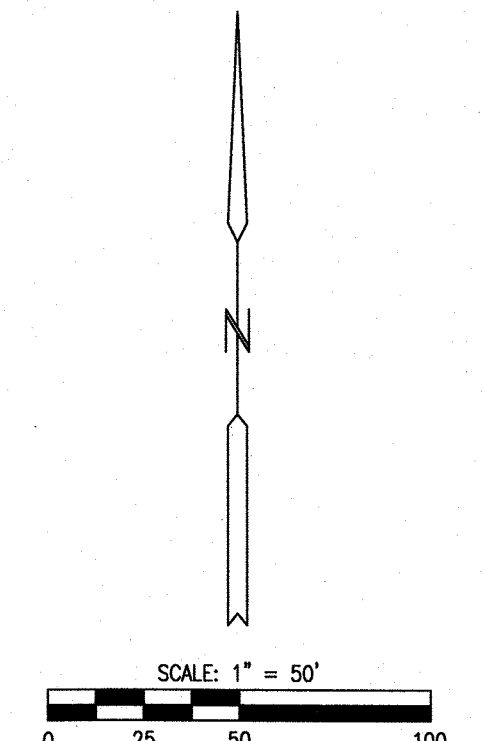


ALLSTATE CONSULTANTS
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 COLUMBIA, MO 65201
 (573) 875-8799
 allstateconsultants.net

MISSOURI STATE CERTIFICATE OF AUTHORITY #200704004

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PRELIMINARY PLAT
BLUFF CREEK ESTATES PLAT 9
 (A REVISION TO PART OF BLUFF CREEK ESTATES PHASE 1)
 COLUMBIA, MISSOURI



BEARINGS ARE REFERENCED TO SOUTHEAST RIGHT-OF-WAY LINE OF BLUFF CREEK DRIVE AS SHOWN BY BLUFF CREEK ESTATES PLAT 1.

OWNER
 ELVIN E. SAPP REVOCABLE TRUST
 2701 BRISTOL LAKE DRIVE
 COLUMBIA, MO 65201

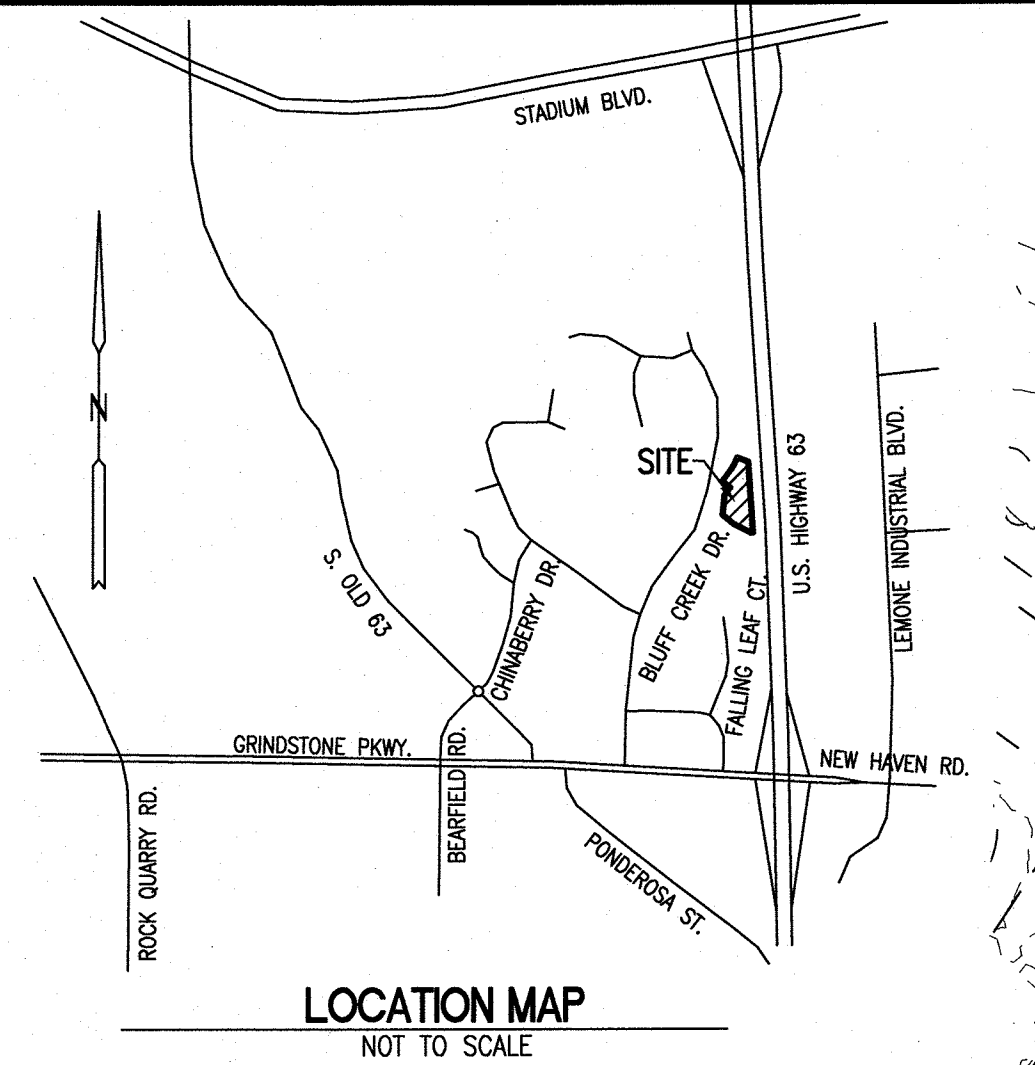
SITE DATA
 OVERALL ACREAGE = 6.17 ACRES
 ZONING = R-1
 NUMBER OF LOTS = 5 (1 COMMON LOT)
 LOCATION = IN SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST

STREAM BUFFER STATEMENT
 A TYPE II STREAM IS LOCATED ON THE SOUTH SIDE OF THE TRACT. A STREAM BUFFER WILL BE SHOWN ON THE FINAL PLAT TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 29019C0291E, EFFECTIVE DATE APRIL 19, 2017.

EXISTING UTILITIES
 SEWER: AVAILABLE TO SITE.
 WATER: AVAILABLE TO SITE.
 GAS: AVAILABLE TO SITE.
 ELECTRIC: AVAILABLE TO SITE.

PROPERTY DESCRIPTION
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4738, PAGE 172 AND PART OF TRACT D OF THE SURVEY RECORDED IN BOOK 891, PAGE 500 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 550, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63 AND THE EAST LINE OF SAID TRACT D OF THE SURVEY RECORDED IN BOOK 891, PAGE 500; THENCE FROM THE POINT OF BEGINNING, WITH SAID EAST LINE OF TRACT D, S3°54'25"E, 934.23 FEET TO THE NORTHEAST CORNER OF LOT 3 OF BLUFF RIDGE PLAT 1-F, RECORDED IN BOOK 3031, PAGE 114; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID LOT 3, S88°47'20"W, 29.95 FEET; THENCE N62°01'15"W, 262.17 FEET; THENCE N50°14'50"W, 172.42 FEET TO THE SOUTHEAST CORNER OF LOT 26, BLUFF CREEK ESTATES PLAT 1, RECORDED IN PLAT BOOK 28, PAGE 39; THENCE LEAVING THE NORTH LINE OF SAID LOT 3 AND WITH THE LINES OF SAID BLUFF CREEK ESTATES PLAT 1, N5°23'20"E, 261.32 FEET; THENCE N36°12'00"E, 125.00 FEET; THENCE N53°48'00"W, 130.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BLUFF CREEK DRIVE (FORMERLY EAST POINT DRIVE) AS SHOWN BY SAID BLUFF CREEK ESTATES PLAT 1; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N36°12'00"E, 170.58 FEET TO THE SOUTHERNMOST CORNER OF BLUFF CREEK DRIVE (FORMERLY EAST POINT DRIVE) AS SHOWN BY SAID BLUFF CREEK ESTATES PLAT 5-A; THENCE LEAVING THE LINES OF SAID BLUFF CREEK PLAT 1, WITH THE LINES OF SAID BLUFF CREEK ESTATES PLAT 5-A AND CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE, 200.00 FEET ALONG A 708.50-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N28°06'45"E, 199.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 550; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 550, S69°58'25"E, 151.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.17 ACRES.

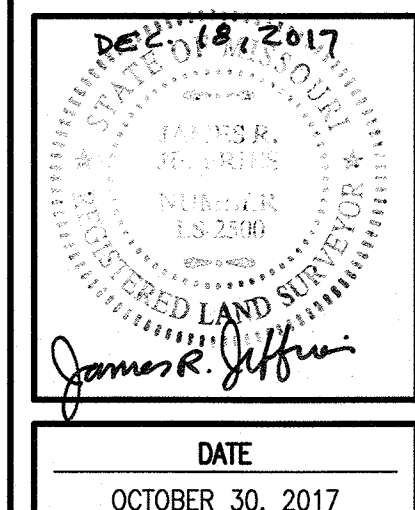
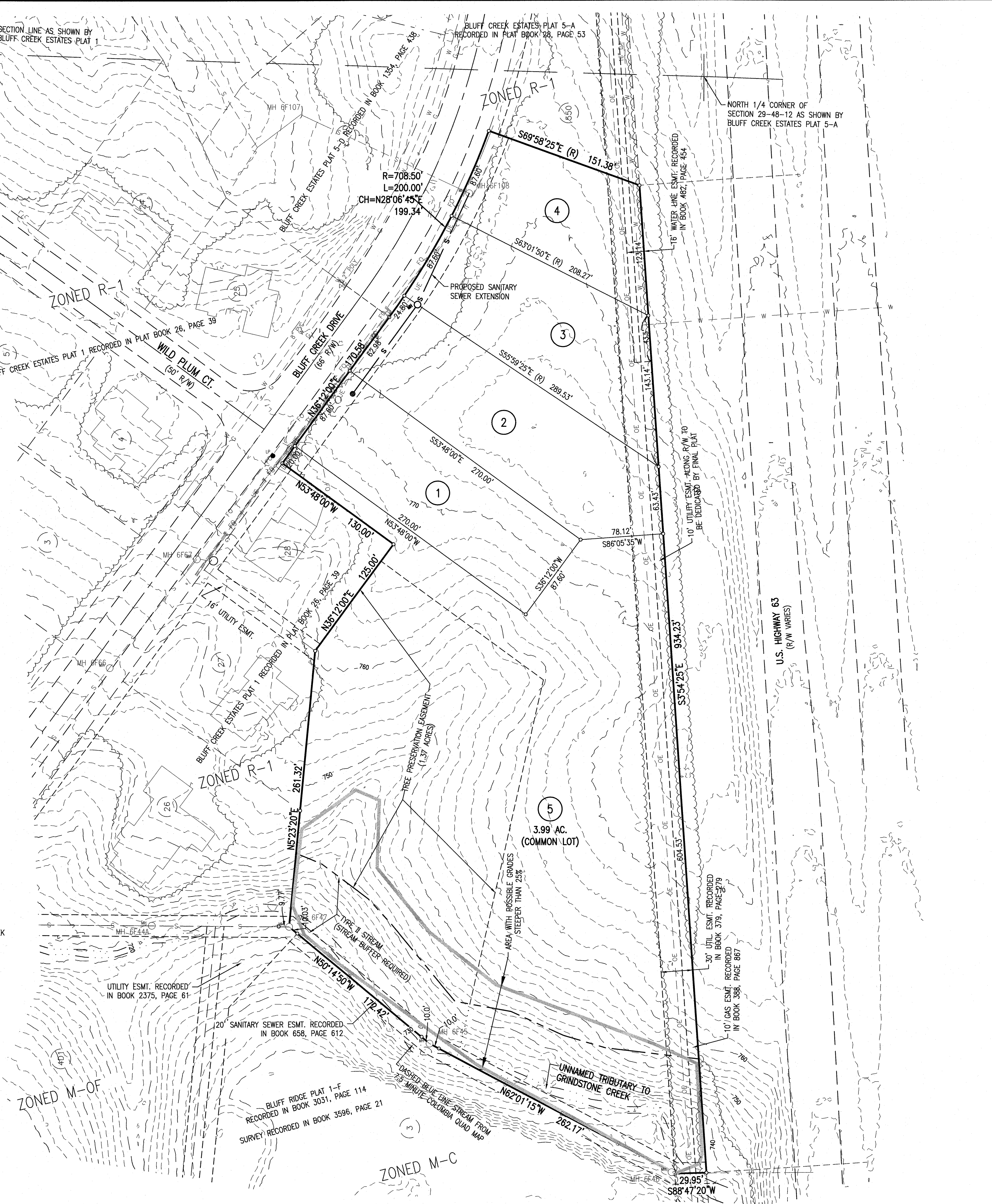


LEGEND

	IRON PIPE (UNLESS NOTED OTHERWISE)		SANITARY MANHOLE
	EXISTING TELEPHONE LINE		SANITARY CLEAN OUT
	PROPOSED SANITARY SEWER		WATER METER
	EXISTING SANITARY SEWER		WATER VALVE
	PROPOSED WATER LINE		FIRE HYDRANT
	EXISTING WATER LINE		POWER POLE
	EXISTING GAS LINE		GUY WIRE ANCHOR
	EXISTING OVERHEAD ELECTRIC		LIGHT POLE
	EXISTING UNDERGROUND ELECTRIC		GAS VALVE
	EXISTING CABLE TV		GAS METER
	FENCE		ELECTRIC MANHOLE
	FLOWLINE		ELECTRIC MANHOLE SIGN
	APPROXIMATE TREE LINE		PROP. SAN. MANHOLE
	STREAM BUFFER		PROP. SAN. CLEAN OUT
	BUILDING ENVELOPE		

- GENERAL NOTES**
1. THIS PRELIMINARY PLAT IS INTENDED TO REVISE A PORTION OF THE PREVIOUSLY APPROVED BLUFF CREEK ESTATES PHASE 1, APPROVED JUNE 4, 1992. THE REVISION REMOVES A PLANNED 550' LONG CUL-DE-SAC AND REDUCES THE NUMBER OF RESIDENTIAL LOTS FROM TEN (10) TO FOUR (4).
 2. THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
 3. THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
 4. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE AVAILABLE TO ALL LOTS.
 5. EXISTING STREET RIGHT-OF-WAY EXCEEDS CURRENT STANDARDS AND WAS DEDICATED BY BLUFF CREEK ESTATES PLAT 1 AND BLUFF CREEK ESTATES PLAT 5-A.
 6. IT IS THE INTENT OF THE DEVELOPER TO TRANSFER THE COMMON AREA LOT TO THE BLUFF CREEK OWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
 7. THE PROPOSED TREE PRESERVATION EASEMENT SHOWN IS INTENDED TO MEET THE REQUIREMENTS FOR SAVING A MINIMUM 25% OF CLIMAX FOREST. SEE THE LAND ANALYSIS MAP FOR ADDITIONAL INFORMATION.
 8. CONTOUR INTERVAL IS TWO (2) FEET.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2017.
 RUSTY STRODTMAN, CHAIRPERSON



DATE
 OCTOBER 30, 2017
 REVISED:
 DECEMBER 18, 2017

JOB NUMBER
 17182.01
 SCALE
 1"=50'

SHEET
 1