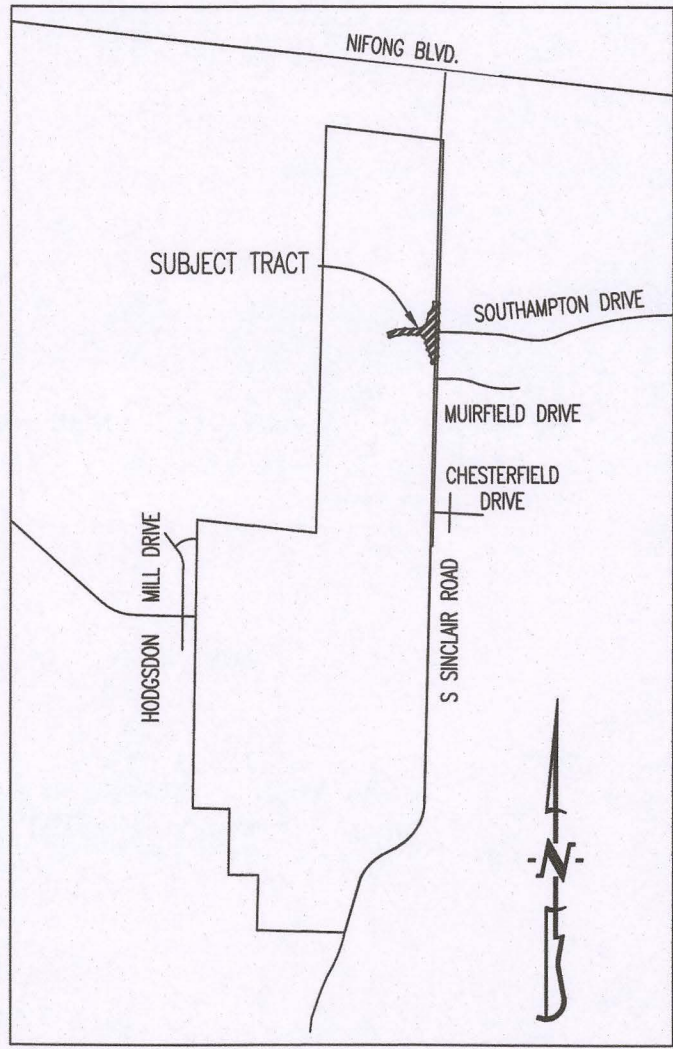


FINAL PLAT
LEGACY RAB, PLAT NO. 1

A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 16, 2026



LOCATION MAP
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2026, I COMPLETED A SURVEY AND SUBDIVISION FOR LEGACY LAND DEVELOPMENT, LLC, OF A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND SHOWN IN A SURVEY RECORDED IN BOOK 1392, PAGE 982 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5635, PAGE 3 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND WITH THE WEST LINE THEREOF, N 1°30'30"E, 2070.46 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID WEST LINE, N 88°41'35"W, 68.21 FEET; THENCE N 1°18'25"E, 14.64 FEET; THENCE 121.38 FEET ALONG A 212.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 15°05'45"W, 119.73 FEET; THENCE 114.61 FEET ALONG A 238.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 17°42'10"W, 113.51 FEET; THENCE 74.88 FEET ALONG A 119.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 21°55'55"W, 73.65 FEET; THENCE 62.62 FEET ALONG A 74.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 64°12'00"W, 60.77 FEET; THENCE N 88°26'30"W, 142.10 FEET; THENCE 191.52 FEET ALONG A 440.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 79°05'15"W, 190.02 FEET; THENCE N 23°22'55"W, 60.00 FEET; THENCE 217.64 FEET ALONG A 500.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 79°05'15"E, 215.93 FEET; THENCE S 88°26'30"E, 103.04 FEET; THENCE 83.75 FEET ALONG A 187.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 78°43'40"E, 83.05 FEET; THENCE 79.55 FEET ALONG A 74.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 35°06'10"E, 75.77 FEET; THENCE 128.35 FEET ALONG A 238.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 19°45'30"E, 126.80 FEET; THENCE 106.50 FEET ALONG A 180.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 18°15'25"E, 104.96 FEET; THENCE N 1°18'25"E, 20.97 FEET; THENCE S 88°41'35"E, 70.73 FEET TO SAID WEST LINE; THENCE WITH SAID WEST LINE, S 1°30'30"W, 712.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.55 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: 2000151304

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF MAY
IN THE YEAR 2026.

DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



DAVID W. BORDEN, PLS-2002000244
5/27/26
DATE

SURVEY RECORDED IN BOOK 1392, PAGE 982

WARRANTY DEED RECORDED IN BOOK 5635, PAGE 3

UTILITY ESMT. RECORDED IN BOOK 6182, PAGE 132

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SURVEY RECORDED IN BOOK 1392, PAGE 982

WARRANTY DEED RECORDED IN BOOK 5635, PAGE 3

KNOW ALL MEN BY THESE PRESENTS:

THAT LEGACY LAND DEVELOPMENT, LLC A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON 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. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS LEGACY RAB, PLAT NO. 1 IN WITNESS WHEREOF, LEGACY LAND DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND MEMBER/MANAGER, THIS 27 DAY OF MAY, 2026.

LEGACY LAND DEVELOPMENT, LLC

ROBERT HILL, MANAGER

TYLER HILL, MEMBER/MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS 27 DAY OF MAY, IN THE YEAR 2026 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT HILL, (MANAGER) AND TYLER HILL, (MEMBER/MANAGER), OF LEGACY LAND DEVELOPMENT, LLC, 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 HEREBY SET MY HAND AND OFFICIAL SEAL.

DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



NOTES:

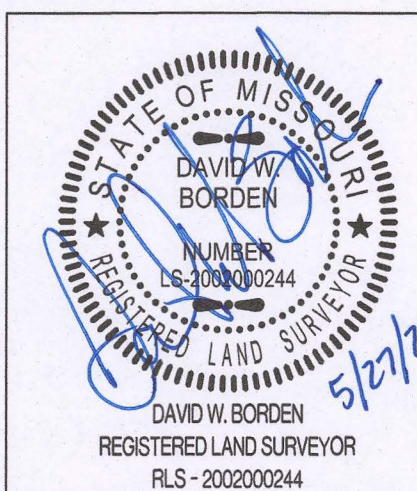
- THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0290E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- 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 QUADRANGLE MAP. THIS TRACT DOES NOT CONTAIN SUCH REGULATED STREAM BUFFER.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE _____
ON THE ____ DAY OF _____, 2026.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



LEGACY RAB, PLAT NO. 1

A MAJOR SUBDIVISION LOCATED IN
SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 3/16/2026

PROJECT: 140132

SCALE: 1" = 40'

DRAWN BY: JWS

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com