

ADMINISTRATIVE PLAT  
CREEK RIDGE, PLAT No. 1-A

A REPLAT OF LOTS 1-14, 27-31, 34-49, AND 76-77 CREEK RIDGE PLAT NO. 1  
LOCATED IN THE NORTH HALF OF SECTION 2 TOWNSHIP 47 NORTH,  
RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

MAY 12, 2015  
CASE #15-146

CERTIFICATION:

I HEREBY CERTIFY THAT IN MAY OF 2015, I COMPLETED A SURVEY AND PLAT FOR FRED OVERTON DEVELOPMENT, INC., OF LOTS 1 THROUGH 14 INCLUSIVE, 27 THROUGH 31 INCLUSIVE, 34 THROUGH 49 INCLUSIVE, AND 76 THROUGH 77 OF CREEK RIDGE PLAT 1 LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 44-30, PAGE 143 AND BEING PART OF CREEK RIDGE PLAT NO. 1 RECORDED IN PLAT BOOK 39, PAGE 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 77 AS RECORDED IN PLAT BOOK 39, PAGE 48, S 89°25'20"W, 579.43 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD PLANK ROAD; THENCE ALONG AND WITH SAID EAST RIGHT-OF-WAY LINE, N 40°04'20"E, 326.61 FEET; THENCE 394.53 FEET ALONG A 805.00 FOOT-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 26°01'55"E, 390.59 FEET; THENCE FOOT-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 26°01'55"E, 390.59 FEET; THENCE N 11°59'30"E, 282.40 FEET; THENCE 104.09 FEET ALONG A 420.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 19°05'30"E, 103.83 FEET; THENCE N 26°11'30"E, 104.39 FEET; THENCE 136.01 FEET ALONG A 420.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 35°28'05"E, 135.41 FEET; THENCE N 44°44'45"E, 275.93 FEET; THENCE 108.67 FEET ALONG A 420.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 52°09'30"E, 108.37 FEET; THENCE N 59°34'15"E, 21.65 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF OLD PLANK ROAD WITH THE WEST RIGHT-OF-WAY LINE OF PLANK WAY THEREOF, 54.17 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 68°41'50"E, 47.11 FEET; THENCE 101.96 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 2°30'25"W, 100.01 FEET; THENCE S 21°58'50"W, 157.14 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N 68°01'10"W, 110.00 FEET; THENCE S 21°58'50"W, 182.77 FEET; THENCE S 89°57'35"E, 128.35 FEET TO THE WEST RIGHT-OF-WAY LINE OF ENGLE DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THEREOF, 176.64 FEET ALONG A 125.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 40°26'20"E, 162.31 FEET; THENCE S 80°55'10"E, 202.58 FEET; THENCE 530.17 FEET ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 63°20'35"E, 496.46 FEET; THENCE 231.05 FEET ALONG A 275.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 51°40'30"E, 224.31 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF ENGLE DRIVE, S 0°47'05"W, 157.89 FEET; THENCE S 89°12'55"E, 110.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEATH COURT; THENCE WITH SAID WEST RIGHT-OF-WAY LINE OF HEATH COURT, S 0°47'05"W, 225.00 FEET; THENCE 24.41 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 35°44'45"W, 22.92 FEET; THENCE 110.61 FEET ALONG A 47.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 31°17'10"W, 86.80 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF HEATH COURT, S 25°51'45"W, 200.11 FEET; THENCE S 65°59'20"W, 220.49 FEET; THENCE N 89°27'00"W, 570.45 FEET; THENCE S 47°15'30"W, 364.65 FEET; THENCE S 29°35'00"W, 277.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES.

TRACT 2  
BEGINNING AT THE NORTHEAST CORNER OF LOT 76 AS RECORDED IN PLAT BOOK 39, PAGE 48, THENCE S 0°47'05"W, 191.00 FEET; THENCE S 50°25'30"W, 181.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RUTLAND DRIVE; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, 30.30 FEET ALONG A 125.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE TO HAVE A CHORD N 32°37'50"W, 30.22 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF RUTLAND DRIVE, N 50°25'30"E, 110.00 FEET; THENCE N 39°03'10"W, 107.86 FEET; THENCE S 29°10'40"W, 134.93 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF RUTLAND DRIVE; THENCE ALONG AND WITH SAID NORTH RIGHT-OF-WAY LINE OF RUTLAND DRIVE, 46.91 FEET ALONG A 125.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 78°27'50"W, 46.63 FEET; THENCE N 89°12'55"E, 75.83 FEET; THENCE 350.30 FEET ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 67°10'20"W, 340.47 FEET; THENCE S 43°33'35"W, 369.72 FEET; THENCE 208.98 FEET ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 77°48'15"W, 196.78 FEET; THENCE N 68°01'10"W, 22.12 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF RUTLAND DRIVE AND WITH THE EAST RIGHT-OF-WAY LINE OF PLANK WAY THEREOF, 31.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 23°01'10"W, 28.28 FEET; THENCE N 21°58'50"E, 136.40 FEET; THENCE 158.59 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 0°44'05"W, 154.46 FEET; THENCE 43.47 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 18°02'55"E, 39.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD PLANK ROAD; THENCE LEAVING SAID EAST RIGHT-OF-WAY OF PLANK WAY AND ALONG AND WITH SAID SOUTH RIGHT-OF-WAY OF OLD PLANK ROAD, N 59°34'15"E, 506.55 FEET; THENCE 240.44 FEET ALONG A 420.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 75°58'15"E, 237.17 FEET; THENCE S 87°37'45"E, 232.71 FEET; THENCE 135.07 FEET ALONG A 500.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 84°37'55"E, 134.66 FEET; THENCE N 76°53'35"E, 27.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.01 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
2608 NORTH STADIUM BLVD.  
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI  
DAVID THOMAS BUTCHER  
PLS-2002014098  
PROFESSIONAL LAND SURVEYOR

DAVID T. BUTCHER, PLS-2002014095  
DATE: 7/16/2015

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 16th DAY OF July, 2015.

Kenneth Farris  
KENNETH FARRIS NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14965667

KENNETH FARRIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission #14965667  
My Commission Expires: April 22, 2018

- NOTES:
- 1. PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0290D, DATED: MARCH 17, 2011.
  - 2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
  - 3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
  - 4. THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS. (PRELIMINARY PLATTED BEFORE SEPTEMBER 6, 2005)
  - 5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
  - 6. LOTS 4A THROUGH 14A INCLUSIVE, SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO OLD PLANK ROAD.
  - 7. ANY STORMWATER BMP CONSTRUCTED WILL BE LOCATED ON A PLATTED COMMON LOT THAT HAS ACCESS COMPLIANT WITH SECTION 25-53(3) OF THE SUBDIVISION REGULATIONS.

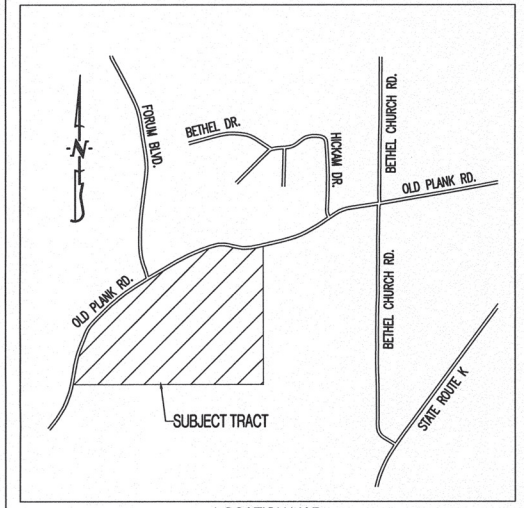
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 18th DAY OF August, 2015.



ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
NORA DIETZEL, RECORDER OF DEEDS

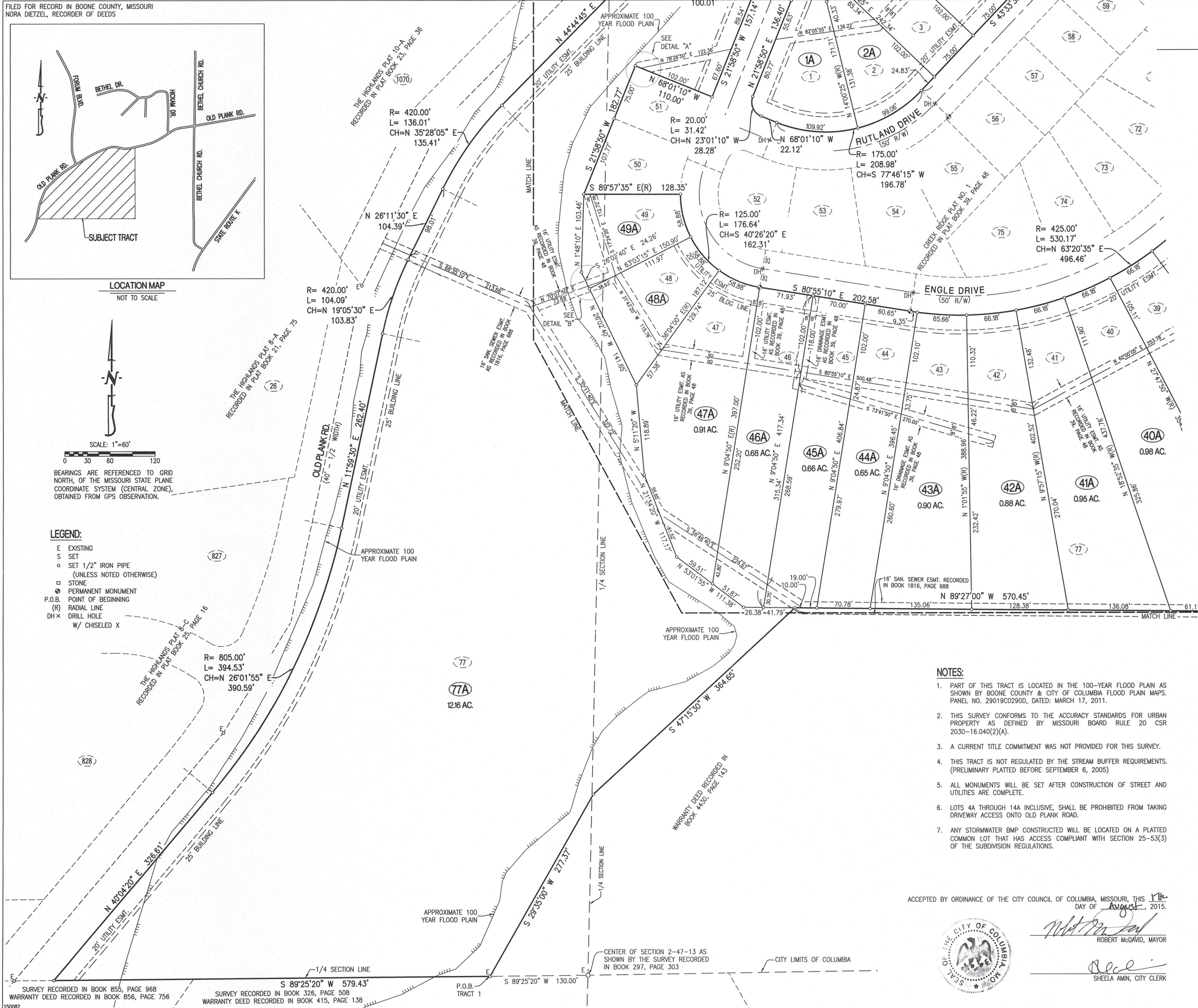


LOCATION MAP  
NOT TO SCALE



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 (UNLESS NOTED OTHERWISE)
  - STONE
  - ◆ PERMANENT MONUMENT
  - P.O.B. POINT OF BEGINNING
  - (R) RADIAL LINE
  - DH X DRILL HOLE
  - W/ CHISELED X



SURVEY RECORDED IN BOOK 855, PAGE 968  
WARRANTY DEED RECORDED IN BOOK 856, PAGE 756

S 89°25'20" W 579.43'  
SURVEY RECORDED IN BOOK 326, PAGE 508  
WARRANTY DEED RECORDED IN BOOK 415, PAGE 138

P.O.B. TRACT 1  
S 89°25'20" W 130.00'

CENTER OF SECTION 2-47-13 AS SHOWN BY THE SURVEY RECORDED IN BOOK 297, PAGE 303

CITY LIMITS OF COLUMBIA



FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
NORA DIETZEL, RECORDER OF DEEDS

ADMINISTRATIVE PLAT  
**CREEK RIDGE, PLAT No. 1-A**

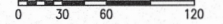
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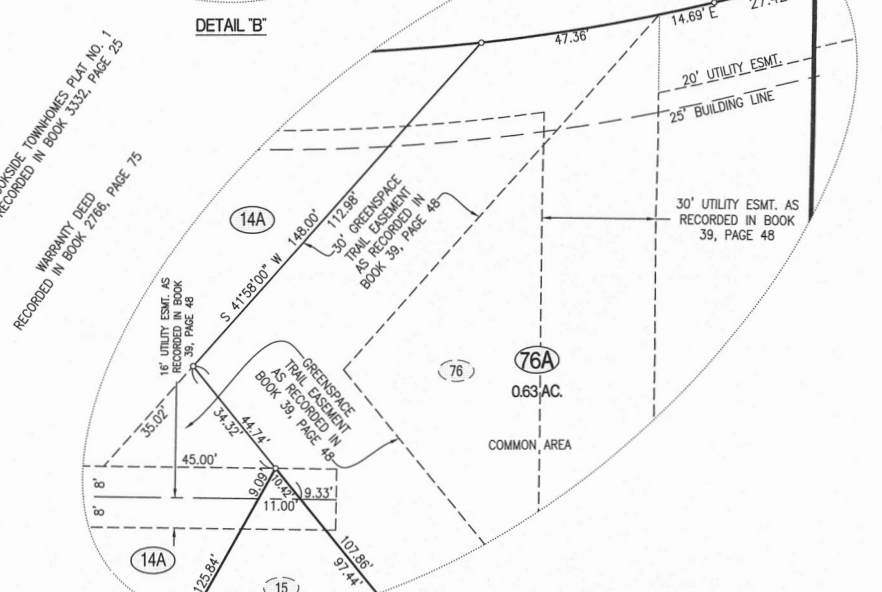
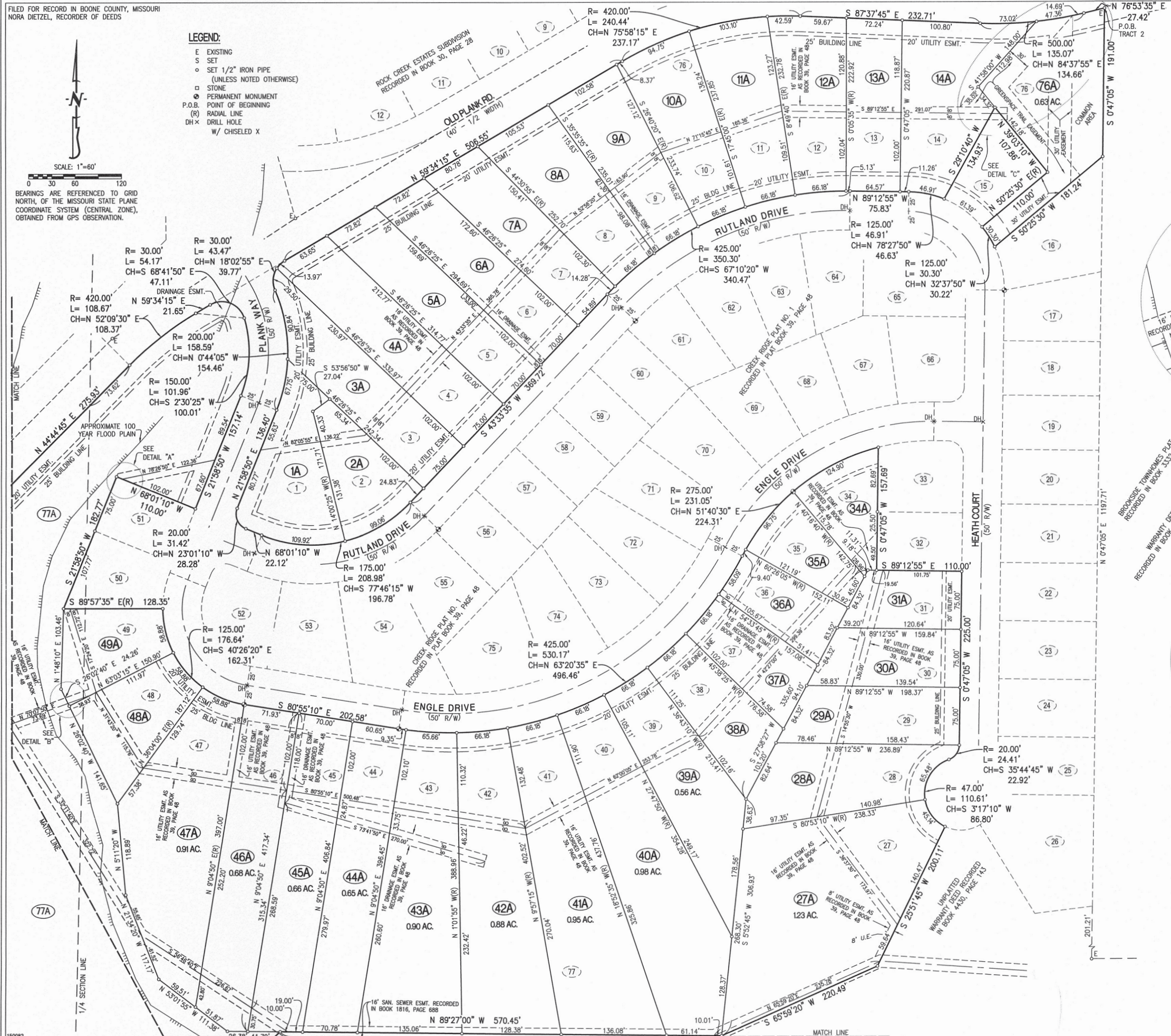
**LEGEND:**

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- ◻ PERMANENT MONUMENT
- P.O.B. POINT OF BEGINNING
- (R) RADIAL LINE
- DH X DRILL HOLE
- W/ CHISELED X

SCALE: 1"=60'



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