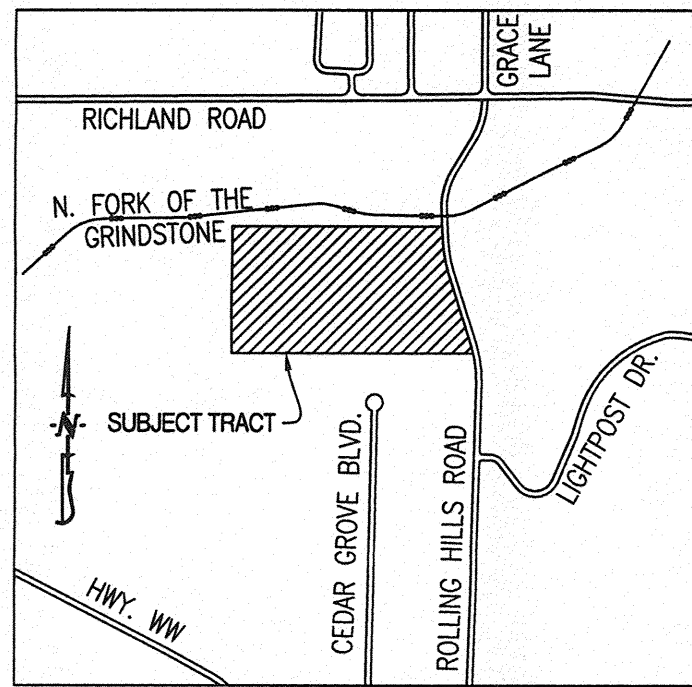


# FINAL PLAT THE BROOKS, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTH HALF OF  
SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

MAY 16, 2016  
CASE #16-135



LOCATION MAP  
NOT TO SCALE

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

### CERTIFICATION:

I HEREBY CERTIFY THAT IN MAY OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR JQB CONSTRUCTION INC. OF A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF THE TRACT 5 OF THE SURVEY RECORDED IN BOOK 4333, PAGE 100, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4340, PAGE 34 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 15 AS SHOWN IN SAID SURVEY RECORDED IN BOOK 4333, PAGE 100; THENCE FROM THE POINT OF BEGINNING AND WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 15, N 89°57'25"W, 1989.12 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE LEAVING THE SOUTH LINE OF SAID NORTH HALF AND WITH THE LINES OF SAID SURVEY, N 1°28'50"E, 1245.44 FEET; THENCE N 89°17'20"E, 1840.42 FEET; THENCE 185.12 FEET ALONG A 996.97-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 9°38'10"E, 184.86 FEET; THENCE S 14°51'50"E, 460.47 FEET; THENCE 16.10 FEET ALONG A 1003.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 13°30'15"E, 16.10 FEET TO THE NORTHWEST LINE OF TRACT F OF THE SURVEY RECORDED IN BOOK 1611, PAGE 799; THENCE WITH THE LINES OF SAID TRACT F, S 40°59'20"W, 22.41 FEET; THENCE S 2°01'05"W, 609.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.44 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

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

*2/16/2017*  
DATE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS *6<sup>th</sup>* DAY OF *February*, 2016.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS 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

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,  
MISSOURI, THIS *20<sup>th</sup>* DAY OF *March*, 2016.

*Brian Treece*  
BRIAN TREECE, MAYOR

*Sheela Amin*  
SHEELA AMIN, CITY CLERK

### LEGEND:

- E EXISTING
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

CURVE TABLE				
CURVE	R	L	CH	CH DIST
1	333.00'	31.02'	S 89°29'45" W	31.00'
2	390.00'	345.55'	N 86°43'50" W	334.35'
3	333.00'	245.27'	N 88°59'15" E	239.77'
4	390.00'	497.42'	S 73°33'00" W	464.38'
5	430.00'	398.47'	N 63°33'35" E	384.37'
6	200.00'	191.39'	N 2°17'15" E	184.17'
7	150.00'	106.96'	S 4°41'55" E	104.71'
8	205.00'	827.81'	S 80°02'50" W	369.50'
9	200.00'	168.23'	N 11°32'15" W	163.31'
10	150.00'	60.90'	S 0°55'40" W	60.49'
11	150.00'	103.97'	N 67°49'55" W	101.90'
12	45.00'	203.76'	S 42°01'30" W	69.23'
13	150.00'	103.97'	S 28°07'00" E	101.90'
14	150.00'	59.53'	S 2°23'05" E	59.14'
15	75.00'	296.53'	S 80°29'20" E	137.80'
16	150.00'	113.83'	N 11°02'15" E	111.12'
17	100.00'	38.79'	N 9°41'10" E	38.54'
18	114.00'	82.38'	S 0°05'40" W	80.60'
19	65.00'	250.26'	N 89°41'25" E	121.93'
20	100.00'	77.83'	N 2°18'25" W	75.88'
21	300.00'	101.64'	S 14°53'50" E	101.16'
22	250.00'	451.37'	N 56°54'50" W	392.51'
23	55.00'	239.76'	S 16°14'50" W	90.23'
24	125.00'	126.75'	S 67°55'00" E	121.39'
25	150.00'	82.36'	S 33°58'15" W	81.33'
26	150.00'	172.24'	N 16°48'20" E	162.93'
27	35.00'	157.84'	N 66°53'35" W	54.25'
28	100.00'	81.08'	S 39°04'30" W	78.88'
29	225.00'	209.93'	N 40°04'05" W	202.40'
30	45.00'	201.82'	S 61°41'15" W	70.45'

CURVE TABLE				
CURVE	R	L	CH	CH DIST
31	125.00'	106.30'	S 14°11'25" E	103.13'
32	30.00'	48.76'	N 45°36'15" E	43.57'
33	30.00'	47.05'	N 42°54'30" W	42.37'
35	30.00'	51.64'	S 62°38'55" E	45.49'
36	30.00'	51.64'	N 35°58'15" E	45.49'
38	20.00'	25.68'	N 63°04'05" E	23.95'
39	20.00'	33.22'	S 14°44'10" E	29.53'
41	30.00'	43.47'	S 66°07'00" E	39.77'
42	30.00'	43.47'	N 16°54'35" E	39.77'
43	30.00'	49.31'	S 27°52'10" W	43.95'
44	30.00'	62.28'	N 43°00'35" W	51.68'
45	30.00'	62.71'	N 64°51'55" W	51.90'
46	30.00'	46.68'	S 53°15'20" W	42.11'
47	29.96'	66.79'	N 48°07'25" W	53.79'
48	33.00'	50.03'	S 44°40'20" W	45.37'
49	33.00'	57.38'	N 40°49'30" W	50.42'
50	30.00'	52.19'	S 58°49'35" W	45.86'
51	30.00'	39.67'	N 34°39'50" E	36.84'
52	30.00'	51.56'	S 44°01'55" E	45.44'
53	30.00'	44.63'	N 72°19'10" E	40.63'
54	30.00'	56.80'	S 24°32'30" E	48.69'
55	20.00'	31.04'	N 13°09'15" W	28.02'
56	20.00'	31.04'	S 82°47'45" E	28.02'
58	333.00'	24.56'	S 63°27'40" E	24.56'
59	333.00'	76.77'	S 81°13'50" E	76.60'
60	333.00'	160.40'	S 79°22'20" E	158.85'

### KNOW ALL MEN BY THESE PRESENTS:

THAT JQB CONSTRUCTION, INC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION 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 "THE BROOKS, PLAT NO. 1"

IN WITNESS WHEREOF, JQB CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS *6<sup>th</sup>* DAY OF *February*, 2016.

JQB CONSTRUCTION, INC.

*Quinn Bellmer*  
QUINN BELLMER, PRESIDENT & SECRETARY

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS *6<sup>th</sup>* DAY OF *February*, 2016 BEFORE ME PERSONALLY APPEARED QUINN BELLMER, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT & SECRETARY OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

*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:

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 29019C 0285D DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOTS C1, C2, C3, & C4 ARE NOT FOR DEVELOPMENT AND ARE TO BE USED FOR COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUAD MAP.
- THIS TRACT MAY BE SUBJECT TO THE FOLLOWING EASEMENTS: BOOK 184, PAGE 621, BOOK 184, PAGE 637, BOOK 218, PAGE 148, BOOK 218, PAGE 149, BOOK 356, PAGE 661, BOOK 396, PAGE 679, BOOK 497, BOOK 327, BOOK 841, PAGE 476, BOOK 1459, PAGE 879, BOOK 3743, PAGE 202, AND BOOK 3768, PAGE 98.
- LOT C5 SHALL BE RESERVED AS A COMMON LOT. SAID LOT C5 SHALL BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES SHOULD IT BE NEEDED FOR RIGHT-OF-WAY PURPOSES TO ACCESS THE PROPERTY SOUTH OF SAID LOT C5.

STATE OF MISSOURI  
DAVID THOMAS BUTCHER  
NUMBER PLS-2002014095  
PROFESSIONAL LAND SURVEYOR  
*2/16/2017*  
DAVID T. BUTCHER  
PROFESSIONAL LAND SURVEYOR  
PLS - 2002014095

**THE BROOKS, PLAT No. 1**

A MAJOR SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

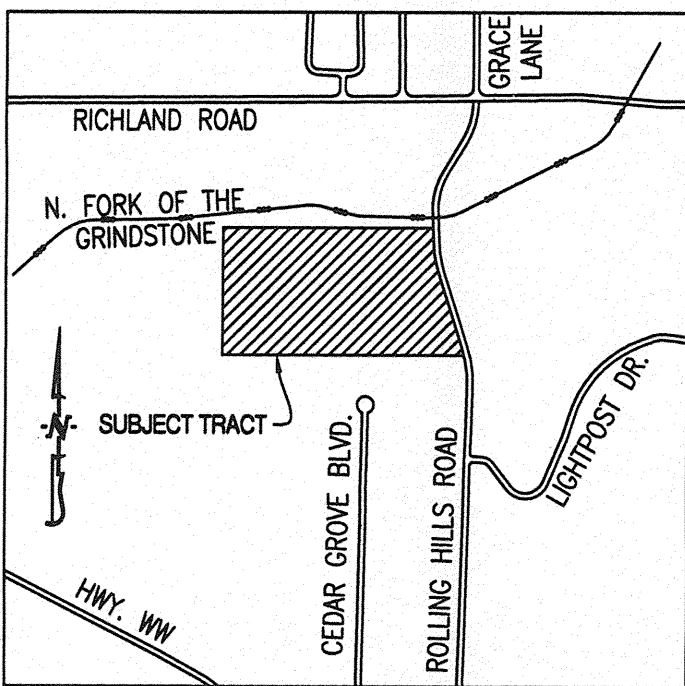
CORPORATE NUMBER: 2000151304

PREPARED BY: **CROCKETT ENGINEERING CONSULTANTS**  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292  
www.crockettengineering.com

DATE: 5/16/2016 SCALE: N.T.S.  
PROJECT: 140178 DRAWN BY: KWF/MF

Recorded in Boone County, Missouri  
Date and Time: 03/23/2017 at 08:49:16 AM  
Instrument #: 2017005402 Book: 51 Page: 20  
Instrument Type: PLAT  
Recording Fee: \$144.00 S  
No. of Pages: 3  
*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds  
MISSOURI





LOCATION MAP  
NOT TO SCALE

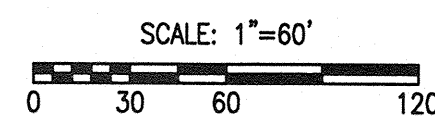
# FINAL PLAT THE BROOKS, PLAT No. 1

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SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

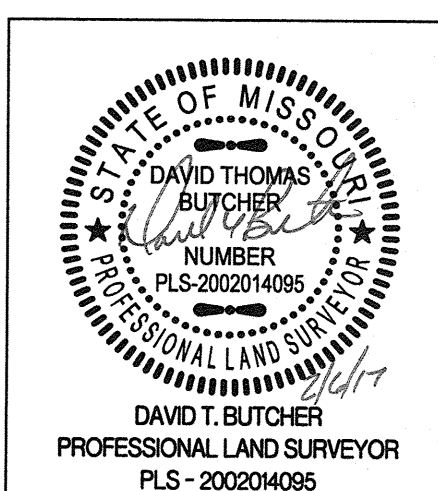
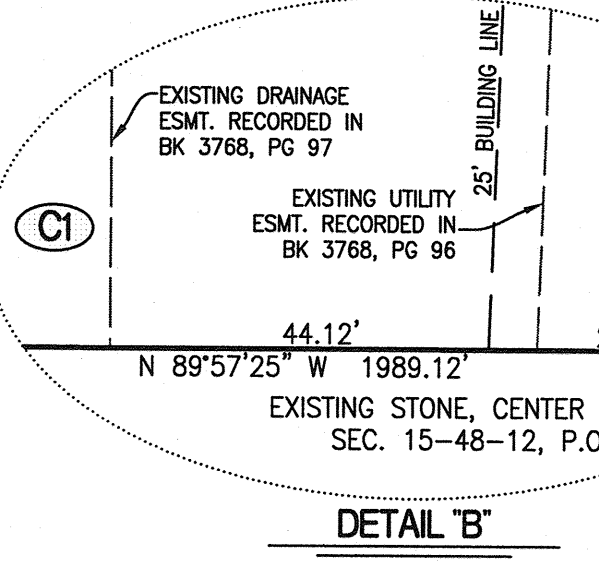
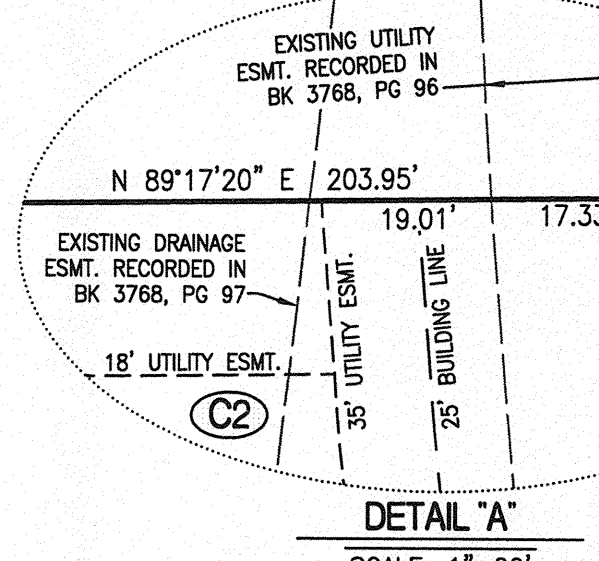
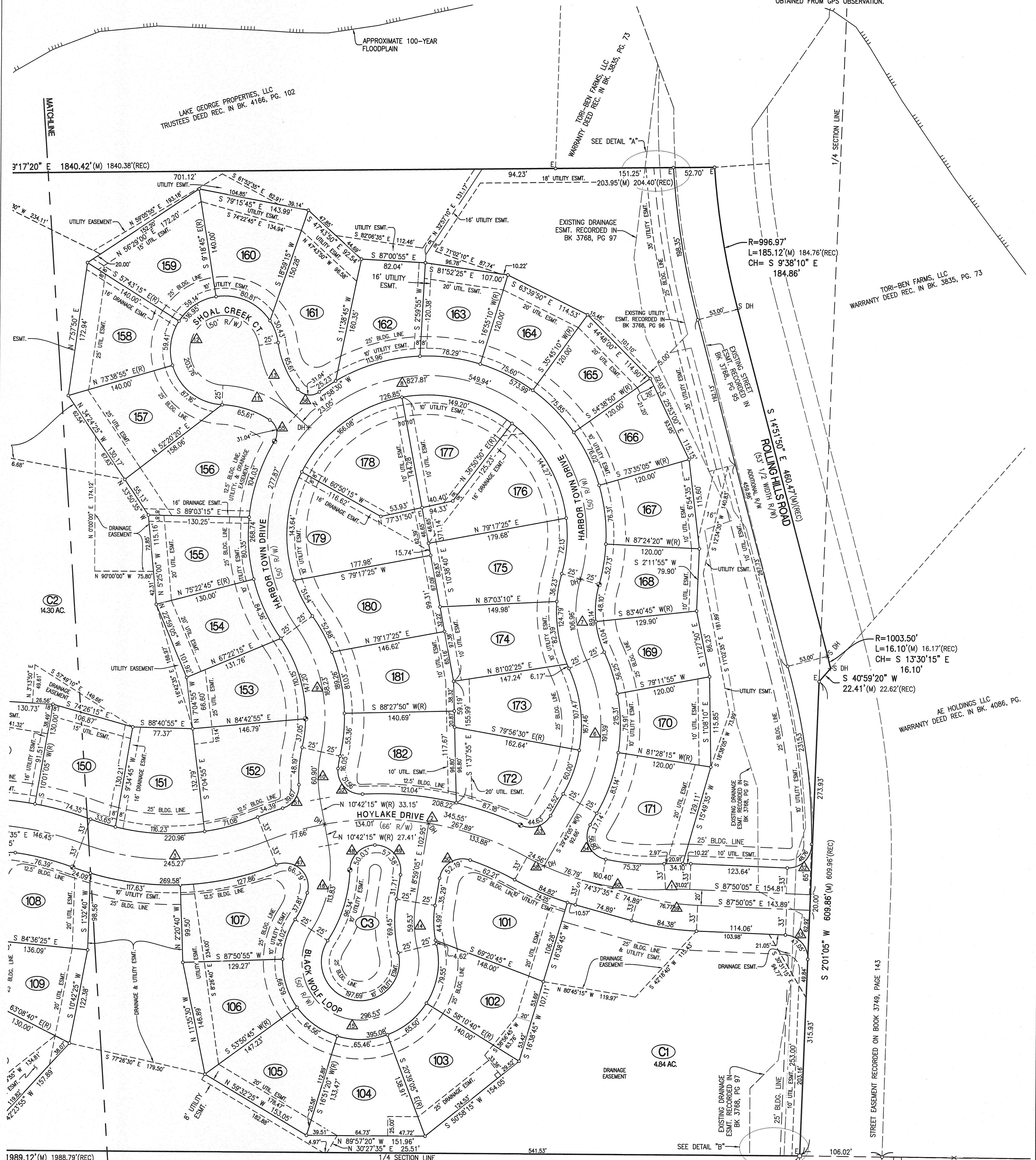
MAY 16, 2016  
CASE #16-135

### LEGEND:

- E EXISTING
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
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- ⊙ PERMANENT MONUMENT
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- P.O.B. POINT OF BEGINNING



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



<b>THE BROOKS, PLAT No. 1</b>	
A MAJOR SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
DATE: 5/16/2016	SCALE: N.T.S.
PROJECT: 140178	DRAWN BY: KWF/MF
CORPORATE NUMBER: 2000151034	PREPARED BY: <b>CROCKETT</b> ENGINEERING CONSULTANTS
2608 North Stadium Boulevard Columbia, Missouri 65202 620.447.0099 www.crockettengineering.com	



