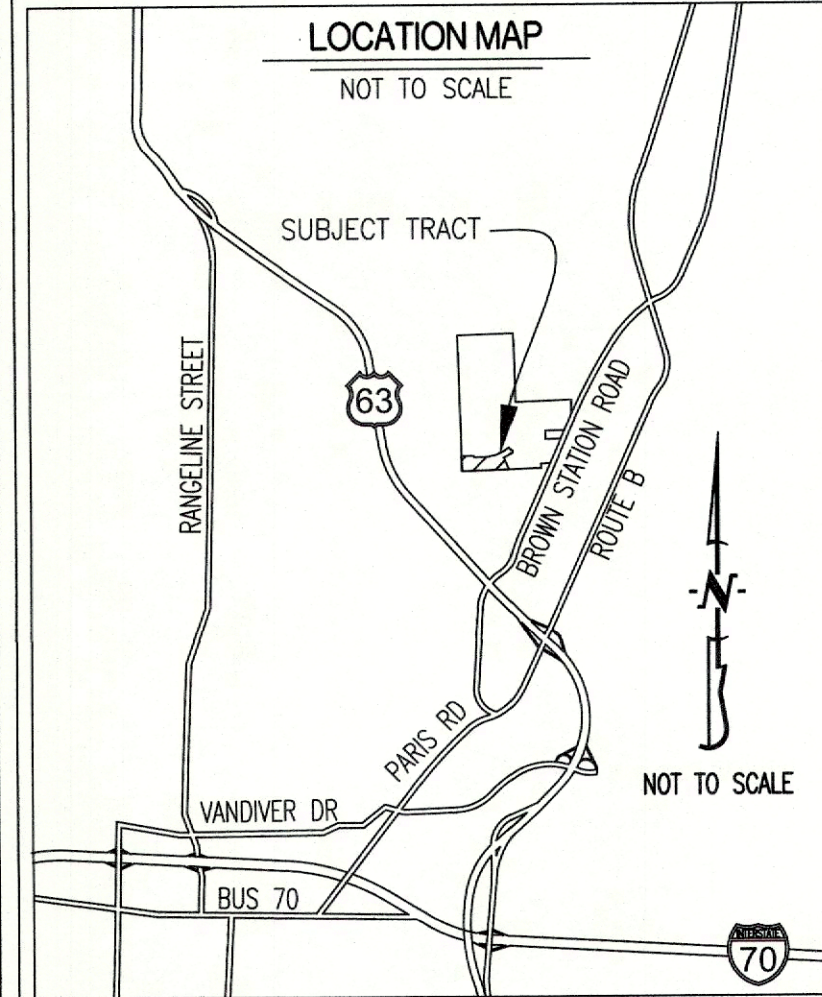
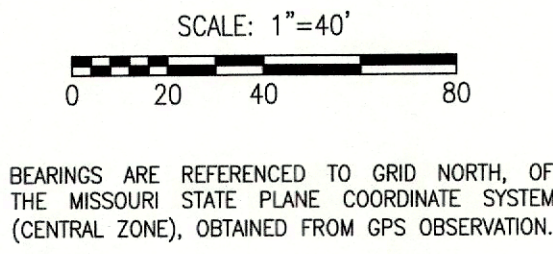


FINAL PLAT TUSCANY RIDGE, PLAT No. 4

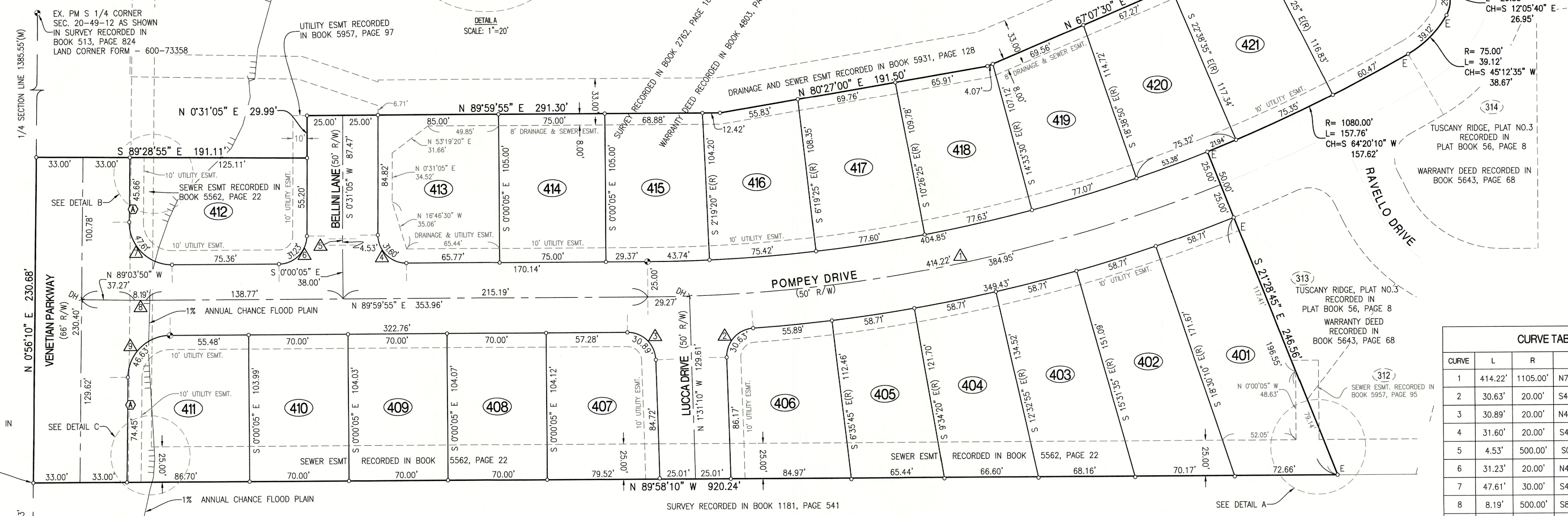
A MAJOR SUBDIVISION LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 1, 2024



- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
 - ◐ COTTON PICKER SPINDLE/RAILROAD SPIKE
 - ◑ STONE
 - ◒ PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - (R) RADIAL LINE
 - DH x DRILL HOLE
 - W/ CHISELED X
 - △ RIGHT-OF-WAY MARKER
 - P.O.B. POINT OF BEGINNING
 - R= CURVE RADIUS
 - L= CURVE ARC LENGTH
 - CH= CURVE CHORD DIRECTION & LENGTH
 - C= CENTERLINE



- NOTES:**
- A PORTION OF THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0170E, 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 CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
 - THIS TRACT WAS PRELIMINARY PLATTED PRIOR TO JANUARY 2, 2007 AND IS EXEMPT FROM THE STREAM BUFFER REQUIREMENTS OF CHAPTER 12A ARTICLE X, AS PER CHAPTER 12A ARTICLE X SEC12A-232(a)(2).
 - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
 - IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
 - LOTS 411 AND 412 WILL NOT HAVE DIRECT DRIVE WAY ACCESS ONTO VENETIAN PARKWAY.



CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
1	414.22'	1105.00'	N79° 15' 35"E	411.80'
2	30.63'	20.00'	S42° 21' 35"W	27.73'
3	30.89'	20.00'	N45° 45' 35"W	27.91'
4	31.60'	20.00'	S44° 44' 30"E	28.41'
5	4.53'	500.00'	S0° 15' 30"W	4.53'
6	31.23'	20.00'	N45° 15' 30"E	28.16'
7	47.61'	30.00'	S44° 31' 55"E	42.77'
8	8.19'	500.00'	S89° 31' 55"E	8.18'
9	46.63'	30.00'	S45° 28' 05"W	42.08'

CERTIFICATION:
I HEREBY CERTIFY THAT IN JULY 2024, I COMPLETED A SURVEY AND SUBDIVISION FOR B.C. INVESTMENTS OF COLUMBIA L.L.C. A MISSOURI LIMITED LIABILITY COMPANY OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4803, PAGE 15 AND SHOWN BY THE SURVEY RECORDED IN BOOK 2762, PAGE 18 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, AT THE SOUTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 2762, PAGE 18 AND WITH THE WEST LINE OF SAID SURVEY, N 0°56'10"E, 230.68 FEET; THENCE LEAVING SAID WEST LINE, S 89°28'55"E, 191.11 FEET; THENCE N 0°31'05"E, 29.99 FEET; THENCE N 89°58'55"E, 291.30 FEET; THENCE N 80°27'00"E, 191.50 FEET; THENCE N 67°07'30"E, 200.27 FEET; THENCE N 55°45'35"E, 93.09 FEET; THENCE S 34°14'25"E, 46.87 FEET TO THE WEST LINE OF TUSCANY RIDGE, PLAT NO. 3, RECORDED IN PLAT BOOK 56, PAGE 8; THENCE 44.11 FEET ALONG A 125.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 44°21'00"E, 43.88 FEET; THENCE 29.58 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 12°05'40"E, 26.95 FEET; THENCE 39.12 FEET ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 45°12'35"W, 38.67 FEET; THENCE 157.76 FEET ALONG A 1080.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 64°20'10"W, 157.62 FEET; THENCE S 21°28'45"E, 246.56 FEET TO THE SOUTH LINE OF SAID SURVEY; THENCE LEAVING THE WEST LINES OF SAID TUSCANY RIDGE, PLAT NO. 3 AND WITH THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 2762, PAGE 18, N 89°58'10"W, 920.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.78 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: 200015304

David W. Borden
DAVID W. BORDEN, PLS-2002000244
2/5/25
DATE

KNOW ALL MEN BY THESE PRESENTS:

THAT B.C. INVESTMENTS OF COLUMBIA L.L.C. A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREDIN DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY 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. 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, RENOVATING, 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. 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 TUSCANY RIDGE, PLAT NO. 4

B.C. INVESTMENTS OF COLUMBIA L.L.C.

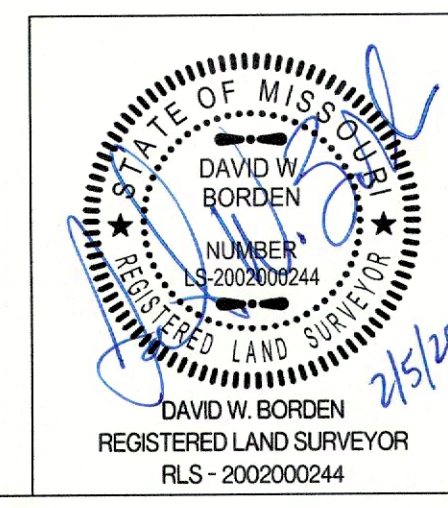
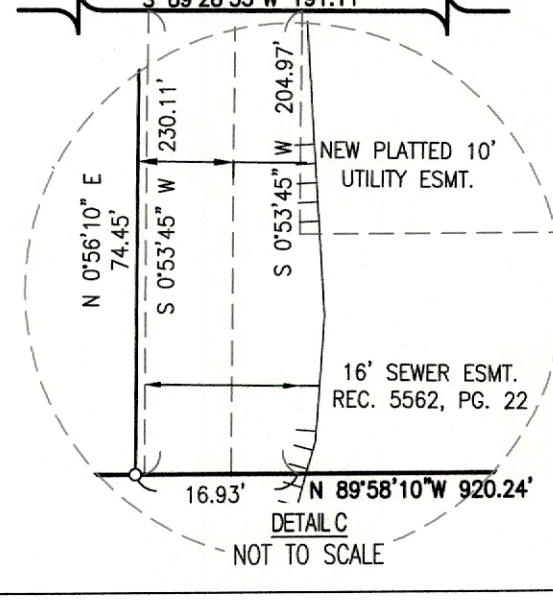
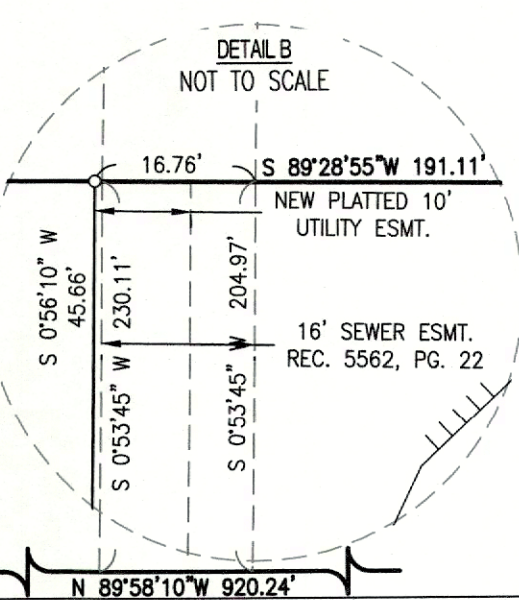
KERSTEN K. CARLSON, MEMBER
STATE OF MISSOURI } ss
COUNTY OF BOONE }

ON THIS _____ DAY OF _____ IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KERSTEN K. CARLSON, MEMBER OF B.C. INVESTMENTS OF COLUMBIA L.L.C. 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.

NOTARY PUBLIC
DANIELLE GRIFFITH
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

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____, ON THE _____ DAY OF _____, 2025.
BARBARA BUFFALO, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK



TUSCANY RIDGE, PLAT NO. 4
A MAJOR SUBDIVISION LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CROCKETT ENGINEERING CONSULTANTS
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MISSOURI 65203
(573) 447-0292
www.crockettengineering.com

DATE: 7/1/2024
PROJECT: 051386
SCALE: 1" = 40'
DRAWN BY: JWS