

BRISTOL LAKE TRACT 2

PUD PLAN - MINOR AMENDMENT
PLANNED UNIT DEVELOPMENT
JANUARY 26, 2005
REVISED JULY 24, 2017

- LEGEND**
- 1% PROPOSED STREET GRADE
 - PROPOSED STORM DRAINAGE STRUCTURE/PIPE
 - PROPOSED GAS MAIN
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER
 - FENCE
 - UTILITY POLE
 - TREES
 - MANHOLE
 - CLEAN OUT
 - EXISTING CONTOUR
 - PROPOSED SIGN NOTE (SEE SIGNAGE ON SHEET 2)

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT OF LAND DESCRIBED IN THE TRUSTEE'S DEED RECORDED IN BOOK 1653, PAGE 84, THE TRUSTEE'S DEED RECORDED IN BOOK 1609, PAGE 950 AND THE WARRANTY DEED RECORDED IN BOOK 495, PAGE 679 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32-48-12, AS SHOWN IN LAND CORNER DOCUMENT NUMBER 600-45061; THENCE WITH THE WEST LINE OF SAID SECTION 32, N1°43'15"E, 1362.59 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1260, PAGE 579; THENCE LEAVING SAID SECTION LINE AND WITH THE LINES OF SAID TRACT, S89°54'40"E, 341.30 FEET, BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING S89°54'40"E, 981.47'; THENCE N1°23'20"E, 396.00 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 294, PAGE 516; THENCE WITH THE NORTH LINE THEREOF, S89°54'40"E, 1330.68 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 32-48-12; THENCE WITH SAID QUARTER SECTION LINE, S1°36'10"W, 219.31 FEET; THENCE LEAVING SAID QUARTER SECTION, 490.40 FEET ALONG A 967.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S12°55'20"E, 485.17 FEET; THENCE S27°27'05"E, 642.64 FEET; THENCE S16°28'28"E, 516.28 FEET ALONG A 1033.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S13°08'00"E, 510.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GANS ROAD AS DESCRIBED IN THE CONDENSATION CASE NUMBER 00CV164394; THENCE WITH SAID RIGHT-OF-WAY, N88°48'55"W, 1587.72 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N53°05'25"W, 458.66 FEET; THENCE N6°06'10"W, 371.09 FEET; THENCE N74°26'15"W, 481.61 FEET; THENCE N34°01'35"W, 677.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.12 ACRES.

BRISTOL LAKE TRACT 2
PUD PLAN
COLUMBIA, MISSOURI 65201

REVISED:
MARCH 9, 2005
APRIL 25, 2005
MAY 2, 2005
JUNE 28, 2005
JULY 24, 2017

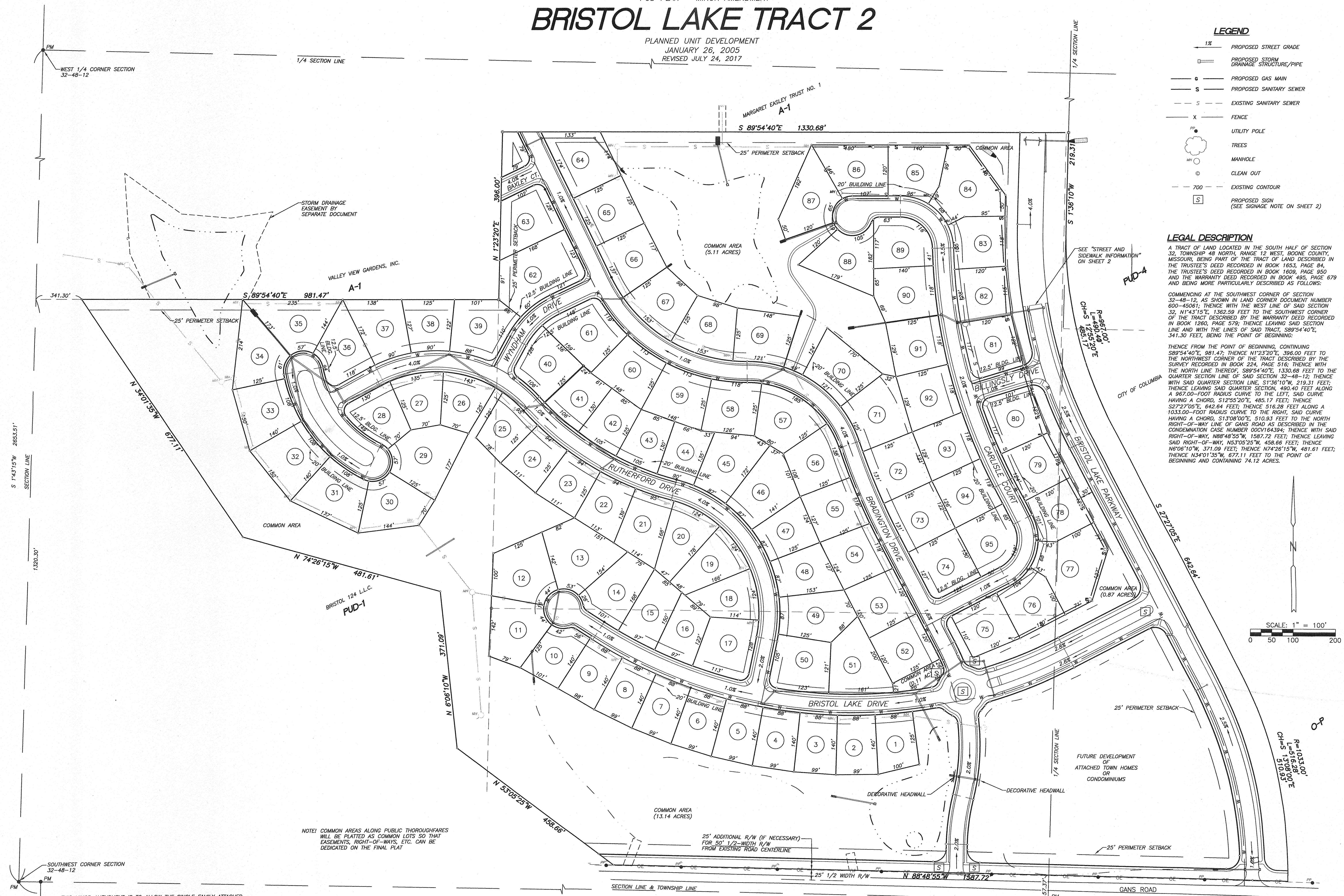


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DATE	1-26-05
JOB NUMBER	04146.01
SCALE	1" = 100'
SHEET	1

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NOTE! COMMON AREAS ALONG PUBLIC THOROUGHFARES WILL BE PLATTED AS COMMON LOTS SO THAT EASEMENTS, RIGHT-OF-WAYS, ETC. CAN BE DEDICATED ON THE FINAL PLAT

25' ADDITIONAL R/W (IF NECESSARY) FOR 50' 1/2-WIDTH R/W FROM EXISTING ROAD CENTERLINE

THIS MINOR AMENDMENT IS TO ALLOW THE SINGLE FAMILY ATTACHED LOTS TO BE SUBDIVIDED INTO THREE (3) LOTS (A, B & C) IS APPROVED THIS 11th DAY OF JANUARY 2017

TIM TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT

EDWARD LEE & DONNA JEAN SACHS A-1
2653.92' (M)
2654.00' (R)

MILDRED AND PAUL WATSON A-1