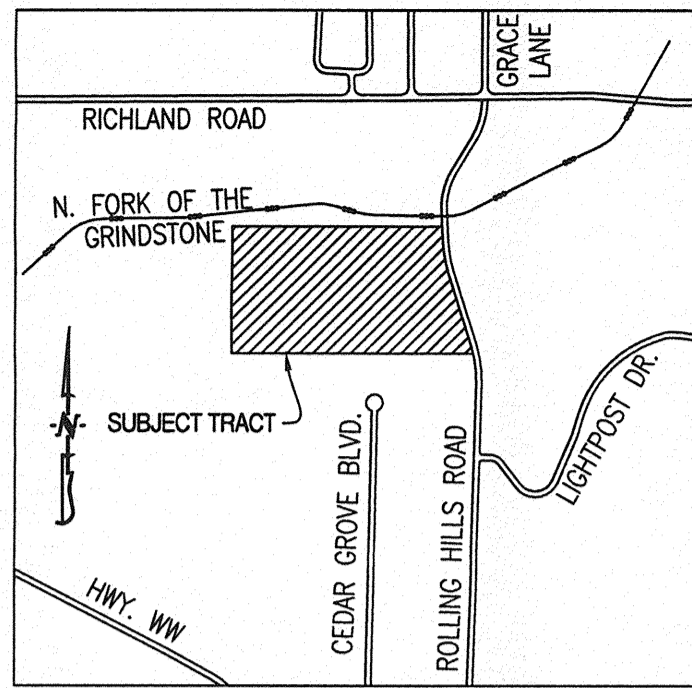


FINAL PLAT THE BROOKS, PLAT No. 1

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 *6th* 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 *20th* 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 *6th* DAY OF *February*, 2016.

JQB CONSTRUCTION, INC.

Quinn Bellmer
QUINN BELLMER, PRESIDENT & SECRETARY

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS *6th* 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

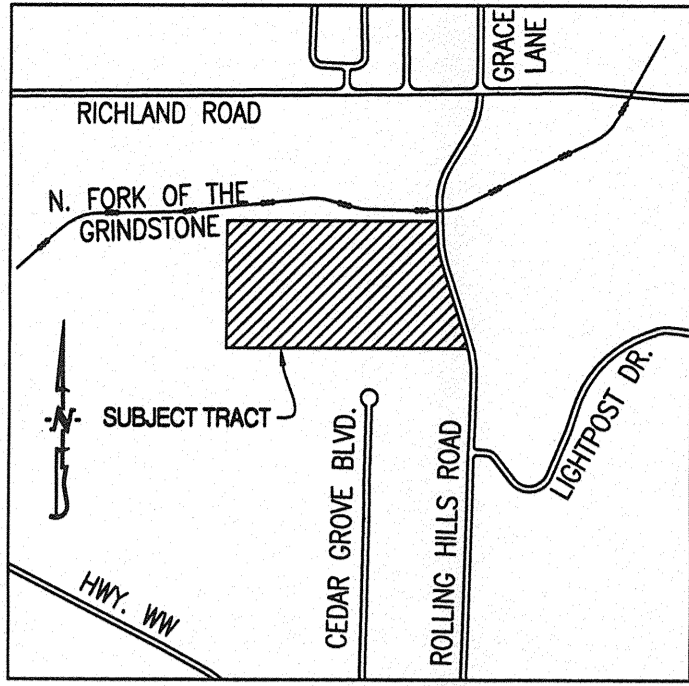
PREPARED BY: **CROCKETT ENGINEERING CONSULTANTS**
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com

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

FINAL PLAT THE BROOKS, PLAT No. 1

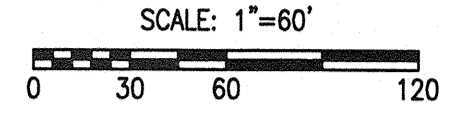
A MAJOR SUBDIVISION LOCATED IN THE NORTH HALF OF
SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 16, 2016
CASE #16-135



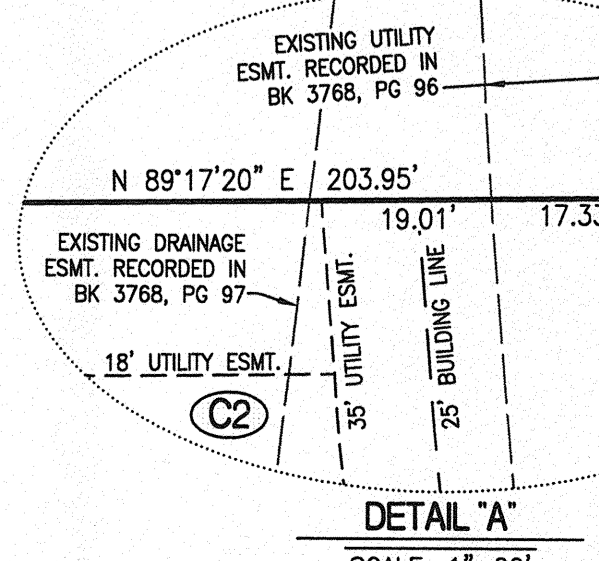
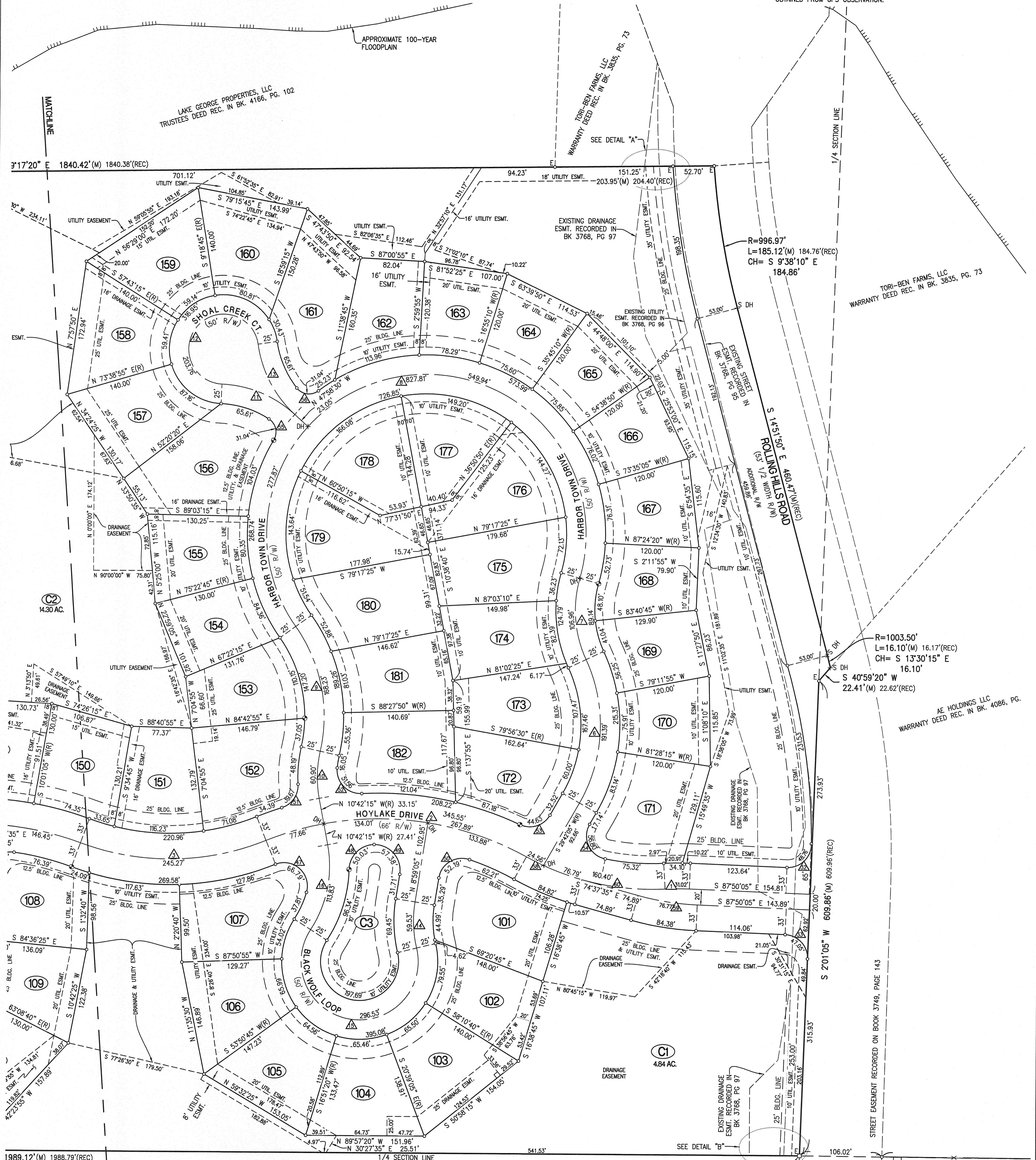
LOCATION MAP
NOT TO SCALE

LEGEND:

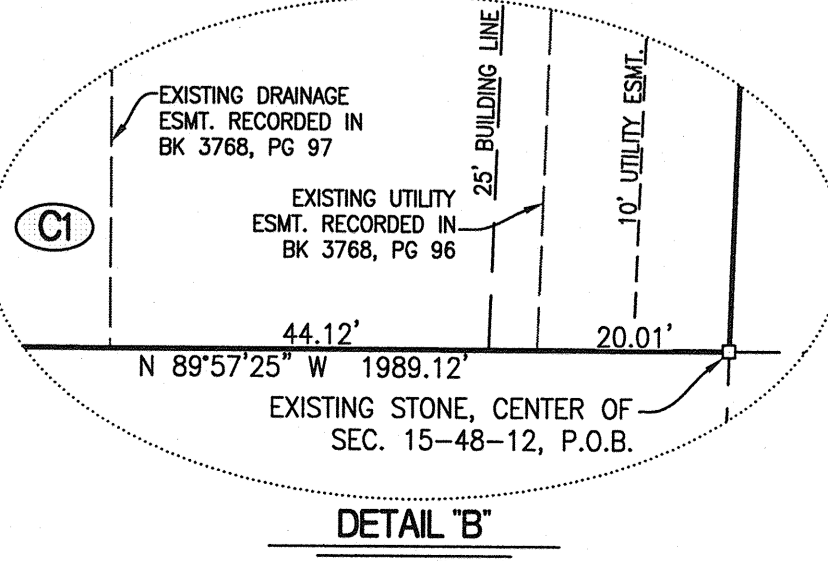
- E EXISTING
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING



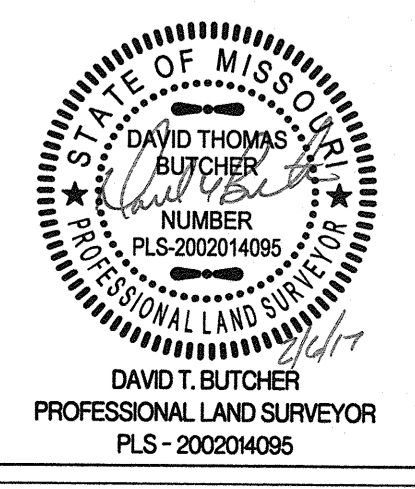
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



DETAIL 'A'
SCALE: 1"=20'



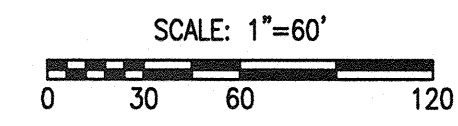
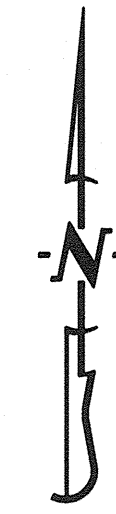
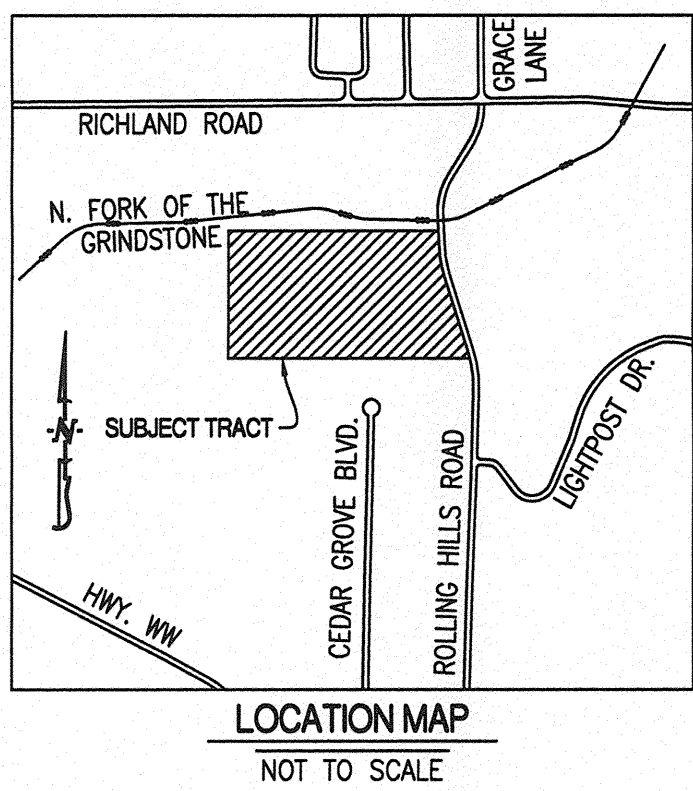
DETAIL 'B'
SCALE: 1"=20'



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	
DATE: 5/16/2016	SCALE: N.T.S.
PROJECT: 140178	DRAWN BY: KWF/MF
CORPORATE NUMBER: 2000151034	
PREPARED BY: CROCKETT ENGINEERING CONSULTANTS 2608 North Stadium Boulevard Columbia, Missouri 65202 620.447.0099 www.crockettengineering.com	

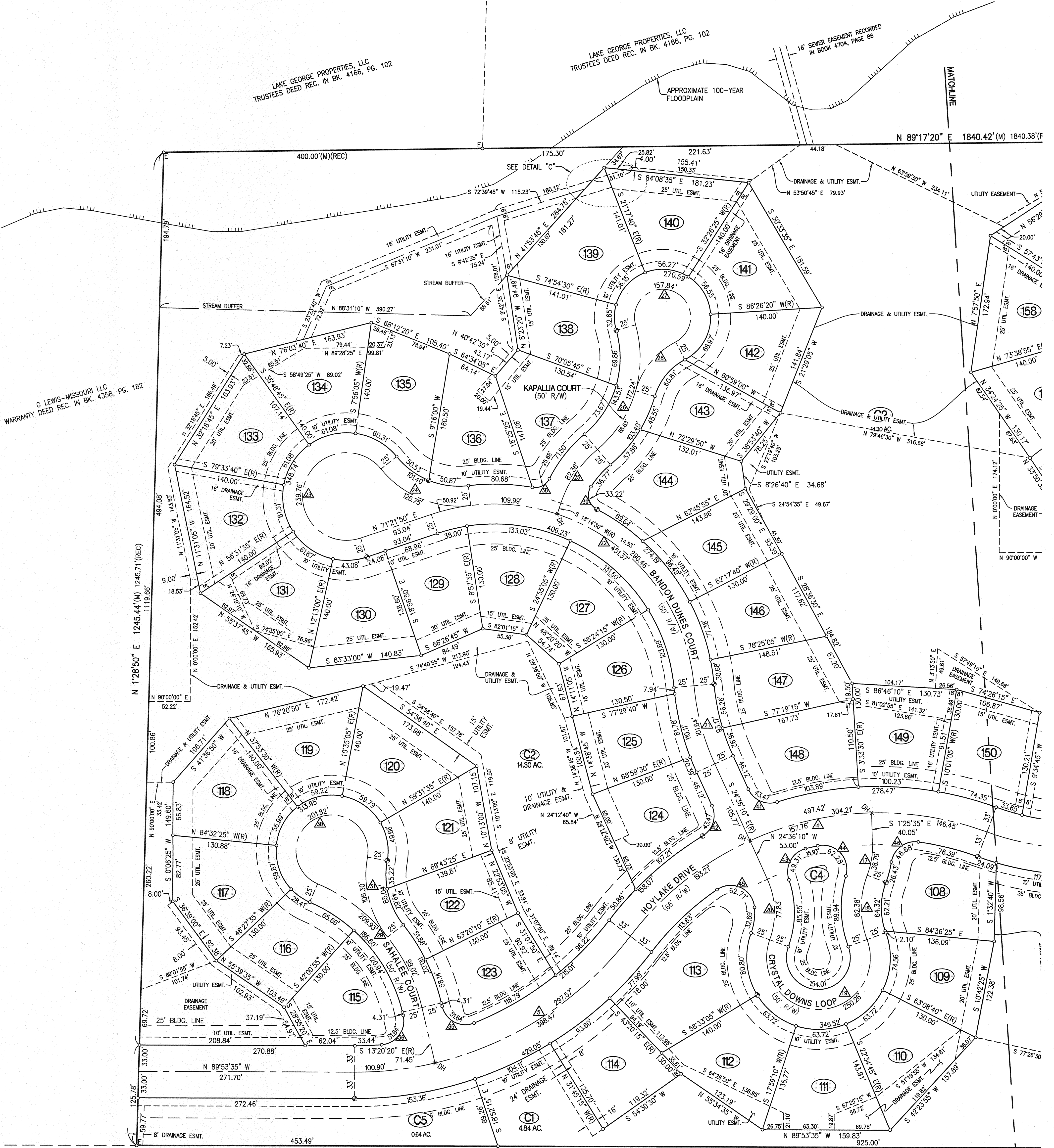
FINAL PLAT THE BROOKS, PLAT No. 1

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



- LEGEND:**
- E EXISTING
 - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - STONE
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
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BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



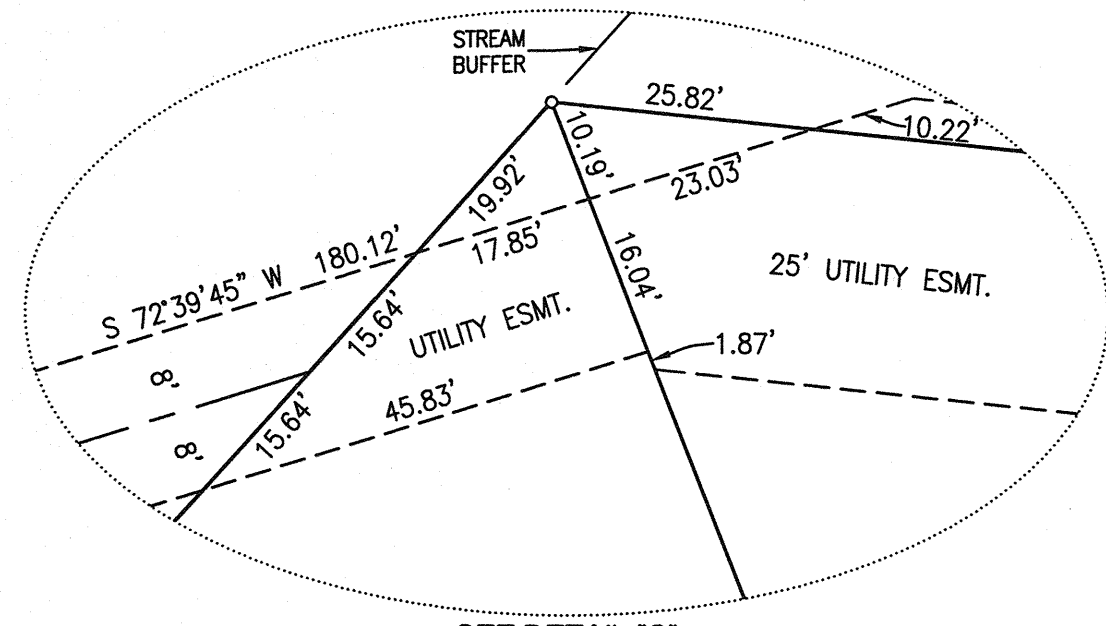
G LEWIS-MISSOURI LLC
WARRANTY DEED REC. IN BK. 4358, PG. 182

LAKE GEORGE PROPERTIES, LLC
TRUSTEES DEED REC. IN BK. 4166, PG. 102

LAKE GEORGE PROPERTIES, LLC
TRUSTEES DEED REC. IN BK. 4166, PG. 102

16' SEWER EASEMENT RECORDED
IN BOOK 4704, PAGE 86

CAULDER, MICHAEL
WARRANTY DEED REC. IN BK. 3889, PG. 50



		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: 200016304		PREPARED BY:	
DATE: 5/16/2016	SCALE: N.T.S.	CROCKETT ENGINEERING CONSULTANTS 2409 North Stadium Boulevard Columbia, Missouri 65202 (314) 447-0292 www.crockettengineering.com	
PROJECT: 140178	DRAWN BY: KWF/MF		