

SITE LOCATION MAP
 NOT TO SCALE

CERTIFICATION

A REPLAT OF LOTS 52 THRU 95 AND LOT C1, ALL OF BRISTOL LAKE PLAT 1, RECORDED IN PLAT BOOK 39, PAGE 88, LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE LOTS DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4324, PAGE 27 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 52 THRU 61 (P.O.B. #1)

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 52; THENCE WITH THE LINES OF SAID BRISTOL LAKE PLAT 1, N27°27'05"W, 247.67 FEET; THENCE N26°51'35"W, 125.41 FEET; THENCE N22°52'20"W, 118.16 FEET; THENCE N21°29'50"W, 108.10 FEET; THENCE N58°20'50"W, 80.00 FEET; THENCE N84°40'35"W, 126.15 FEET; THENCE N70°07'40"W, 149.55 FEET; THENCE N53°56'35"W, 146.83 FEET; THENCE N45°15'40"W, 159.35 FEET; THENCE 49.04 FEET ALONG A 175.00-FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N56°19'50"E, 48.88 FEET; THENCE N64°21'30"E, 79.72 FEET; THENCE 29.27 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S73°43'00"E, 26.73 FEET; THENCE 410.15 FEET ALONG A 400.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S61°10'00"E, 392.42 FEET; THENCE 283.50 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S54°26'40"E, 265.12 FEET; THENCE 251.24 FEET ALONG A 1,581.30-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S22°53'55"E, 250.97 FEET; THENCE S27°27'05"E, 280.52 FEET; THENCE 19.34 FEET ALONG A 475.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S26°17'05"E, 19.34 FEET; THENCE S62°32'55"W, 124.61 TO THE POINT OF BEGINNING AND CONTAINING 3.69 ACRES;

LOTS 62 & 63 (P.O.B. #2)

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 62; THENCE WITH THE LINES OF SAID LOTS 62 AND 63, N51°28'05"W, 65.78 FEET; THENCE N1°23'20"E, 233.12 FEET; THENCE N64°21'30"E, 85.50 FEET; THENCE 31.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S70°38'30"E, 28.28 FEET; THENCE S25°38'30"E, 210.00 FEET; THENCE 31.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S19°21'30"W, 28.28 FEET; THENCE S64°21'30"W, 77.30 FEET; THENCE 87.68 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S53°11'45"W, 87.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.96 ACRES;

LOTS 64 THRU 74, 81 THRU 95 & C1 (P.O.B. #3)

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 64; THENCE WITH THE LINES OF SAID BRISTOL LAKE PLAT, 1 S89°54'40"E, 1125.90 FEET; THENCE S1°36'20"W, 216.28 FEET; THENCE 299.31 FEET ALONG A 1081.30-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S6°19'25"E, 298.36 FEET; THENCE 45.64 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S29°19'40"W, 41.36 FEET; THENCE S72°54'35"W, 100.53 FEET; THENCE 32.16 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N61°01'35"W, 28.81 FEET; THENCE 296.05 FEET ALONG A 1231.30-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N8°04'25"W, 295.34 FEET; THENCE 193.57 FEET ALONG A 125.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N45°32'55"W, 174.80 FEET; THENCE N89°54'40"W, 112.89 FEET; THENCE 205.01 FEET ALONG A 47.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S34°52'20"E, 77.04 FEET; THENCE 24.41 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N55°07'40"E, 22.92 FEET; THENCE S89°54'40"E, 49.96 FEET; THENCE 116.14 FEET ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S45°32'55"E, 104.88 FEET; THENCE 587.37 FEET ALONG A 1281.30-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S14°19'05"E, 582.24 FEET; THENCE S27°27'05"E, 98.17 FEET; THENCE 117.81 FEET ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S17°32'55"W, 106.07 FEET; THENCE S62°32'55"W, 155.00 FEET; THENCE 31.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N72°27'05"W, 28.28 FEET; THENCE N27°27'05"W, 153.17 FEET; THENCE 243.29 FEET ALONG A 1531.30-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N22°54'00"W, 243.04 FEET; THENCE 346.50 FEET ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N54°26'40"W, 324.03 FEET; THENCE 396.45 FEET ALONG A 350.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N58°05'30"W, 375.60 FEET; THENCE N25°38'30"W, 380.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.86 ACRES;

LOTS 75 THRU 80 (P.O.B. #4)

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 75; THENCE WITH THE LINES OF SAID BRISTOL LAKE PLAT 1, N27°27'05"W, 110.00 FEET; THENCE N62°32'55"E, 155.00 FEET; THENCE 196.35 FEET ALONG A 125.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N17°32'55"E, 176.78 FEET; THENCE N27°27'05"W, 98.17 FEET; THENCE 176.89 FEET ALONG A 1231.30-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N23°20'05"W, 176.74 FEET; THENCE 32.16 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N26°50'40"E, 28.81 FEET; THENCE N72°54'35"E, 100.53 FEET; THENCE S20°56'05"E, 119.09 FEET; THENCE S26°44'45"E, 117.70 FEET; THENCE S27°27'05"E, 191.43 FEET; THENCE S17°05'40"W, 127.33 FEET; THENCE S62°32'55"W, 190.68 FEET; THENCE S67°18'45"W, 120.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.21 ACRES;

THE DESCRIBED TRACTS CONTAIN 21.66 ACRES IN ALL.

KNOW ALL MEN BY THESE PRESENTS

HUGH TINCHER DEVELOPMENT, INC., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, HUGH TINCHER, PRESIDENT OF HUGH TINCHER DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED.

HUGH TINCHER DEVELOPMENT, INC.

Hugh Tinch
 HUGH TINCHER, PRESIDENT

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS 22nd DAY OF August, IN THE YEAR 2017, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HUGH TINCHER, PRESIDENT OF HUGH TINCHER DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Betty Lou Cobb
 BETTY LOU COBB
 NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

BETTY LOU COBB
 Notary Public - Notary Seal
 State of Missouri
 County of Boone
 My Commission Expires December 6, 2019
 Commission #15690689

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

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



3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799
 MO CERTIFICATE OF AUTHORITY #2007000167

ALLSTATE
 CONSULTANTS

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

BETTY LOU COBB
 Notary Public - Notary Seal
 State of Missouri
 County of Boone
 My Commission Expires December 6, 2019
 Commission #15690689

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

My Commission Expires December 6, 2019
 Commission #15690689

Aug. 21, 2017
 DATE

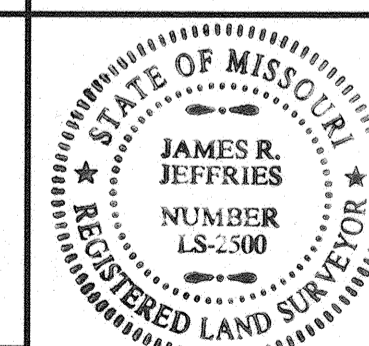
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 21st DAY OF AUGUST, 2017.

Betty Lou Cobb
 BETTY LOU COBB

NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

SHEET 1 OF 2

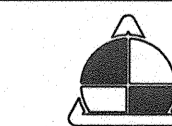
FINAL PLAT
BRISTOL LAKE PLAT 1-C
 A REPLAT OF LOTS 52 THRU 95 AND LOT C-1,
 BRISTOL LAKE PLAT 1
 LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI



DATE	JOB NUMBER	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500
JUNE 12, 2017	15099.02	RESERVED FOR RECORDER'S STAMP

Betty Lou Cobb
 BETTY LOU COBB
 NOTARY PUBLIC
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

James R. Jeffries
 DATE: Aug. 21, 2017



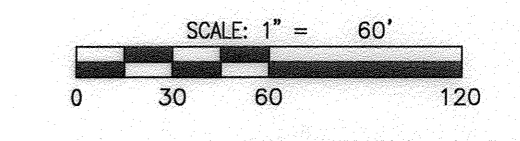
ALLSTATE
 CONSULTANTS
 3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799
 ALLSTATE CONSULTANTS LLC
 MO PROFESSIONAL LAND SURVEYING
 CERTIFICATE OF AUTHORITY #2007000167

BRISTOL LAKE PLAT 1-C

A REPLAT OF LOTS 52 THRU 95 AND LOT C1 BRISTOL LAKE PLAT 1

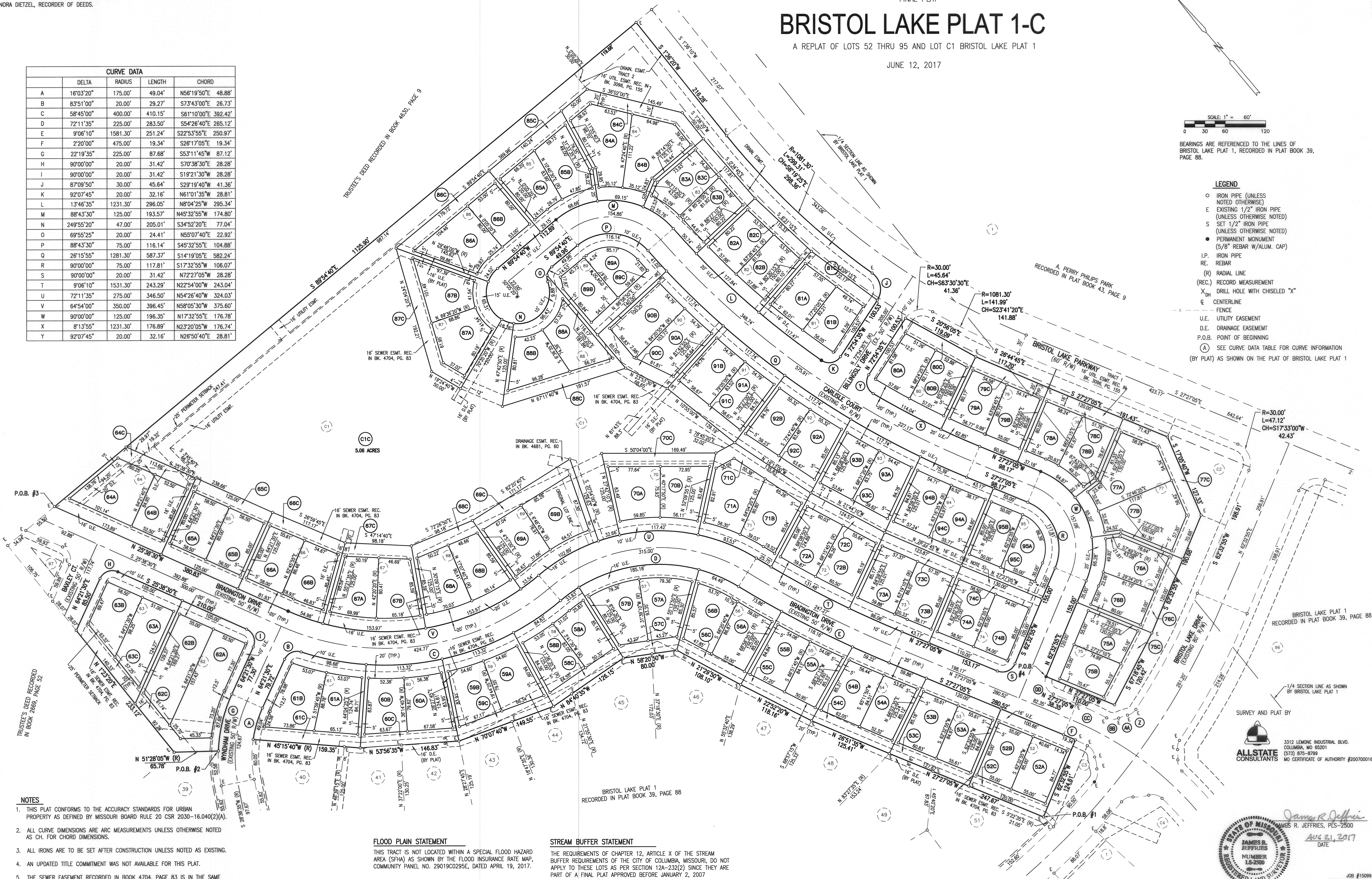
JUNE 12, 2017

CURVE DATA				
	DELTA	RADIUS	LENGTH	CHORD
A	16°03'20"	175.00'	49.04'	N56°19'50"E 48.88'
B	83°51'00"	20.00'	29.27'	S73°43'00"E 26.73'
C	58°45'00"	400.00'	410.15'	S61°10'00"E 392.42'
D	72°11'35"	225.00'	283.50'	S54°26'40"E 265.12'
E	9°06'10"	1581.30'	251.24'	S22°53'55"E 250.97'
F	2°20'00"	475.00'	19.34'	S26°17'05"E 19.34'
G	22°19'35"	225.00'	87.68'	S53°11'45"W 87.12'
H	90°00'00"	20.00'	31.42'	S70°38'30"E 28.28'
I	90°00'00"	20.00'	31.42'	S19°21'30"W 28.28'
J	87°09'50"	30.00'	45.64'	S29°19'40"W 41.36'
K	92°07'45"	20.00'	32.16'	N61°01'35"W 28.81'
L	13°46'35"	1231.30'	296.05'	N80°42'55"W 295.34'
M	88°43'30"	125.00'	193.57'	N45°32'55"W 174.80'
N	249°55'20"	47.00'	205.01'	S34°52'20"E 77.04'
O	69°55'25"	20.00'	24.41'	N58°07'40"E 22.92'
P	88°43'30"	75.00'	116.14'	S45°32'55"E 104.88'
Q	26°15'55"	1281.30'	587.37'	S14°19'05"E 582.24'
R	90°00'00"	75.00'	117.81'	S17°32'55"W 106.07'
S	90°00'00"	20.00'	31.42'	N72°27'05"W 28.28'
T	9°06'10"	1531.30'	243.29'	N22°54'00"W 243.04'
U	72°11'35"	275.00'	346.50'	N54°26'40"W 324.03'
V	64°54'00"	350.00'	396.45'	N58°05'30"W 375.60'
W	90°00'00"	125.00'	196.35'	N17°32'55"E 176.78'
X	8°13'55"	1231.30'	176.89'	N23°20'05"W 176.74'
Y	92°07'45"	20.00'	32.16'	N26°50'40"E 28.81'



BEARINGS ARE REFERENCED TO THE LINES OF BRISTOL LAKE PLAT 1, RECORDED IN PLAT BOOK 39, PAGE 88.

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - ⊕ EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - ⊙ SET 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - ⊥ IRON PIPE REBAR
 - (R) RADIAL LINE
 - (REC.) RECORD MEASUREMENT
 - ⊕ DRILL HOLE WITH CHISELED "X"
 - ⊕ CENTERLINE
 - ⊕ FENCE
 - ⊕ UTILITY EASEMENT
 - ⊕ DRAINAGE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - (A) SEE CURVE DATA TABLE FOR CURVE INFORMATION (BY PLAT) AS SHOWN ON THE PLAT OF BRISTOL LAKE PLAT 1



- NOTES**
- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
 - ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
 - ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS NOTED AS EXISTING.
 - AN UPDATED TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT.
 - THE SEWER EASEMENT RECORDED IN BOOK 4704, PAGE 83 IS IN THE SAME LOCATION AS THE DRAINAGE EASEMENT ACROSS THE BACK OF LOTS 72, 73, 74, 93, 94 AND 95.

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29019C0295E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT
 THE REQUIREMENTS OF CHAPTER 12, ARTICLE 14 OF THE STREAM BUFFER REQUIREMENTS OF THE CITY OF COLUMBIA, MISSOURI, DO NOT APPLY TO THESE LOTS AS PER SECTION 12A-232(2) SINCE THEY ARE PART OF A FINAL PLAT APPROVED BEFORE JANUARY 2, 2007

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS
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