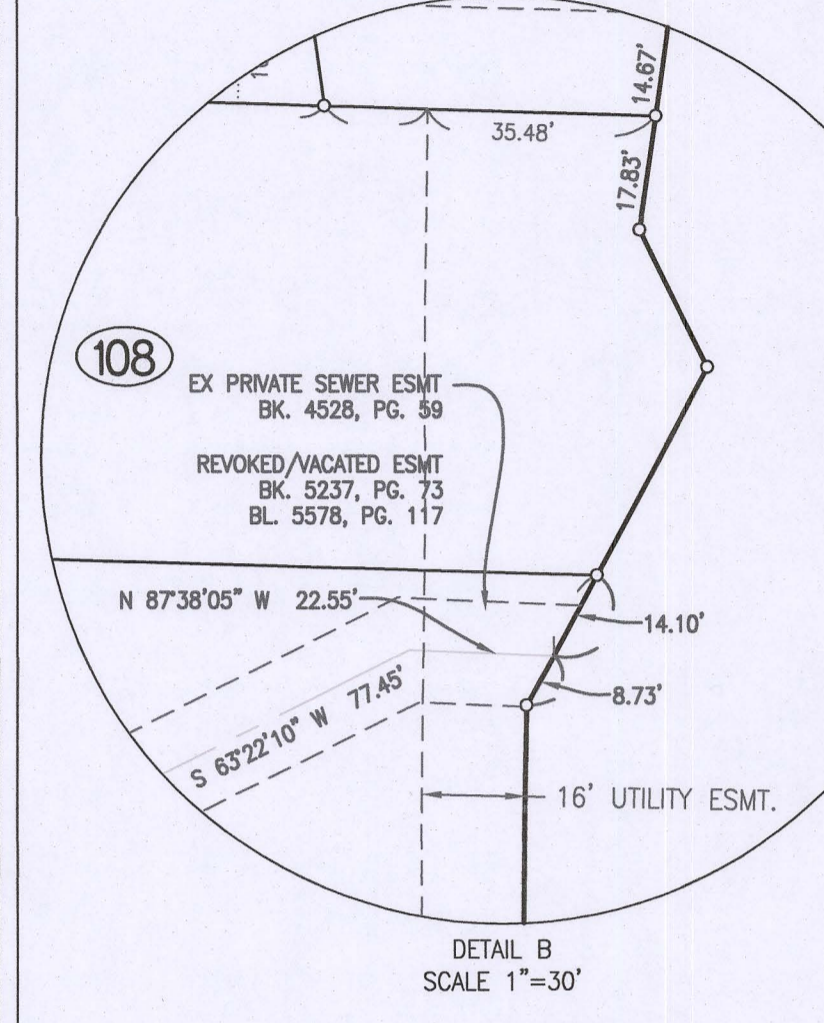
STATE OF MISSOURI } SS
 COUNTY OF BOONE }
 ON THIS 7th DAY OF March, IN THE YEAR 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ERIC W. KURZJEWSKI AND LORI S. KURZJEWSKI, CO-TRUSTEES OF THE ERIC-LORI KURZJEWSKI TRUST, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
 KENNETH FARRIS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2022
 COMMISSION NUMBER 14965667



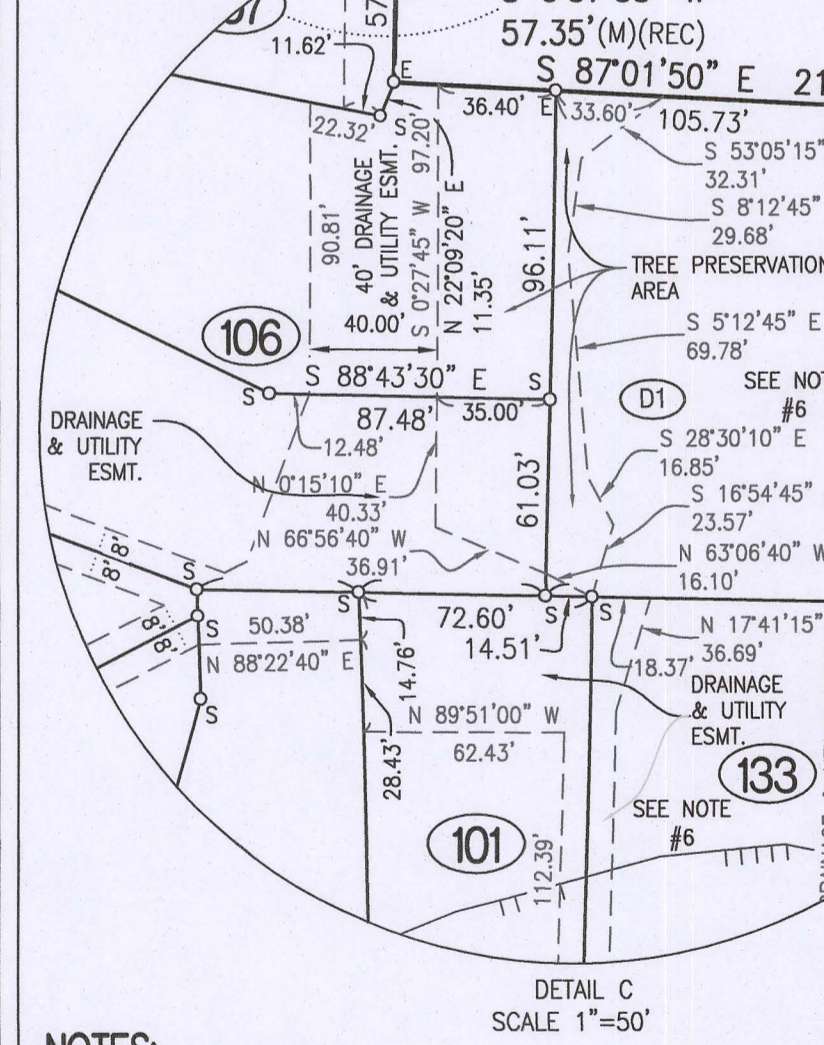
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2022.
 BRIAN TREECE, MAYOR
 ATTEST:
 SHEELA AMIN, CITY CLERK



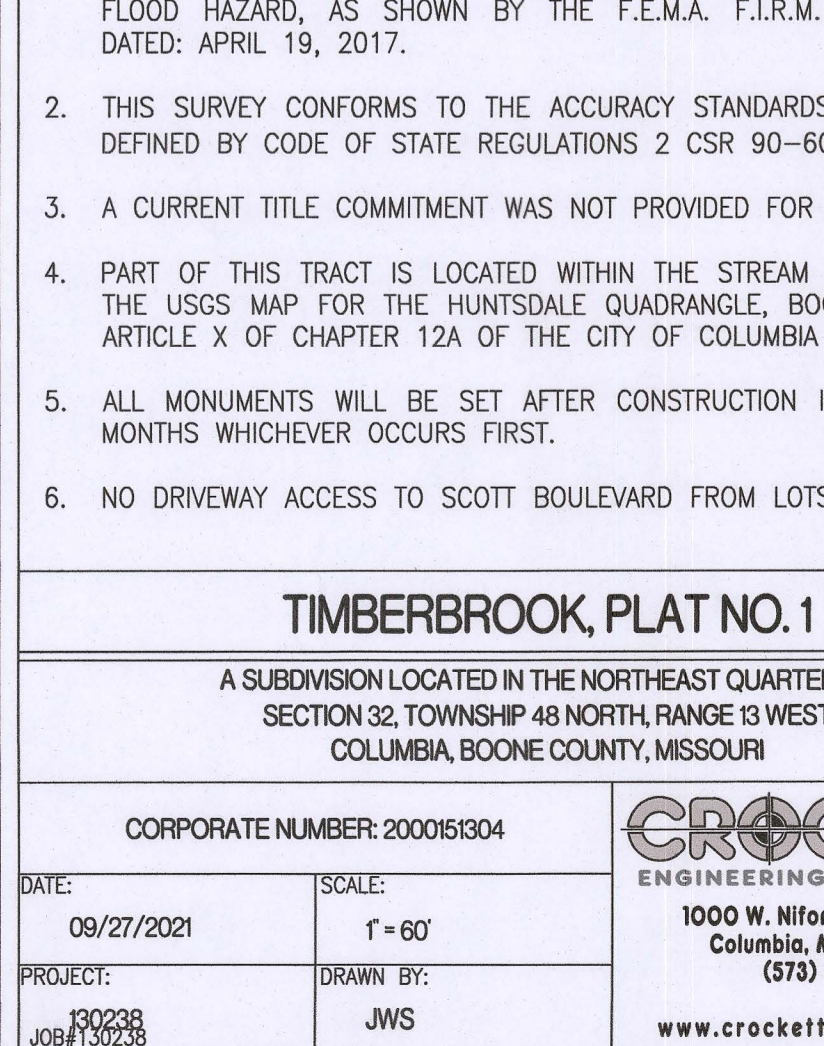
LOCATION MAP
 NOT TO SCALE



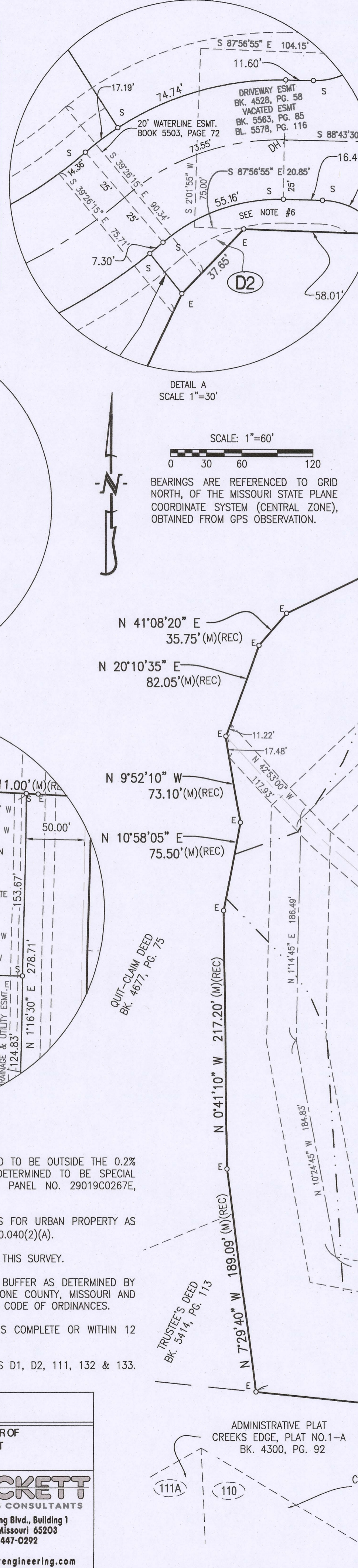
DETAIL A
 SCALE 1"=30'



DETAIL B
 SCALE 1"=30'



DETAIL C
 SCALE 1"=50'



LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊕ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	R	L	CHORD BEARING	CH DIST	CURVE	R	L	CHORD BEARING	CH DIST	CURVE	R	L	CHORD BEARING	CH DIST
1	30.00'	47.12'	N 46°16'30" E	42.43'	6	200.00'	15.48'	S 3°55'10" W	15.48'	11	180.00'	410.27'	S 29°47'15" E	327.05'
2	30.00'	29.85'	N 60°13'05" W	28.63'	7	20.00'	30.33'	N 40°25'25" W	27.50'	12	500.00'	55.49'	S 88°05'45" W	55.46'
3	100.00'	73.55'	S 70°12'20" W	71.90'	8	20.00'	18.93'	S 69°01'05" W	18.23'	13	30.00'	47.12'	N 46°16'30" E	42.43'
4	200.00'	164.07'	N 72°38'10" E	159.51'	9	20.00'	18.93'	S 56°44'40" E	18.23'	14	30.00'	47.12'	N 43°43'30" W	42.43'
5	20.00'	32.96'	S 48°55'10" W	29.36'	10	200.00'	118.01'	N 18°36'20" E	116.31'					

- NOTES:**
- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE-AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD, AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0267E, 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).
 - A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
 - PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
 - NO DRIVEWAY ACCESS TO SCOTT BOULEVARD FROM LOTS D1, D2, 111, 132 & 133.

TIMBERBROOK, PLAT NO. 1
 A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

CROCKETT ENGINEERING CONSULTANTS
 1000 W. NIFONG BLVD., BUILDING 1
 COLUMBIA, MISSOURI 65203
 (573) 447-0292
 www.crockettengineering.com

DATE: 09/27/2021
 SCALE: 1"=60'
 PROJECT: 130238
 DRAWN BY: JWS
 JOB#130238

