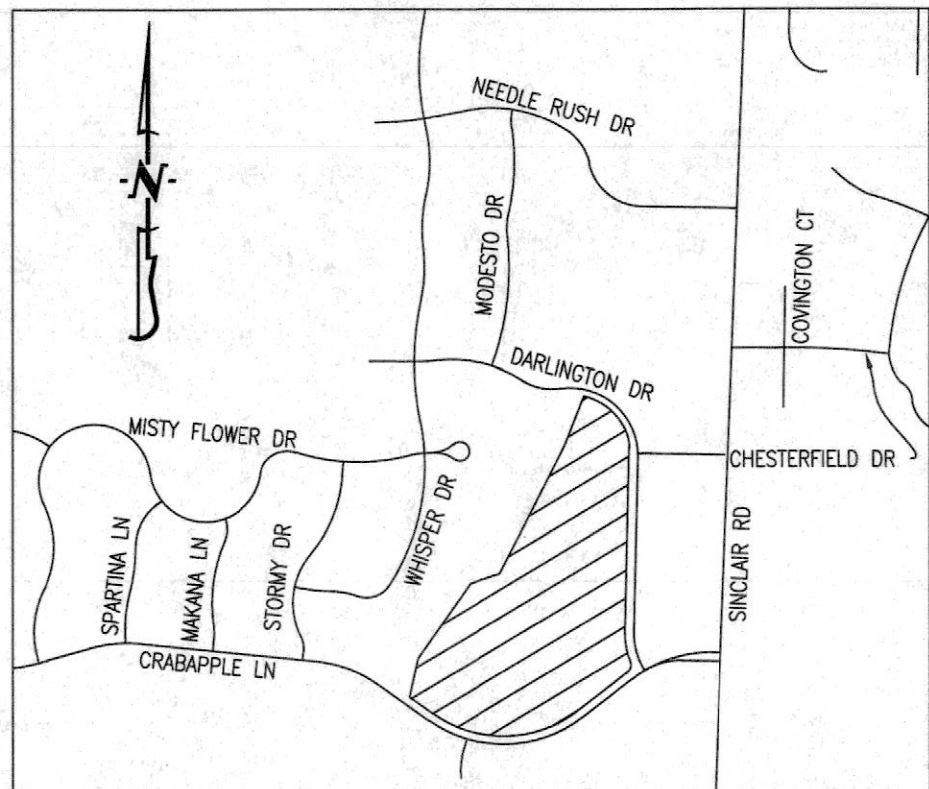


# A FINAL PLAT LEGACY WOODS, PLAT NO. 1

A REPLAT LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
FEBRUARY 10, 2025



LOCATION MAP  
NOT TO SCALE

## CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY OF 2025, I COMPLETED A SURVEY FOR JM REALTY LLC, A MISSOURI LIMITED LIABILITY COMPANY OF A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 1202 AS SHOWN IN LEGACY FARMS PLAT NO. 1, RECORDED IN PLAT BOOK 57, PAGE 2 AND DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5865, PAGE 143 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1202, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF CRABAPPLE LANE AND LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID LOT 1202, THE FOLLOWING COURSES AND DISTANCES, N 12°18'30"E, 145.74 FEET; THENCE N 34°46'55"E, 336.19 FEET; THENCE N 71°45'15"E, 111.81 FEET; THENCE N 27°31'00"E, 163.89 FEET; THENCE N 26°47'10"E, 361.49 FEET; THENCE N 21°08'50"E, 192.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF DARLINGTON DRIVE; THENCE LEAVING SAID WEST LINE AND WITH SAID SOUTH RIGHT OF WAY LINE TRANSITIONING TO THE WEST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, 200.63 FEET ALONG A 255.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 50°56'35"E, 194.05 FEET; THENCE 69.91 FEET ALONG A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 12°02'45"E, 69.28 FEET; THENCE WITH SAID WEST RIGHT OF WAY LINE, S 1°18'25"W, 672.23 FEET; THENCE 114.30 FEET ALONG A 286.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 10°08'30"E, 113.54 FEET; THENCE TRANSITIONING FROM SAID WEST RIGHT OF WAY LINE TO SAID NORTH RIGHT OF WAY LINE, 39.07 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 15°42'55"W, 36.36 FEET; THENCE WITH SAID NORTH RIGHT OF WAY LINE, 7.75 FEET ALONG A 500.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 52°34'40"W, 7.75 FEET; THENCE S 52°08'05"W, 225.66 FEET; THENCE 562.68 FEET ALONG A 440.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 88°46'10"W, 525.12 FEET; THENCE N 54°35'40"W, 107.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.92 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 14 DAY OF APRIL  
IN THE YEAR 2025.

Danielle Griffith Danielle Griffith  
KNOW ALL MEN BY THESE PRESENTS:

THAT JM REALTY LLC, 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. 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) 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. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS LEGACY WOODS, PLAT NO.1

IN WITNESS WHEREOF, JM REALTY LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS,  
THIS 10 DAY OF April, 2025.

JM REALTY LLC, A MISSOURI LIMITED LIABILITY COMPANY

JEFFREY A LEHMEN, MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 10 DAY OF April, IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY A LEHMEN, MEMBER AND MORGAN R LEHMEN, MEMBER, OF JM REALTY LLC, 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

NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2028  
COMMISSION NUMBER 12409201

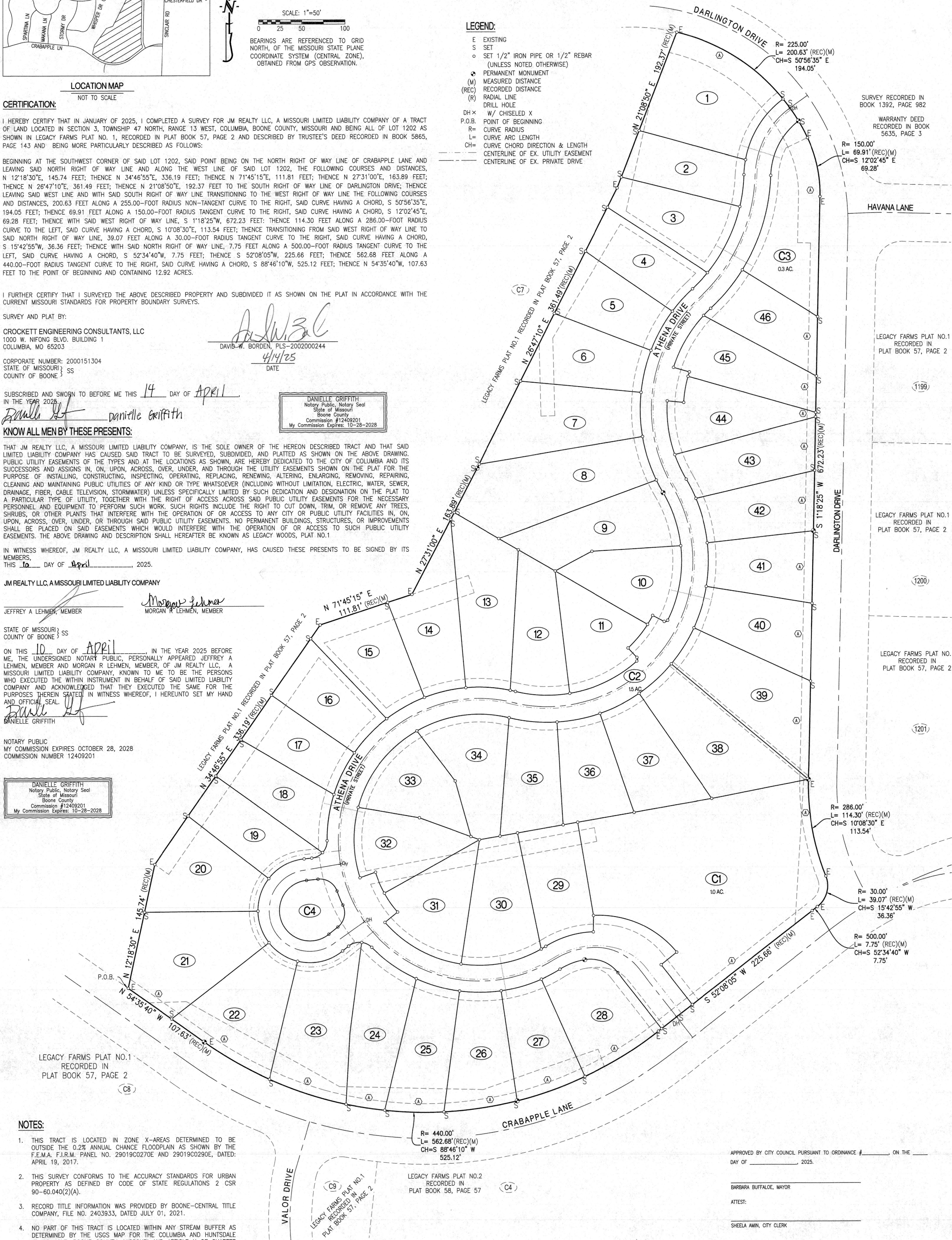
DANIELLE GRIFFITH  
Notary Public, Notary Seal  
State of Missouri  
Boone County  
Commission #12409201  
My Commission Expires: 10-28-2028

## NOTES:

- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0270E AND 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).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 2403933, DATED JULY 01, 2021.
- NO PART OF THIS TRACT IS LOCATED WITHIN ANY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA AND 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 DIRECT DRIVEWAY ACCESS ONTO DARLINGTON DRIVE AND CRABAPPLE LANE.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

## LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- ⊙ DRILL HOLE
- DH × W/ CHISELED X
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- CENTERLINE OF EX. UTILITY EASEMENT
- - - CENTERLINE OF EX. PRIVATE DRIVE

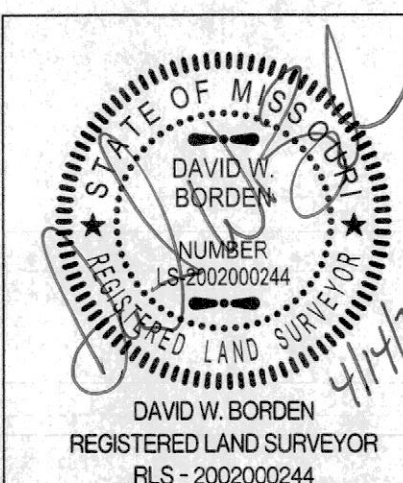


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



## LEGACY WOODS, PLAT NO. 1

A REPLAT LOCATED IN  
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 02/10/2025

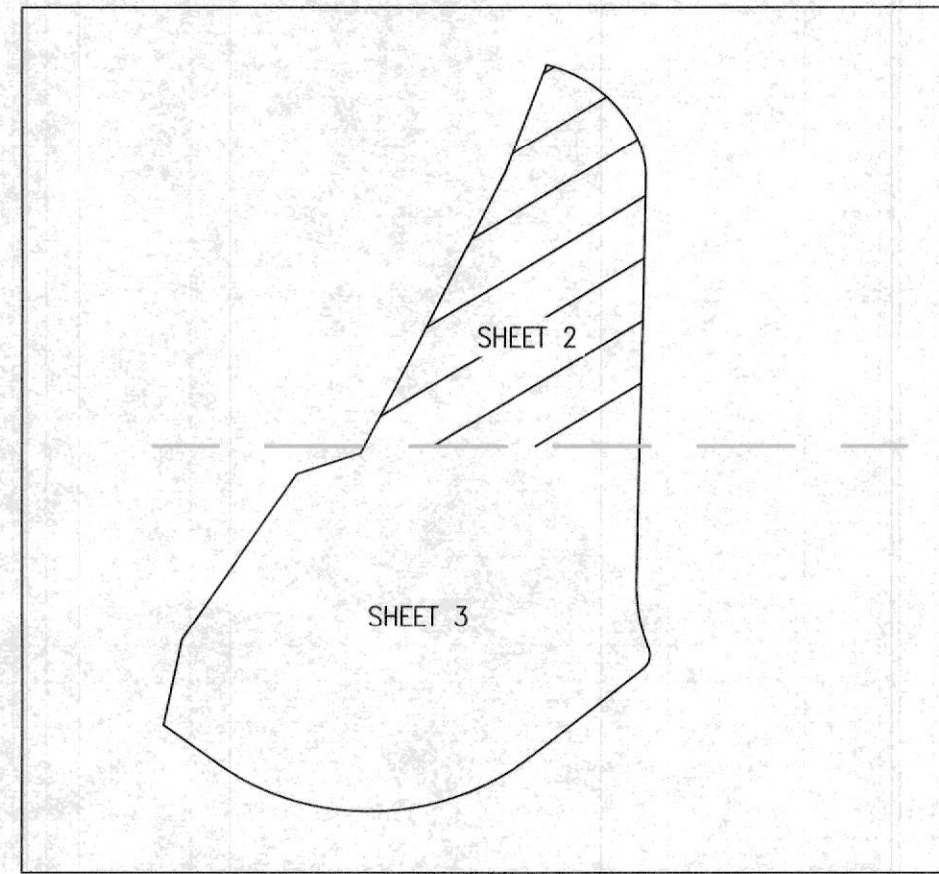
PROJECT: 140132

SCALE: 1"=50'

DRAWN BY: JWS

**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nifong Blvd., Building 1  
Columbia, Missouri 65203  
(573) 447-0292  
www.crockettengineering.com





SHEET INDEX  
NOT TO SCALE

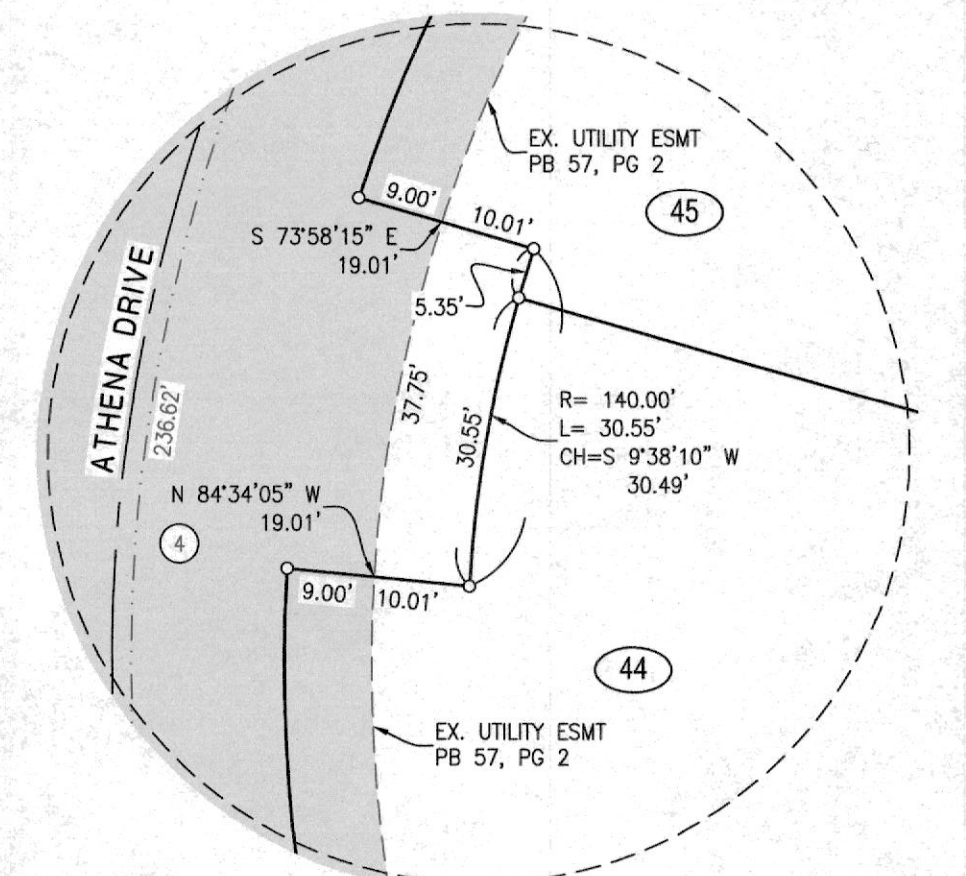
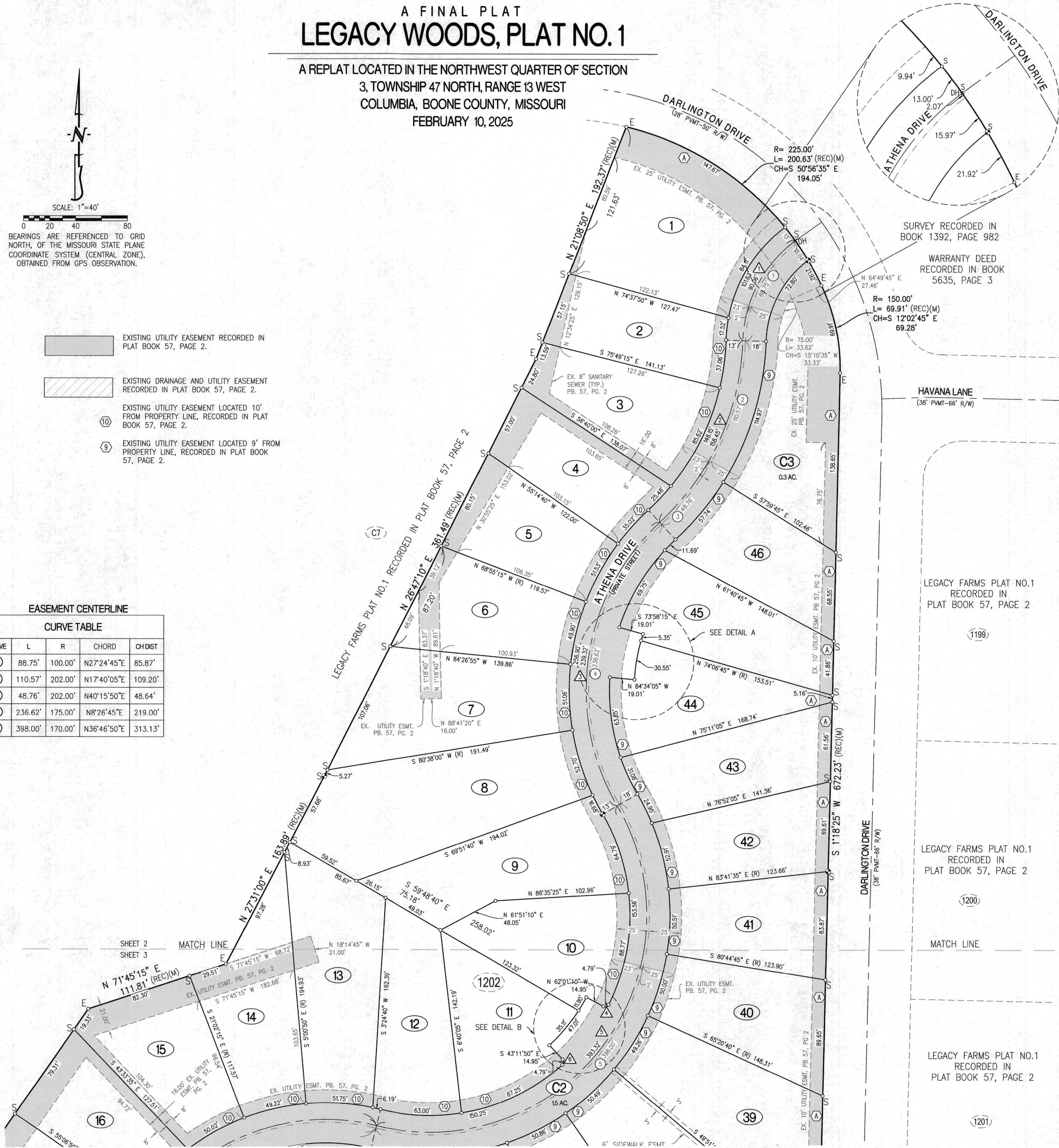
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5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. NO DIRECT DRIVEWAY ACCESS ONTO DARLINGTON DRIVE AND CRABAPPLE LANE.
7. ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

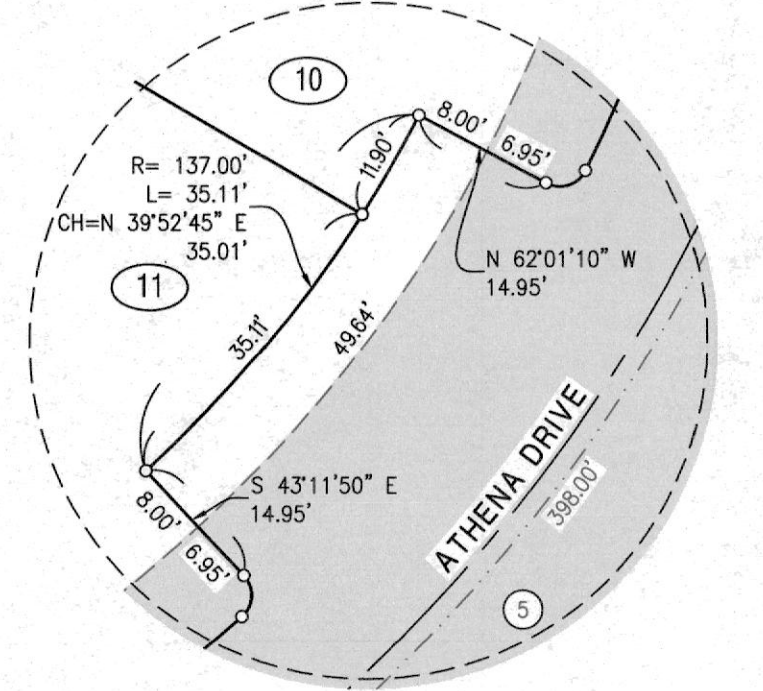
CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
1	90.06'	100.00'	N27°35'15"E	87.05'
2	158.45'	200.00'	N24°29'00"E	154.34'
3	239.32'	177.00'	N8°26'45"E	221.50'
4	4.79'	3.00'	S72°13'35"W	4.30'
5	393.32'	168.00'	N36°46'50"E	309.45'
6	4.79'	3.00'	N2°33'25"E	4.30'

EASEMENT CENTERLINE CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
1	88.75'	100.00'	N27°24'45"E	85.87'
2	110.57'	202.00'	N17°40'05"E	109.20'
3	48.76'	202.00'	N40°15'50"E	48.64'
4	236.62'	175.00'	N8°26'45"E	219.00'
5	398.00'	170.00'	N36°46'50"E	313.13'

- EXISTING UTILITY EASEMENT RECORDED IN PLAT BOOK 57, PAGE 2.
- EXISTING DRAINAGE AND UTILITY EASEMENT RECORDED IN PLAT BOOK 57, PAGE 2.
- EXISTING UTILITY EASEMENT LOCATED 10' FROM PROPERTY LINE, RECORDED IN PLAT BOOK 57, PAGE 2.
- EXISTING UTILITY EASEMENT LOCATED 9' FROM PROPERTY LINE, RECORDED IN PLAT BOOK 57, PAGE 2.



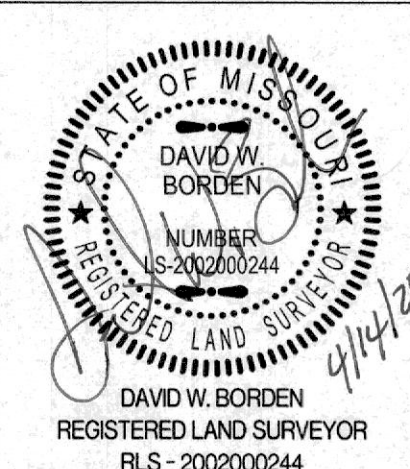
DETAIL A  
SCALE: 1" = 20'



DETAIL B  
SCALE: 1" = 20'

LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
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- (REC) RECORDED DISTANCE
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- DRILL HOLE
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- P.O.B. POINT OF BEGINNING
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- L= CURVE ARC LENGTH
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- CENTERLINE OF EX. UTILITY EASEMENT
- - - CENTERLINE OF EX. PRIVATE DRIVE



LEGACY WOODS, PLAT NO. 1

A REPLAT LOCATED IN  
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200051304

DATE: 02/10/2025  
PROJECT: 140132

SCALE: 1" = 40'  
DRAWN BY: JWS





# A FINAL PLAT LEGACY WOODS, PLAT NO. 1

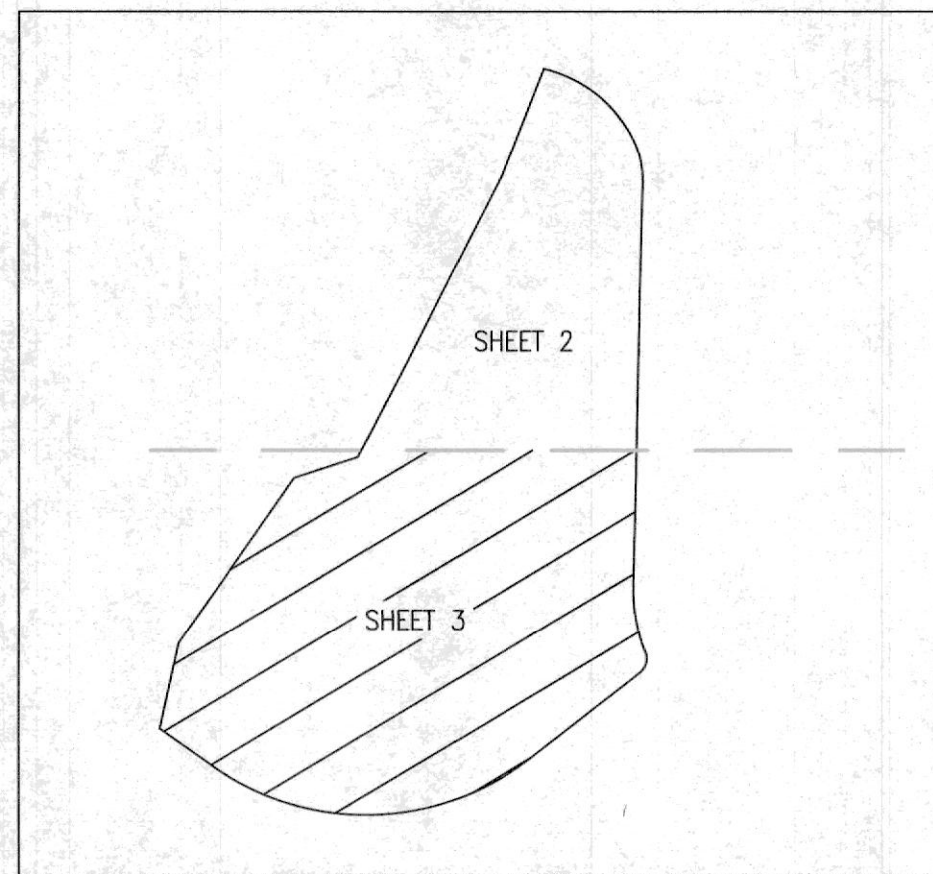
A REPLAT LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
FEBRUARY 10, 2025

EASEMENT CENTERLINE

SHEET 3 OF 3

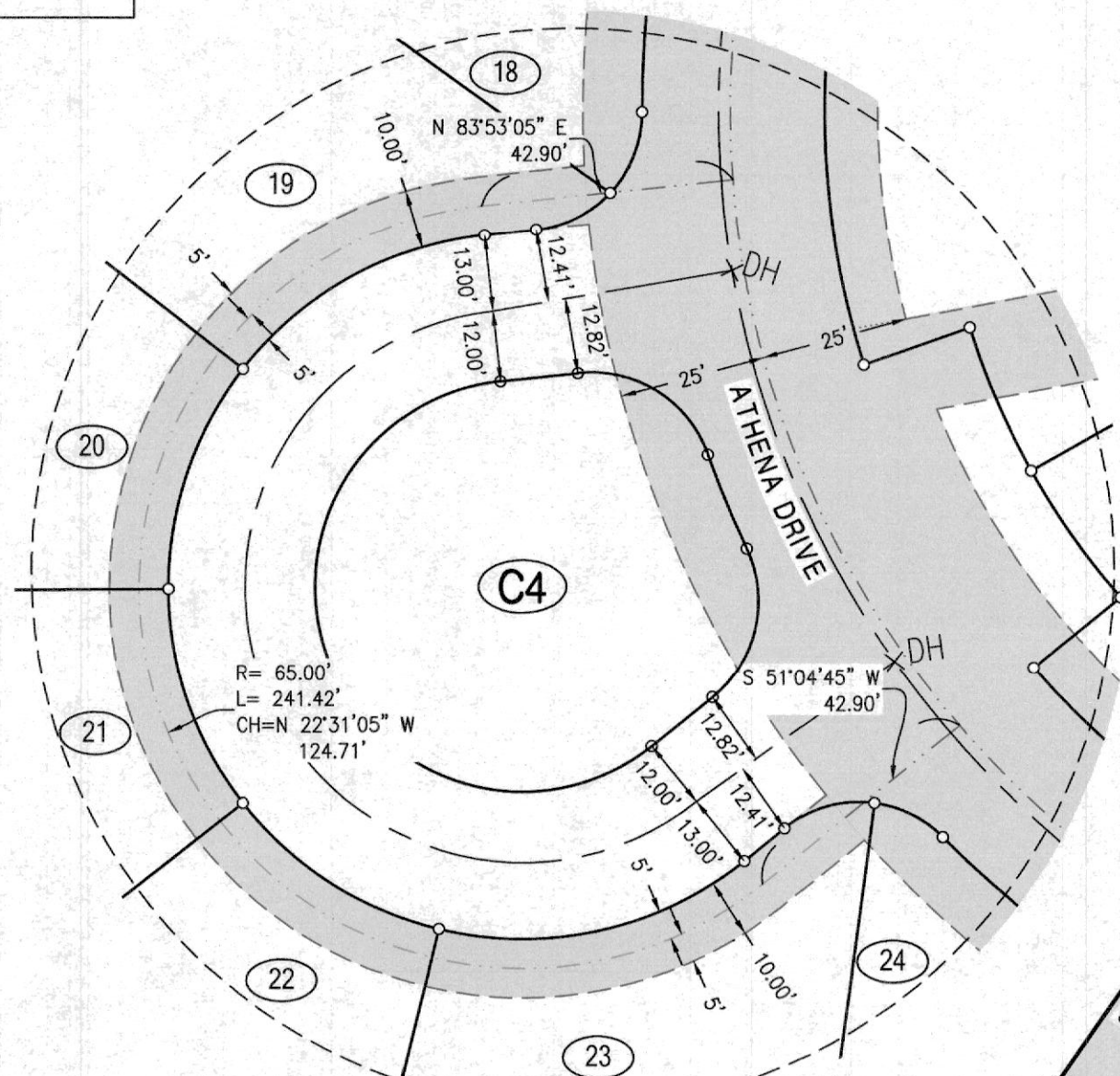
## NOTES:

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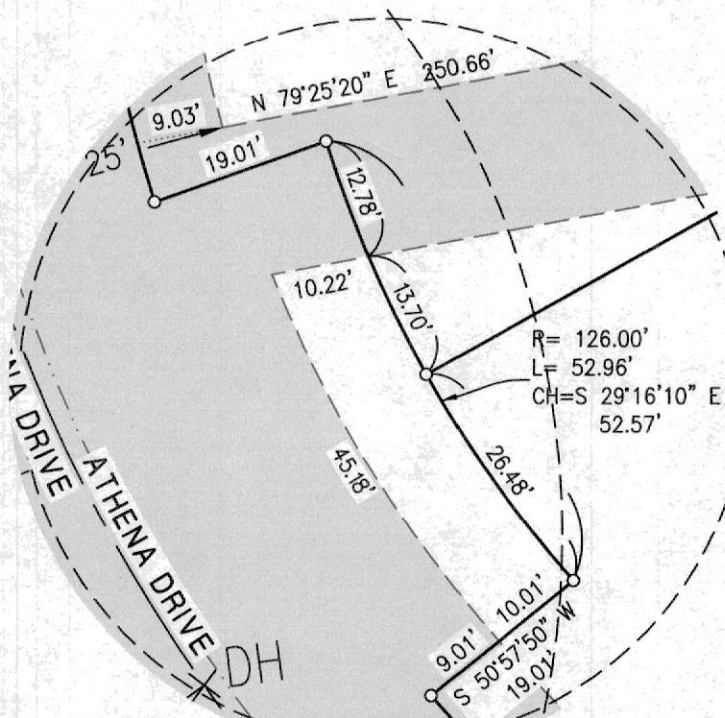


SHEET INDEX  
NOT TO SCALE

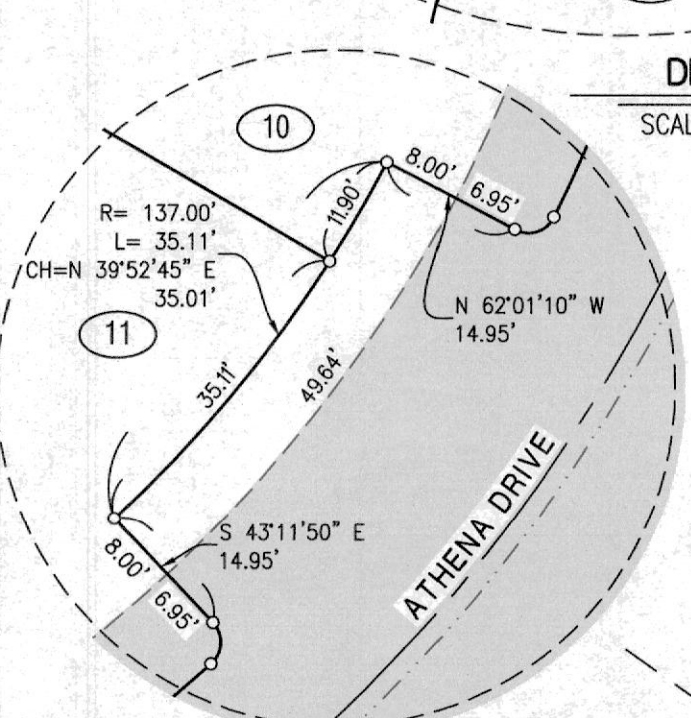
CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
△A	4.79'	3.00'	S72°13'35"W	4.30'
△B	393.32'	168.00'	N36°46'50"E	309.45'
△C	4.79'	3.00'	N2°33'25"E	4.30'
△D	29.37'	20.00'	S41°48'50"W	26.80'
△E	28.01'	21.00'	S57°54'05"E	25.98'
△F	641.91'	163.00'	N8°58'05"W	300.49'
△G	174.57'	47.00'	S22°31'05"E	90.17'
△H	28.01'	21.00'	S12°51'55"W	25.98'
△I	29.37'	20.00'	S86°51'00"E	26.80'
△J	49.27'	93.00'	S73°23'30"W	48.70'
△K	58.90'	63.00'	N64°38'50"W	56.78'



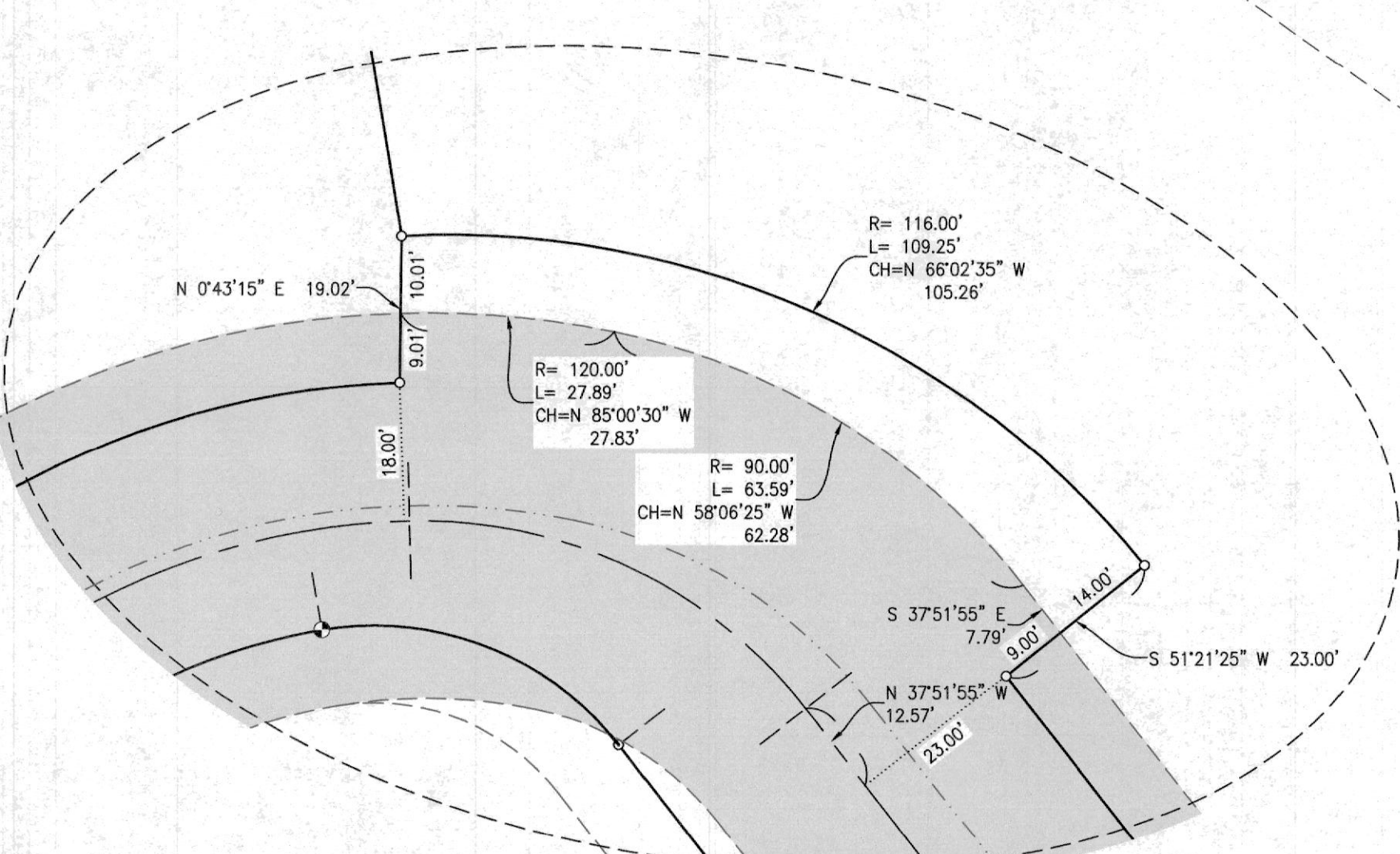
DETAIL A  
SCALE: 1"=30'



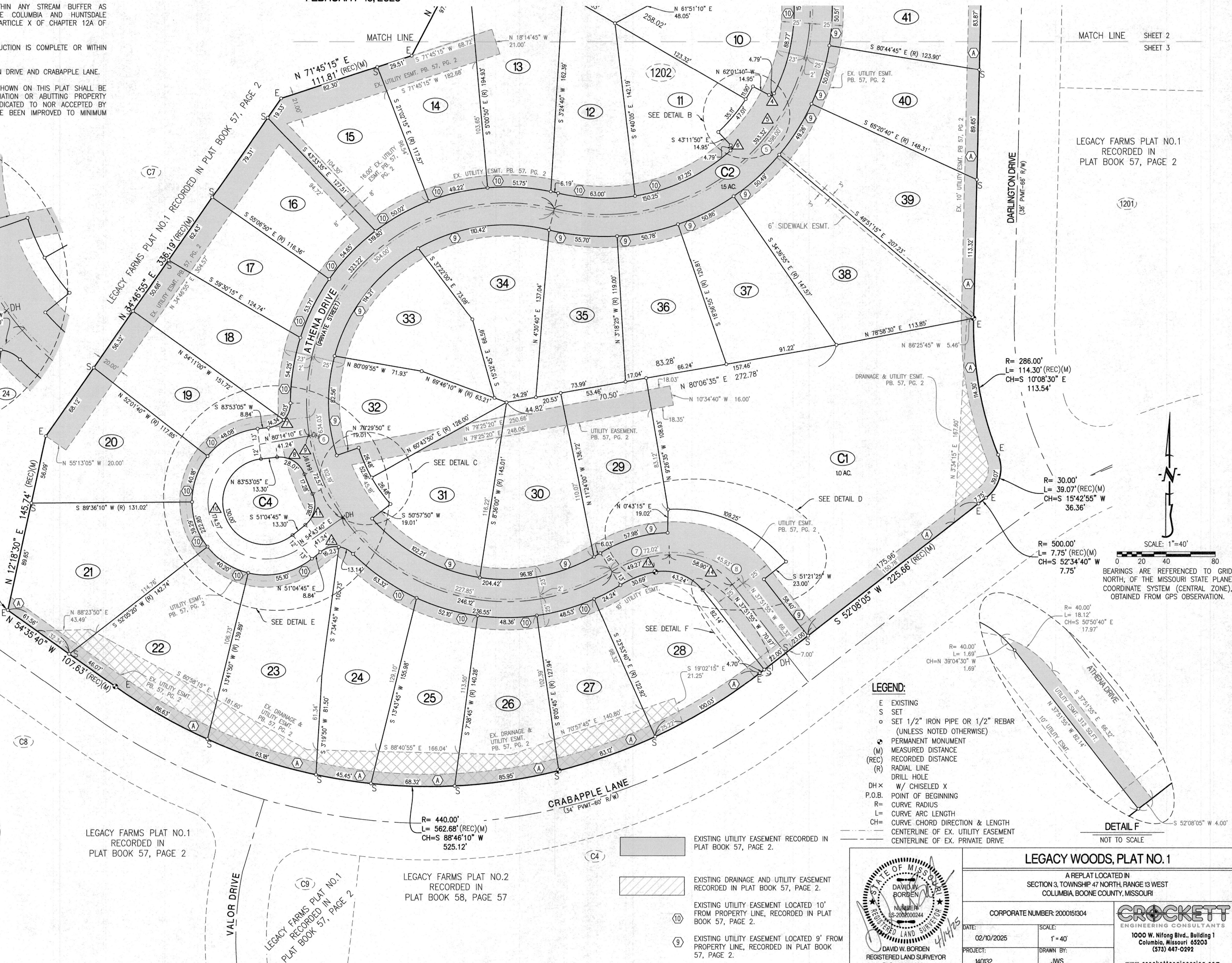
DETAIL C  
SCALE: 1"=20'



DETAIL B  
SCALE: 1"=20'



DETAIL D  
SCALE: 1"=20'



CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
⑤	398.00'	170.00'	N36°46'50"E	313.13'
⑥	634.03'	161.00'	N8°58'05"W	296.80'
⑦	72.02'	95.00'	S79°55'55"W	70.31'
⑧	45.93'	65.00'	N58°06'25"W	44.98'

MATCH LINE  
SHEET 2  
SHEET 3

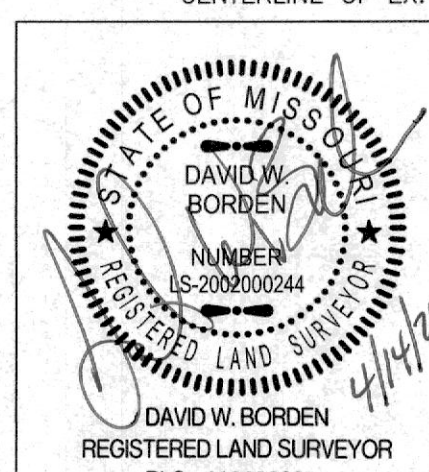
LEGACY FARMS PLAT NO. 1  
RECORDED IN  
PLAT BOOK 57, PAGE 2

SCALE: 1"=40'

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)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- CH= CENTERLINE OF EX. UTILITY EASEMENT
- CH= CENTERLINE OF EX. PRIVATE DRIVE



## LEGACY WOODS, PLAT NO. 1

A REPLAT LOCATED IN  
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200015304

DATE: 02/10/2025  
PROJECT: 140132

SCALE: 1"=40'  
DRAWN BY: JWS

**CROCKETT**  
ENGINEERING CONSULTANTS  
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Columbia, Missouri 65203  
(573) 447-0292  
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