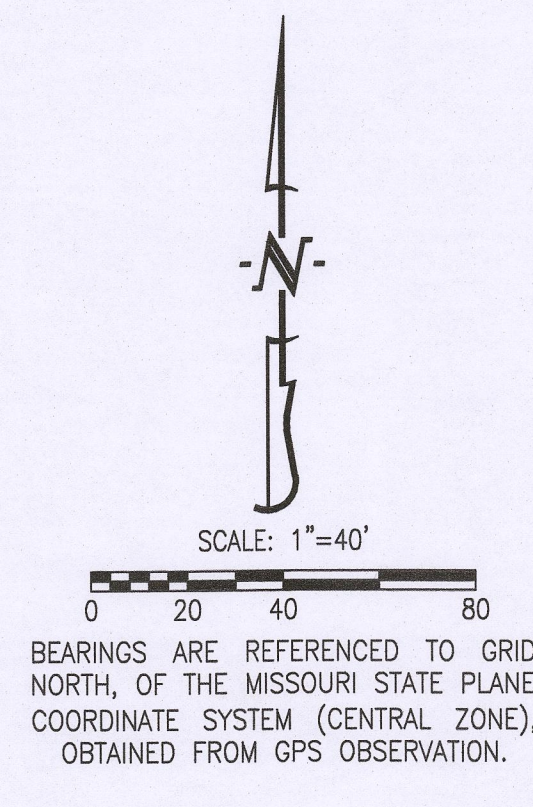
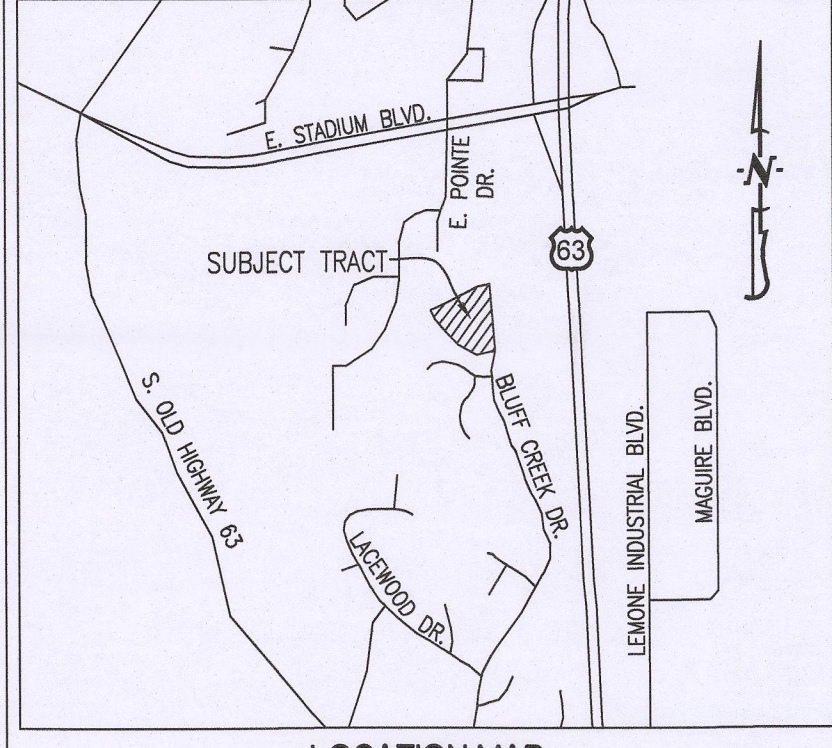
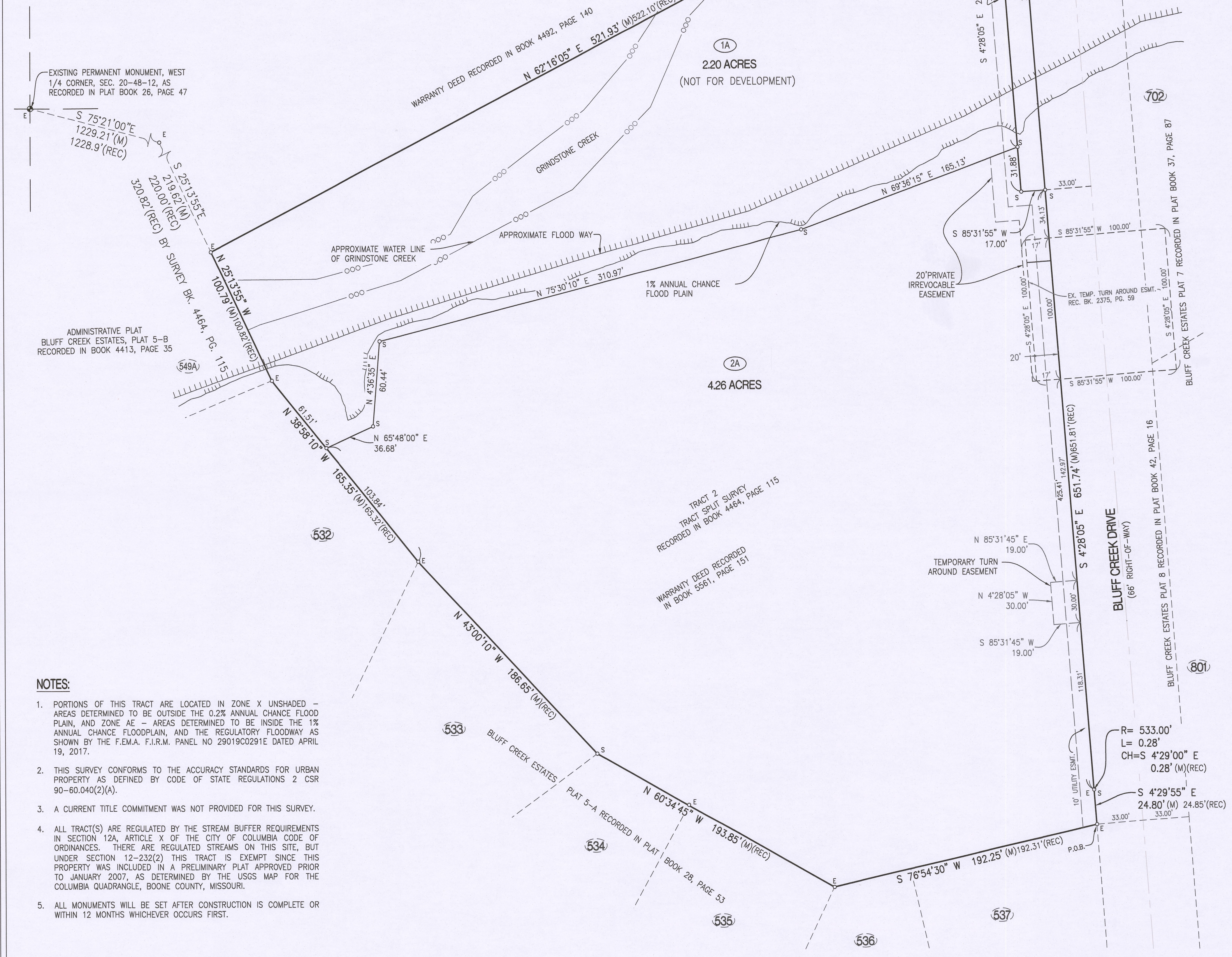


# FINAL PLAT BLUFF CREEK ESTATES, PLAT No. 10

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MAY 17, 2022



- 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 CURVE RADIUS
  - R= CURVE RADIUS
  - L= CURVE ARC LENGTH
  - CH= CURVE CHORD DIRECTION AND LENGTH
  - P.O.B. POINT OF BEGINNING
  - ===== FLOOD WAY
  - FLOOD PLAIN



- NOTES:**
- PORTIONS OF THIS TRACT ARE LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AND ZONE AE - AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AND THE REGULATORY FLOODWAY AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO 29019C0291E 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.
  - ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE REGULATED STREAMS ON THIS SITE, BUT UNDER SECTION 12-232(2) THIS TRACT IS EXEMPT SINCE THIS PROPERTY WAS INCLUDED IN A PRELIMINARY PLAT APPROVED PRIOR TO JANUARY 2007, 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.

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN FEBRUARY OF 2022, I COMPLETED A SURVEY AND SUBDIVISION FOR JEREMY MOORE AND MICHELLE MOORE OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING TRACT 2, SHOWN IN THE SURVEY RECORDED IN BOOK 4464, PAGE 115 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5561, PAGE 151 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 537 OF BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 AND WITH THE LINES OF SAID TRACT 2, S 76°54'30" W, 192.25 FEET; THENCE N 60°34'45" W, 193.85 FEET; THENCE N 43°00'10" W, 186.65 FEET; THENCE N 38°58'10" W, 165.32 FEET; THENCE N 25°13'55" W, 100.79 FEET; THENCE N 62°16'05" E, 521.93 FEET; THENCE N 78°16'55" E, 118.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF BLUFF CREEK DRIVE; THENCE WITH SAID WEST RIGHT-OF-WAY LINE OF BLUFF CREEK DRIVE, S 4°28'05" E, 651.74 FEET; THENCE 0.28 FEET ALONG A 533.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 4°29'00" E, 0.28 FEET; THENCE S 4°29'55" E, 24.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.55 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

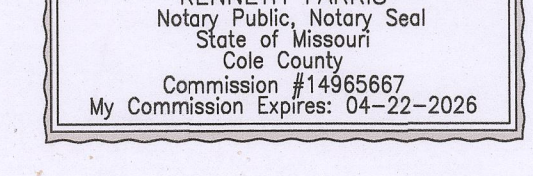
CORPORATE NUMBER: 2000151304

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
7/22/2022  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF July, IN THE YEAR 2022.

*Kenneth Farris*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2026  
COMMISSION NUMBER 14965667



**KNOW ALL MEN BY THESE PRESENTS:**

THAT JEREMY MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST AND MICHELLE MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST ARE THE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT AN IRREVOCABLE ACCESS EASEMENT AS SHOWN OVER AND ACROSS LOT 2A FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF LOT 1A FOR INGRESS AND EGRESS FROM LOT 1A IS HEREBY CREATED AND ALSO THAT JEREMY MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST AND MICHELLE MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST THE OWNERS OF THE HEREON DESCRIBED TRACT, 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 EXCEPT THE IRREVOCABLE ACCESS EASEMENT AS SHOWN. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BLUFF CREEK ESTATES, PLAT NO. 10".

IN WITNESS WHEREOF, JEREMY MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST AND MICHELLE MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST HAVE CAUSED THESE PRESENTS TO BE SIGNED.

*Jeremy Moore*  
JEREMY MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST, OWNER

*Michelle Moore*  
MICHELLE MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST, OWNER

STATE OF MISSOURI } SS  
COUNTY OF BOONE } SS

ON THIS 22th DAY OF July, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEREMY MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST AND MICHELLE MOORE, AS TRUSTEE OF THE MOORE LIVING TRUST KNOWN TO ME TO BE THE PERSONS WHO 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, 2026  
COMMISSION NUMBER 14965667



DESIGN ADJUSTMENT FOR PARTIAL WAIVER OF REQUIRED SIDEWALK ALONG THE BLUFF CREEK DRIVE FRONTAGE AS REQUIRED BY UDC SECTION 29-5.1(D) APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

DESIGN ADJUSTMENT FOR PARTIAL WAIVER OF REQUIRED PUBLIC IMPROVEMENTS ALONG THE BLUFF CREEK DRIVE FRONTAGE AS REQUIRED BY UDC SECTION 29-5.1(C) APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BARBARA BUFFALO, MAYOR  
ATTEST:  
SHEELA AMIN, CITY CLERK

		<b>BLUFF CREEK ESTATES, PLAT NO. 10</b> A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
		CORPORATE NUMBER: 2000151304	
DATE: 5/17/2022	SCALE: 1" = 40'	PROJECT: 200630	DRAWN BY: DWB
DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS-2002014095		1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	