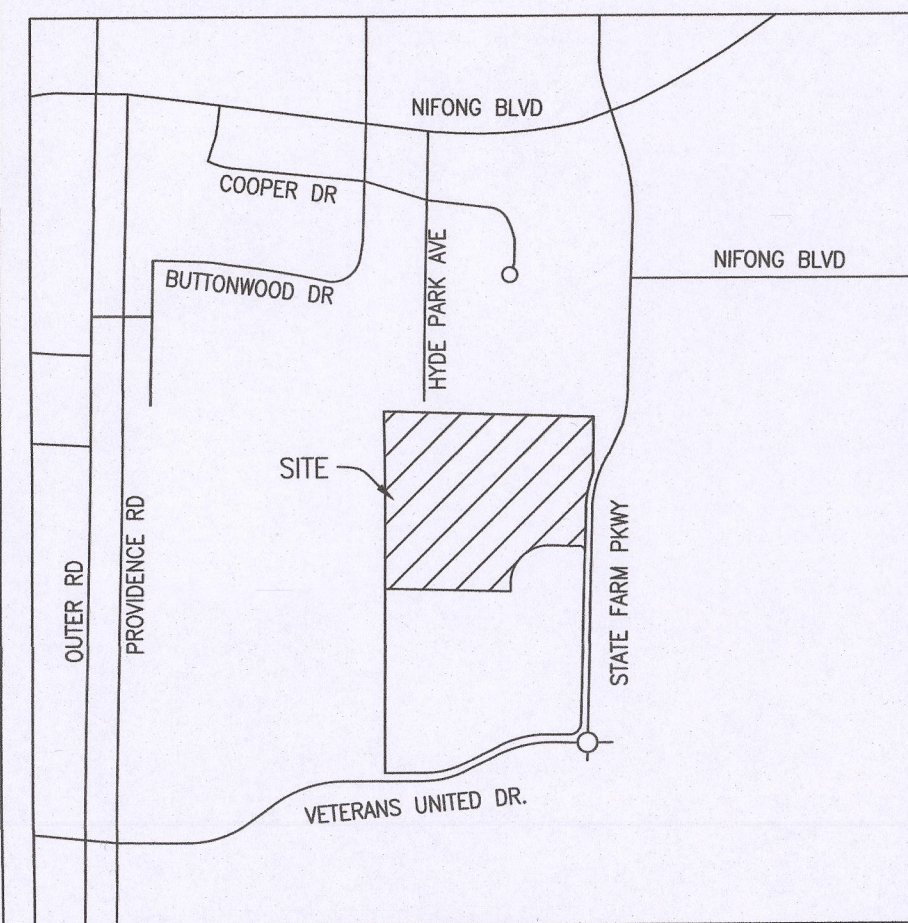


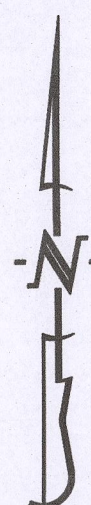
FINAL PLAT SPRING BROOK PARK, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER
OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 11, 2024

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 38°29'10" E	87.00
L2	S 87°54'10" E	128.00
L3	N 30°49'15" E	45.89



LOCATION MAP
NOT TO SCALE



SCALE: 1"=60'

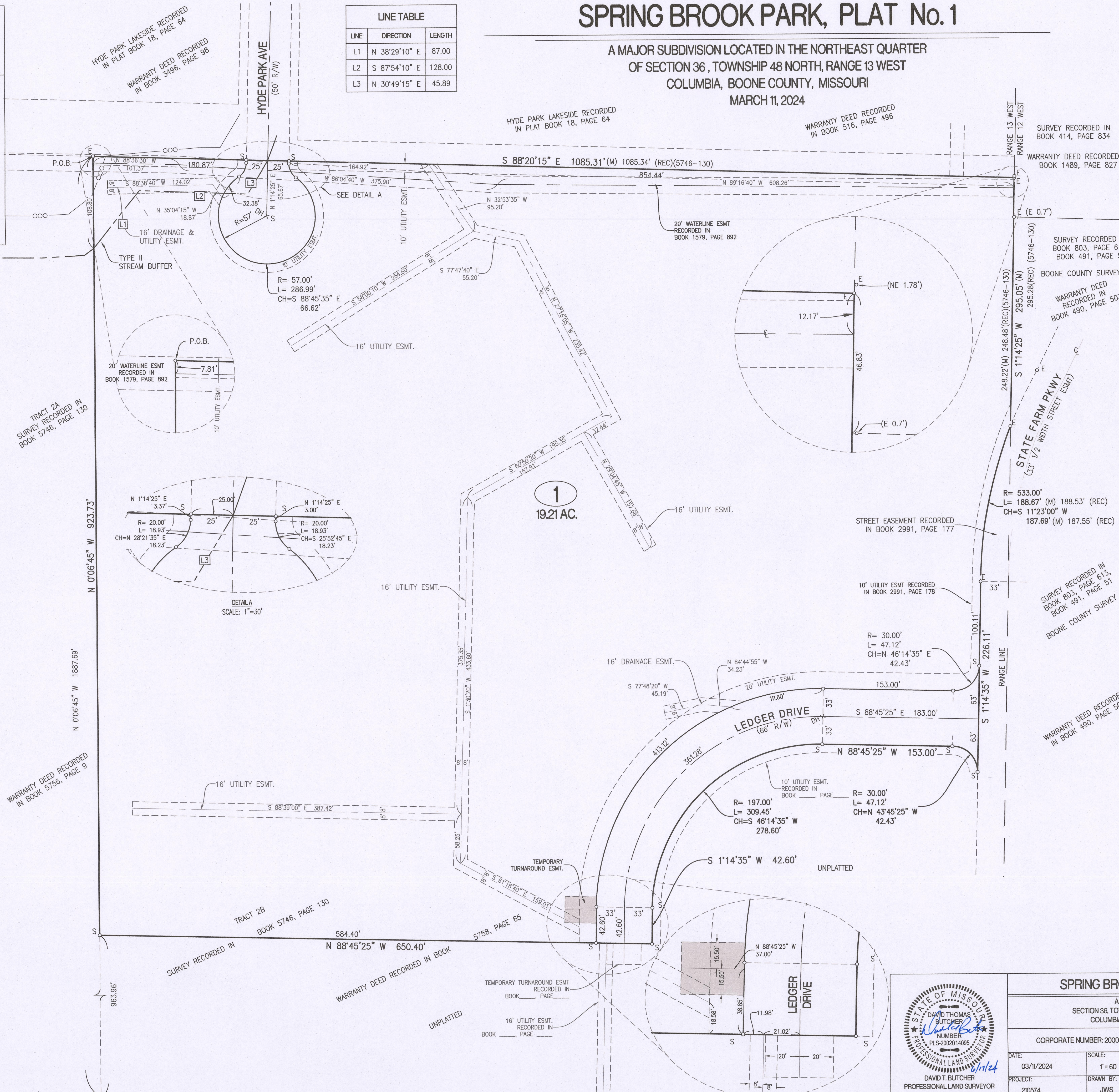
BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR
(UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- ◆ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- ℄ CENTERLINE

NOTES:

- THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL #29019C0290E. 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 CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- REGULATED STREAM BUFFER EXISTS ON THIS TRACT AND IS REGULATED BY STREAM BUFFER REQUIREMENTS IN SECTION 12A-231-242, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCE AS SHOWN BY THE COLUMBIA USGS QUADRANGLE.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS UNLESS SHOWN OTHERWISE.
- TEMPORARY TURNAROUND EASEMENT WILL TERMINATE ONCE THE STREET IS EXTENDED.



CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY 2024, I COMPLETED A SURVEY AND SUBDIVISION FOR SPRINGBROOK CROSSING, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2B OF THE SURVEY RECORDED IN BOOK 5746, PAGE 130 AND BEING DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 5758, PAGE 65 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2B, AND WITH THE LINES OF SAID TRACT 2B, S 88°20'15" E, 1085.31 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 1°14'25" W, 295.05 FEET; THENCE 188.67 FEET ALONG A 533.00-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 11°23'00" W, 187.69 FEET; THENCE S 1°14'35" W, 226.11 FEET; THENCE LEAVING THE LINES OF SAID TRACT 2B, 47.12 FEET ALONG A 30.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 43°45'25" W, 42.43 FEET; THENCE N 88°45'25" W, 153.00 FEET; THENCE 309.45 FEET ALONG A 197.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 46°14'35" W, 278.60 FEET; THENCE S 1°14'35" W, 42.60 FEET; THENCE N 88°45'25" W, 650.40 FEET TO THE WEST LINE OF SAID TRACT 2B; THENCE WITH THE WEST LINE THEREOF, N 0°06'45" W, 923.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.36 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

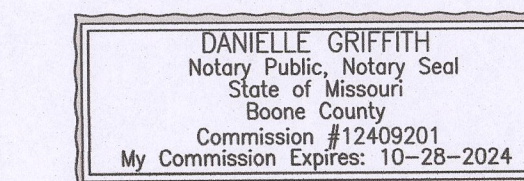
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
DATE: 6/11/2024

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF June
IN THE YEAR 2024.

Danielle Griffith
DANIELLE GRIFFITH
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT SPRINGBROOK CROSSING, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS 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 SPRING BROOK PARK, PLAT NO. 1

IN WITNESS WHEREOF, SPRINGBROOK CROSSING, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 11 DAY OF June, 2024.

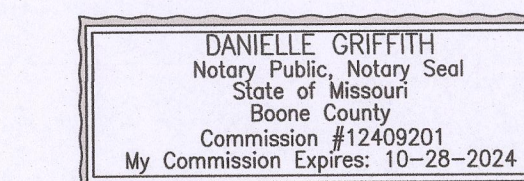
SPRINGBROOK CROSSING, L.L.C.

JONATHAN B. ODLE, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 11 DAY OF June, IN THE YEAR 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JONATHAN B. ODLE, MANAGER, OF SPRINGBROOK CROSSING, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Danielle Griffith
DANIELLE GRIFFITH
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

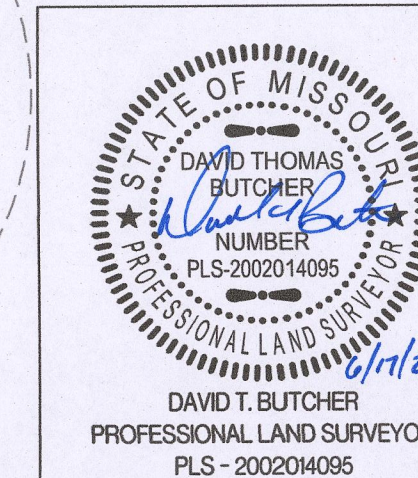


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



SPRING BROOK PARK, PLAT NO. 1	
A MAJOR SUBDIVISION SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 03/11/2024	SCALE: 1" = 60'
PROJECT: 210574	DRAWN BY: JWS
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	