

SITE LOCATION MAP
NOT TO SCALE

SHEET INDEX

1. COVER SHEET
2. OVERALL
3. SOUTH SITE DETAIL
4. NORTH SITE DETAIL

STREAM BUFFER STATEMENT

THE TYPE I STREAM BUFFER LIMIT SHOWN ON THIS PLAT IS INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA, MISSOURI. U.S.G.S. QUADRANGLE MAP "COLUMBIA" WAS USED TO DETERMINE THE TYPE OF STREAM.

FLOOD PLAIN STATEMENT

PORTIONS OF THIS TRACT ARE LOCATED WITHIN ZONE AE AS SHOWN BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29019C0280E, DATED APRIL 19, 2017. THE 1% ANNUAL CHANCE FLOOD PLAIN IS LOCATED AS SHOWN.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ THIS ____ DAY
OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
5. A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT.
6. THE TWO TRIANGULAR TRACTS WITHIN THE BOUNDARY ON THE WEST SIDE OF THE STREET EASEMENT RECORDED IN BOOK 698, PAGE 145 ARE BEING DEDICATED AS RIGHT-OF-WAY WITH THIS PLAT.

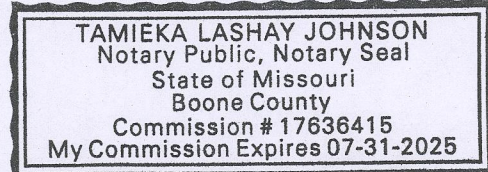
CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 1 AND TRACT 2 OF THE SURVEY RECORDED IN BOOK 5764, PAGE 100 AND THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 5593, PAGE 104, BOTH OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1 OF THE SURVEY RECORDED IN BOOK 5764, PAGE 100, SAID POINT IS SHOWN AS BEING S82°50'40"E, 209.50 FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE WITH THE LINES OF SAID SURVEY, N35°32'00"E, 141.50 FEET; THENCE N20°07'00"W, 500.00 FEET; THENCE N3°07'00"W, 290.00 FEET; THENCE N12°22'30"W, 305.00 FEET TO THE QUARTER SECTION LINE; THENCE WITH SAID QUARTER SECTION LINE, N1°50'50"E, 1165.75 FEET; THENCE LEAVING SAID QUARTER SECTION LINE AND CONTINUING WITH THE LINES OF SAID SURVEY, S87°51'50"E, 43.70 FEET TO THE EAST LINE OF THE STREET EASEMENT RECORDED IN BOOK 698, PAGE 145; THENCE WITH THE EAST LINE OF SAID STREET EASEMENT, S5°16'20"W, 47.94 FEET; THENCE 166.73 FEET ALONG A 1390.40-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S1°50'10"W, 166.63 FEET; THENCE S1°35'40"E, 364.84 FEET; THENCE LEAVING SAID EAST LINE OF THE STREET EASEMENT AND CONTINUING WITH THE LINES OF SAID SURVEY IN BOOK 5764, PAGE 100, N88°24'30"E, 101.25 FEET; THENCE S14°26'10"E, 271.13 FEET; THENCE S33°22'00"E, 174.40 FEET; THENCE S53°08'30"E, 131.01 FEET; THENCE S75°56'20"E, 317.57 FEET; THENCE N86°19'40"E, 79.36 FEET; THENCE S76°12'10"E, 445.05 FEET; THENCE S28°54'10"E, 3.80 FEET; THENCE S47°25'20"E, 217.73 FEET; THENCE S75°00'10"E, 20.15 FEET; THENCE S42°09'50"E, 203.94 FEET; THENCE S30°24'50"E, 243.68 FEET; THENCE S5°15'50"E, 78.87 FEET; THENCE S17°55'30"E, 171.81 FEET; THENCE N72°04'30"E, 100.00 FEET; THENCE S24°26'10"E, 87.00 FEET; THENCE S20°10'10"E, 211.10 FEET; THENCE S26°59'50"E, 98.70 FEET; THENCE S32°30'10"E, 224.70 FEET; THENCE S45°10'10"E, 95.35 FEET TO THE SOUTH LINE OF SAID SURVEY AND THE TOWNSHIP LINE; THENCE WITH SAID SOUTH LINE, N82°50'40"W, 2054.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.15 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC



STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 5th DAY OF May, 2025.

Tamiela Lashay Johnson
TAMIEKA LASHAY JOHNSON

NOTARY PUBLIC
MY COMMISSION #17636415
EXPIRES JULY 31, 2025

James R. Jeffries
JAMES R. JEFFRIES, PLS-2500

May 5, 2025
DATE

KNOW ALL MEN BY THESE PRESENTS

YANKEE RIDGE, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, JAMES YANKEE HAS CAUSED THESE PRESENTS TO BE SIGNED.

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 AND ALL APPURTENANCES THERETO) 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.

GRADING EASEMENTS, AT THE LOCATIONS SHOWN ALONG CREAMY SPRINGS ROAD, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF GRADING, EXCAVATION AND OTHERWISE SHAPING OF THE GROUND TO ALLOW FOR EXPANSION OF CREAMY SPRINGS ROAD. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED WITHIN SAID EASEMENTS WHICH WOULD INTERFERE WITH THE ABILITY FOR THE CITY TO GRADE THE EASEMENT IF/WHEN CREAMY SPRINGS ROAD IS WIDENED.

RIGHT-OF-WAY FOR CREAMY SPRINGS ROAD, EMERY DRIVE, ELLA DRIVE AND ELIAH DRIVE ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

James Yankee
JAMES YANKEE, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS 6th DAY OF May, IN THE YEAR 2025, BEFORE ME, James Yankee,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES YANKEE, MEMBER OF YANKEE RIDGE, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Corrie Sorrels
Corrie Sorrels

NOTARY PUBLIC
MY COMMISSION # 13764780
EXPIRES October 5, 2025

CORRIE SORRELS
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 13764780
Boone County
My Commission Expires: Oct. 5, 2025

SHEET 1 OF 4

FINAL PLAT
BENNETT RIDGE PLAT 1

LOCATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

DATE
OCTOBER 28, 2024

JOB NUMBER
24021.01

JAMES R. JEFFRIES
PROFESSIONAL LAND SURVEYOR
PLS-2500

James R. Jeffries
DATE: May 5, 2025



ALLSTATE
CONSULTANTS


3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
ALLSTATE CONSULTANTS LLC
MO PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY #2007000167



- | CURVE DATA | | | | |
|------------|-------------|---------|---------|----------------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD |
| A | 74°47'30" | 100.00' | 166.44' | S52°02'10" E 147.21' |
| B | 92°33'30" | 200.00' | 26.16' | S25°33'35" E 26.14' |
| C | 52°08'00" | 200.00' | 19.08' | S86°24'45" E 19.08' |
| D | 103°26'35" | 115.00' | 207.62' | N44°36'00" E 180.55' |
| E | 32°56'00" | 275.00' | 158.07' | N82°02'40" W 155.90' |
| F | 4003'40" | 200.00' | 139.84' | S85°53'50" E 137.01' |
| G | 90°01'15" | 105.00' | 164.97' | N89°05'20" E 148.52' |
| H | 88°58'40" | 105.00' | 164.83' | N04°54'50" W 148.46' |
| I | 141°59'40" | 100.00' | 247.85' | N20°05'05" E 189.10' |
| J | 12°44'05" | 200.00' | 22.63' | N89°43'40" E 22.18' |
| K | 1°05'15"00" | 130.00' | 24.25' | N54°19'55" W 24.61' |
| L | 48°48'05" | 75.00' | 65.19' | S41°32'10" E 64.50' |
| M | 135°50'40" | 75.00' | 171.02' | S12°01'20" W 139.00' |
| NA | 85°01'10" | 30.00' | 54.52' | S53°35'35" E 40.54' |
| AB | 102°73'55" | 30.00' | 46.23' | N42°16'55" E 48.36' |
| CC | 90°00'00" | 20.00' | 31.42' | S51°38'25" E 28.28' |
| DD | 90°00'00" | 20.00' | 31.42' | N38°21'35" E 28.28' |
| EE | 90°00'00" | 20.00' | 31.42' | S40°08'45" E 28.28' |
| FF | 90°00'00" | 20.00' | 31.42' | N45°51'15" E 28.28' |
| GG | 78°25'00" | 20.00' | 27.72' | N13°53'50" W 25.56' |
| HH | 78°25'00" | 20.00' | 27.72' | N65°31'10" E 25.56' |

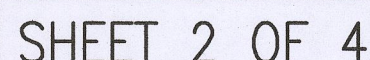
LINE TABLE FOR LOT LINES					
	BEARING & DISTANCE			BEARING & DISTANCE	
L22	N 31°37'25"E	35.95'	L31	S 44°05'00"W	100.00'
L23	N 2°52'30"E	128.67'	L32	N 45°54'00"W	12.94'
L24	N 11°42'55"E	84.28'	L33	N 33°14'15"E (R)	100.00'
L25	N 14°45'30"E	62.19'	L34	S 68°09'15"W	62.89'
L26	N 20°59'00"E	38.33'	L35	N 72°49'45"E (R)	103.17'
L27	N 1°04'30"E	54.58'	L36	S 45°54'00"E	7.88'
L28	N 21°11'45"E	30.68'	L37	N 6°05'40"E	106.91'
L29	N 4°02'15"E	150.00'	L38	N 6°38'25"W	80.00'
L30	N 7°56'50"W	26.09'			

SCALE: 1" = 100'



0 50 100 200

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.



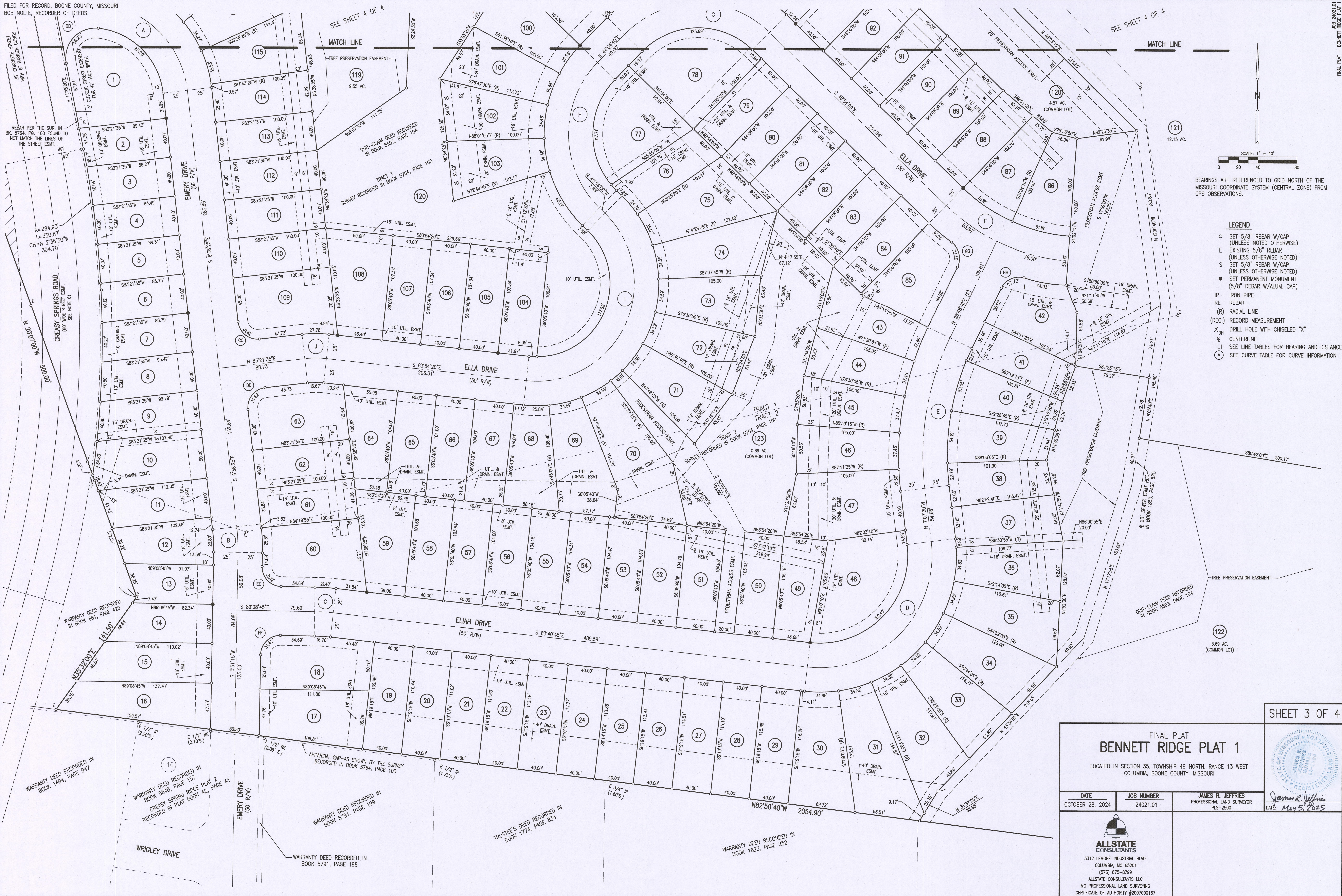
LOCATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

LOCATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

James R. Jeffries
DATE: MAY 5, 2025



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CERTIFICATE OF AUTHORITY #2007000167



SCALE: 1" = 40'

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

- LEGEND**
- SET 5/8" REBAR W/CAP (UNLESS NOTED OTHERWISE)
 - E EXISTING 5/8" REBAR (UNLESS OTHERWISE NOTED)
 - S SET 5/8" REBAR W/CAP (UNLESS OTHERWISE NOTED)
 - SET PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - IP IRON PIPE
 - RE REBAR
 - (R) RADIAL LINE
 - (REC.) RECORD MEASUREMENT
 - X_{CH} DRILL HOLE WITH CHISELED "X"
 - CENTERLINE
 - L1 SEE LINE TABLES FOR BEARING AND DISTANCE
 - (A) SEE CURVE TABLE FOR CURVE INFORMATION

SHEET 3 OF 4

FINAL PLAT
BENNETT RIDGE PLAT 1

LOCATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

DATE	JOB NUMBER	JAMES R. JEFFRIES
OCTOBER 28, 2024	24021.01	PROFESSIONAL LAND SURVEYOR PLS-2500



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