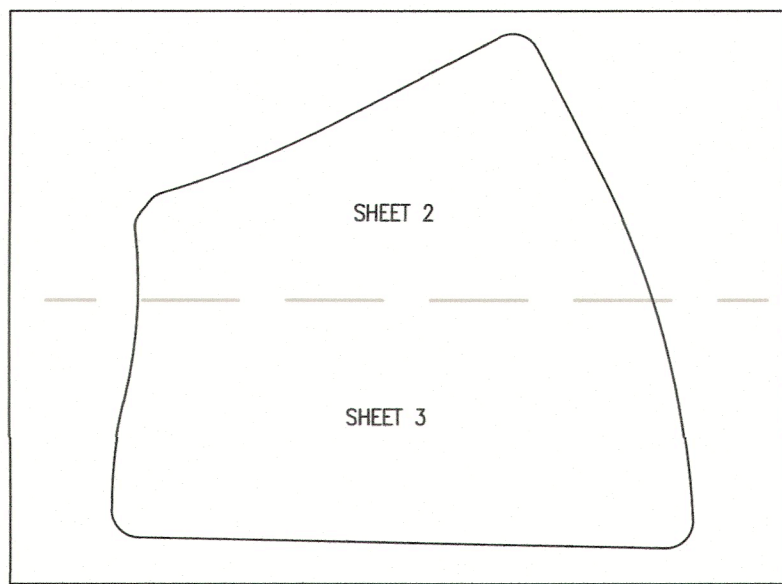


LEGEND:

- EXISTING 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
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- P.O.B. POINT OF BEGINNING
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- 10' DRAINAGE AND UTILITY EASEMENT
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- 20' DRAINAGE AND UTILITY EASEMENT

NOTES:

- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0295E DATED: APRIL 19, 2017.
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- 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. (UNLESS OTHERWISE NOTED)
- NO PRIVATE DRIVEWAYS WILL BE ALLOWED ONTO BRADINGTON DR, BRISTOL LAKE DR, BRISTOL LAKE PKWY AND GANS RD.
- FOR THE PURPOSE OF APPLYING SETBACKS REGULATIONS, THE FRONT AND REAR OF LOTS 1-16 (INCLUSIVE) ARE AS FOLLOWS: THE FRONT SHALL BE FACING STOKLEY DRIVE WITH THE REAR FACING GANS ROAD.
- FOR THE PURPOSE OF APPLYING SETBACK REGULATIONS, THE FRONT AND REAR OF LOTS 30-40 (INCLUSIVE) ARE AS FOLLOWS: THE FRONT SHALL BE FACING DEARBORN DRIVE WITH THE REAR FACING BRISTOL LAKE DRIVE AND/OR BRADINGTON DRIVE.
- LOTS C1 AND C2 ARE HEREBY DEDICATED AS PRIVATE DRAINAGE EASEMENTS AND SHALL BE CONVEYED TO THE LOT OWNERS AND/OR OWNERS ASSOCIATION. ALL MAINTENANCE OF SAID PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR OWNERS ASSOCIATION. IT SHALL BE THE DUTY OF THE LOT OWNERS AND/OR OWNERS ASSOCIATION OF THE SUBDIVISION TO CONSTRUCT AND MAINTAIN ANY AND ALL FACILITIES WITHIN A DRAINAGE EASEMENT AT THEIR COST. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS WITHIN THE DRAINAGE EASEMENT. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED WITHIN A DRAINAGE EASEMENT. THE LOT OWNERS SHALL KEEP THE DRAINAGE EASEMENT PORTIONS TRAVERSING OR ADJACENT TO THEIR PROPERTIES CLEAN AND FREE OF DEBRIS, SILT, AND ANY MATERIALS WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER.

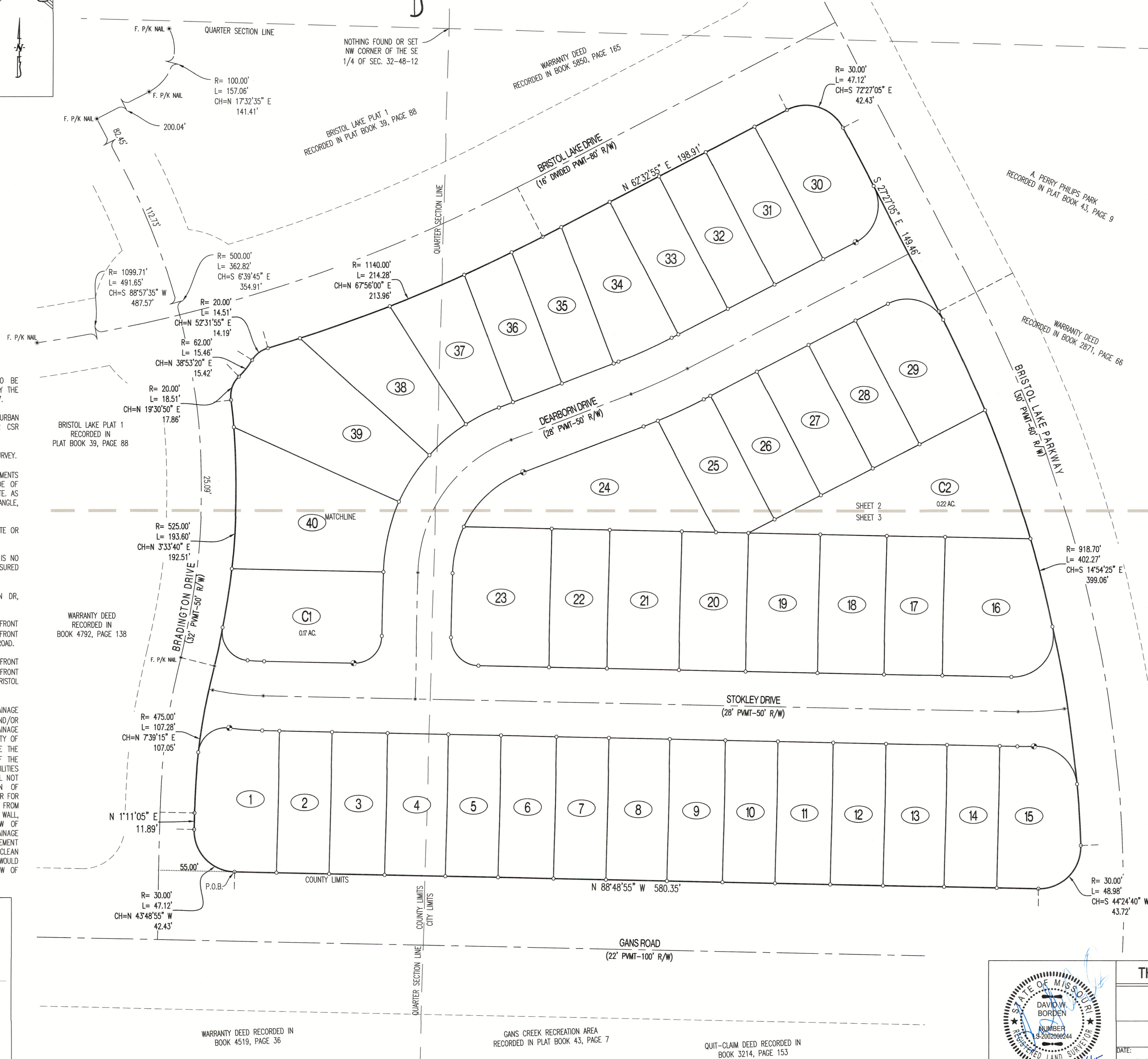


# FINAL PLAT THE COTTAGES AT BRISTOL LAKE, PLAT NO. 1

A REPLAT LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST

COLUMBIA, BOONE COUNTY, MISSOURI

APRIL 14, 2025



CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2025, I COMPLETED A SURVEY AND SUBDIVISION FOR BEACON STREET PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 96, BRISTOL LAKE PLAT 1 RECORDED IN PLAT BOOK 39, PAGE 88 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4828, PAGE 56 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 96, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF GANS ROAD AND ALSO BEING 55.00 EAST OF THE CENTERLINE OF BRADINGTON DRIVE, THENCE TRANSITIONING FROM SAID NORTH RIGHT OF WAY LINE OF GANS ROAD TO THE EAST RIGHT OF WAY LINE OF BRADINGTON DRIVE, 47.12 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 43°48'55" W, 42.43 FEET; THENCE WITH SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, N 1°11'05" E, 11.89 FEET; THENCE 107.28 FEET ALONG A 475.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 7°39'15" E, 107.05 FEET; THENCE 193.60 FEET ALONG A 525.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 3°33'40" E, 192.51 FEET; THENCE TRANSITIONING FROM SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF BRISTOL LAKE DRIVE THE FOLLOWING COURSES AND DISTANCES, 18.51 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 19°30'50" E, 17.86 FEET; THENCE 15.46 FEET ALONG A 62.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 38°53'20" E, 15.42 FEET; THENCE 14.51 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 52°31'55" E, 14.19 FEET; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, 214.28 FEET ALONG A 1140.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 67°56'00" E, 213.96 FEET; THENCE N 62°32'55" E, 198.91 FEET; THENCE TRANSITIONING FROM THE SOUTH RIGHT OF WAY LINE OF BRISTOL LAKE DRIVE TO THE WEST RIGHT OF WAY LINE OF BRISTOL LAKE PARKWAY, 47.12 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 27°27'05" E, 42.43 FEET; THENCE WITH SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, S 27°27'05" E, 149.46 FEET; THENCE 402.27 FEET ALONG A 918.70-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 14°54'25" E, 399.06 FEET; THENCE TRANSITIONING FROM SAID WEST RIGHT OF WAY LINE OF BRISTOL LAKE PARKWAY TO SAID NORTH RIGHT OF WAY LINE OF GANS ROAD, 48.98 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 44°24'40" W, 43.72 FEET; THENCE WITH SAID NORTH RIGHT OF WAY LINE, N 88°48'55" W, 580.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.21 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

DAVID W. BORDEN, PLS-200200244  
DATE: 4/9/25

STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF June  
IN THE YEAR 2025.

DAVID W. BORDEN, Notary Public  
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

KNOW ALL MEN BY THESE PRESENTS:

THAT BEACON STREET PROPERTIES, 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 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 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. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE 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 THE COTTAGES AT BRISTOL LAKE, PLAT NO. 1.

IN WITNESS WHEREOF, BEACON STREET PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 10 DAY OF June, 2025.

BEACON STREET PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY

SCOTT LINNEMEYER, MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE

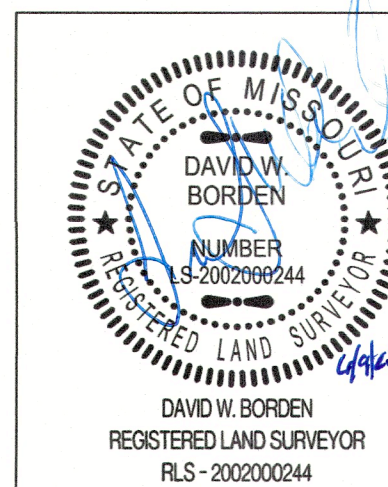
ON THIS 10 DAY OF June, IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT LINNEMEYER, MANAGER OF BEACON STREET PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

DAVID W. BORDEN, Notary Public  
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



## THE COTTAGES AT BRISTOL LAKE, PLAT NO.1

A REPLAT LOCATED IN  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

CROCKETT  
ENGINEERING CONSULTANTS

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

www.crockettengineering.com

DATE:

4/14/2025

SCALE:

1" = 40'

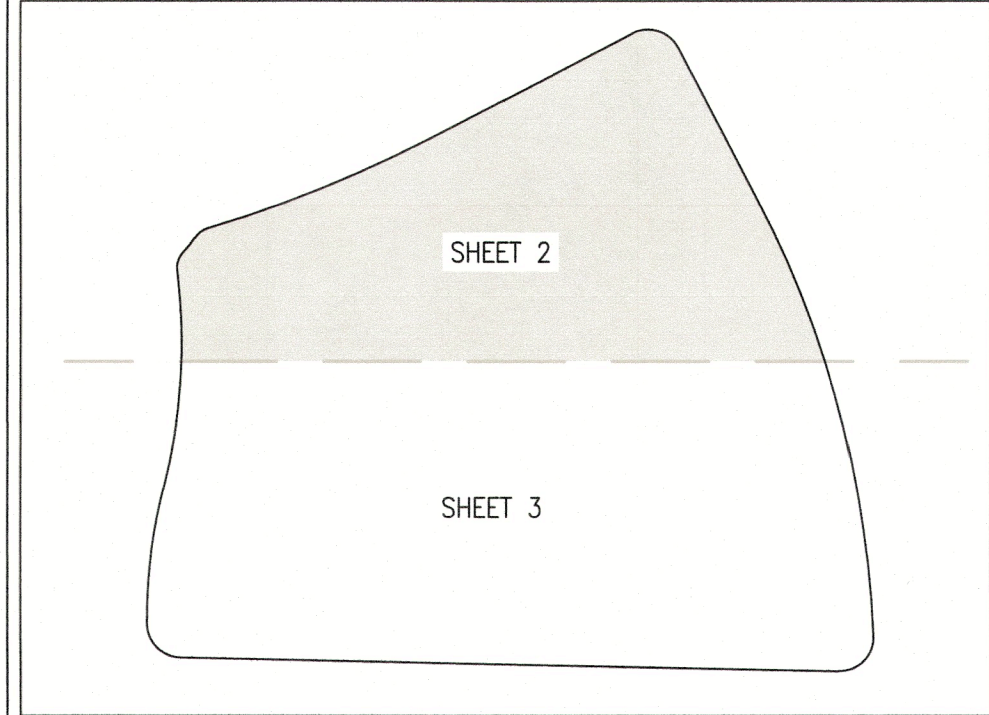
PROJECT:

170275

DRAWN BY:

JWS





SHEET INDEX

NOT TO SCALE

LEGEND:

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- R= CURVE RADIUS
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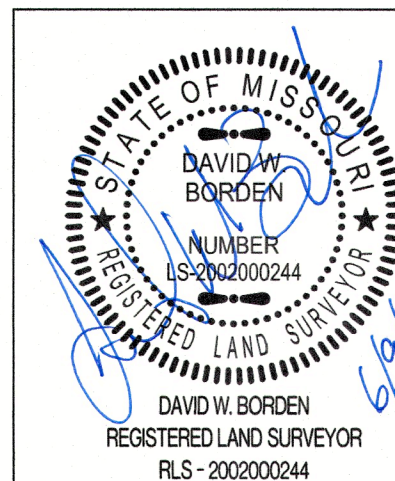
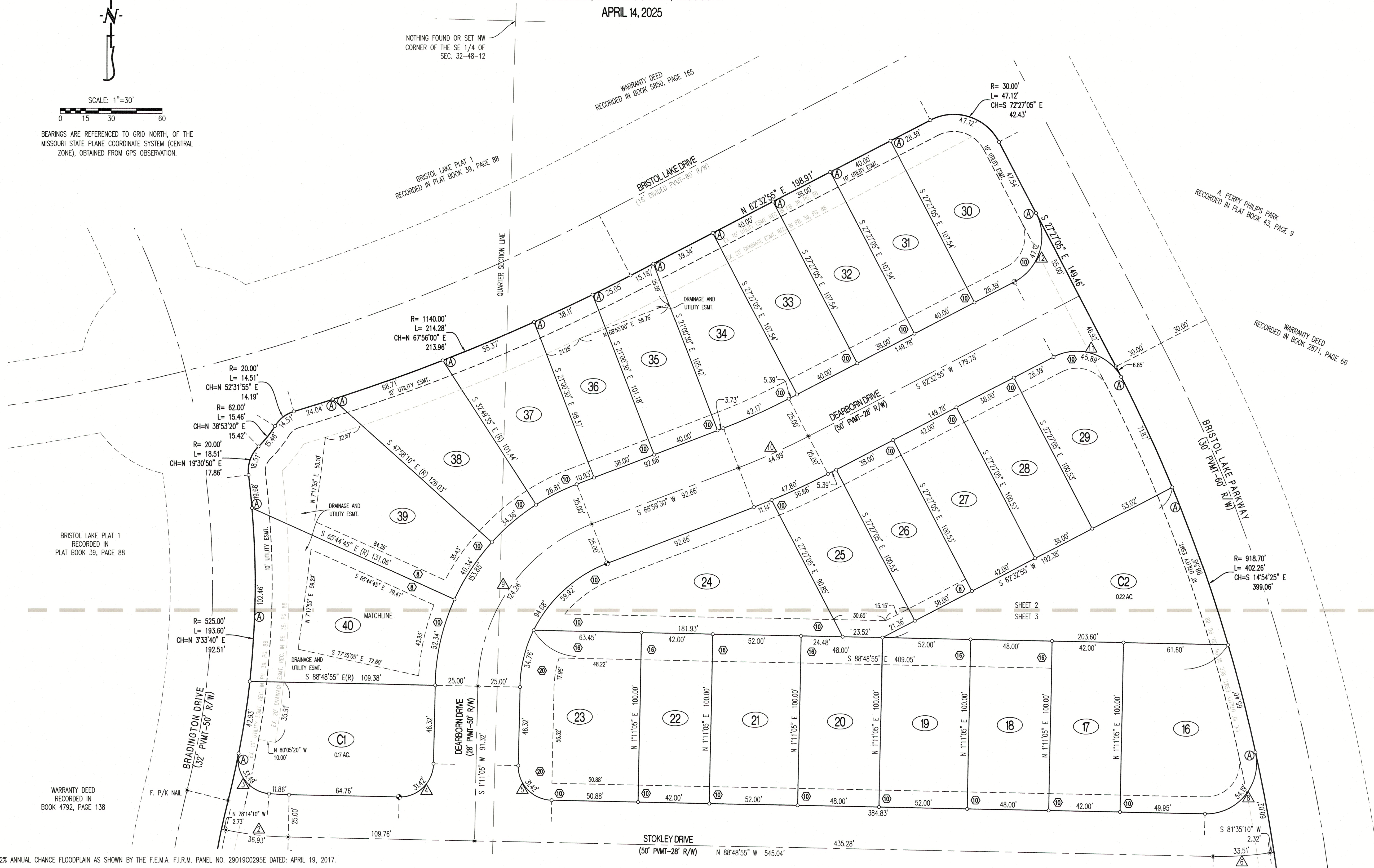
CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
1	31.69'	20.00'	S51°52'15"W	28.48'
2	36.93'	200.00'	N83°31'35"W	36.87'
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NOTES:

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FINAL PLAT  
THE COTTAGES AT BRISTOL LAKE, PLAT NO.1

A REPLAT LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
APRIL 14, 2025



THE COTTAGES AT BRISTOL LAKE, PLAT NO.1

A REPLAT LOCATED IN  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000161304

DATE:

4/14/2025

PROJECT:

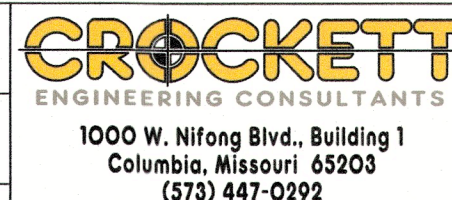
170275

SCALE:

1" = 30'

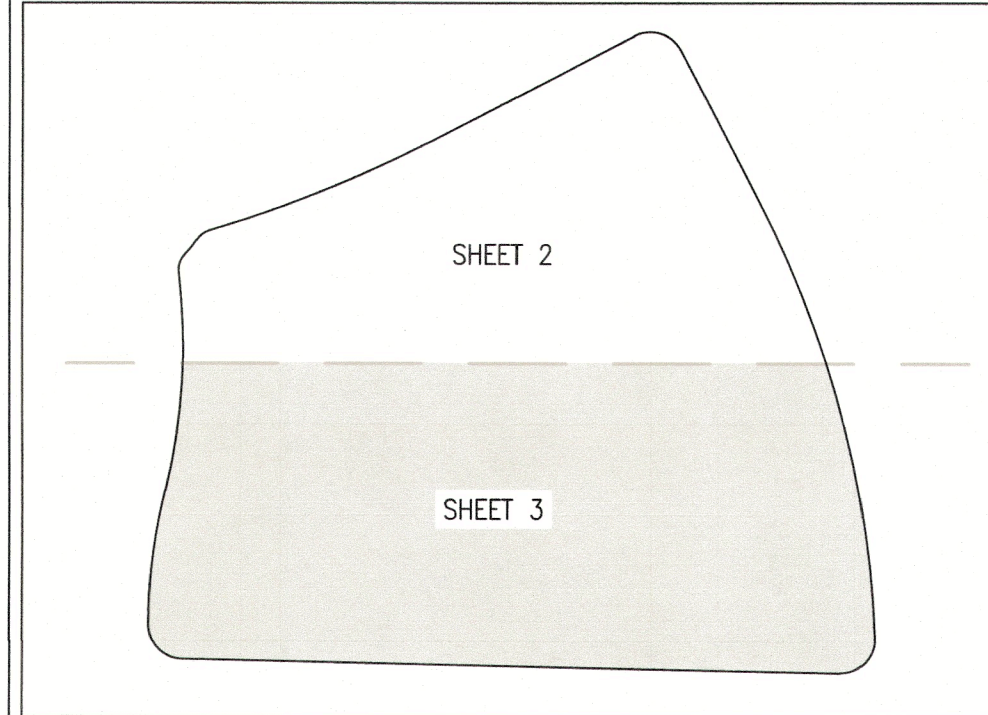
DRAWN BY:

JWS



www.crockettengineering.com





SHEET INDEX  
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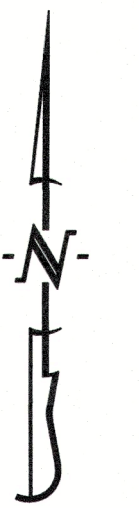
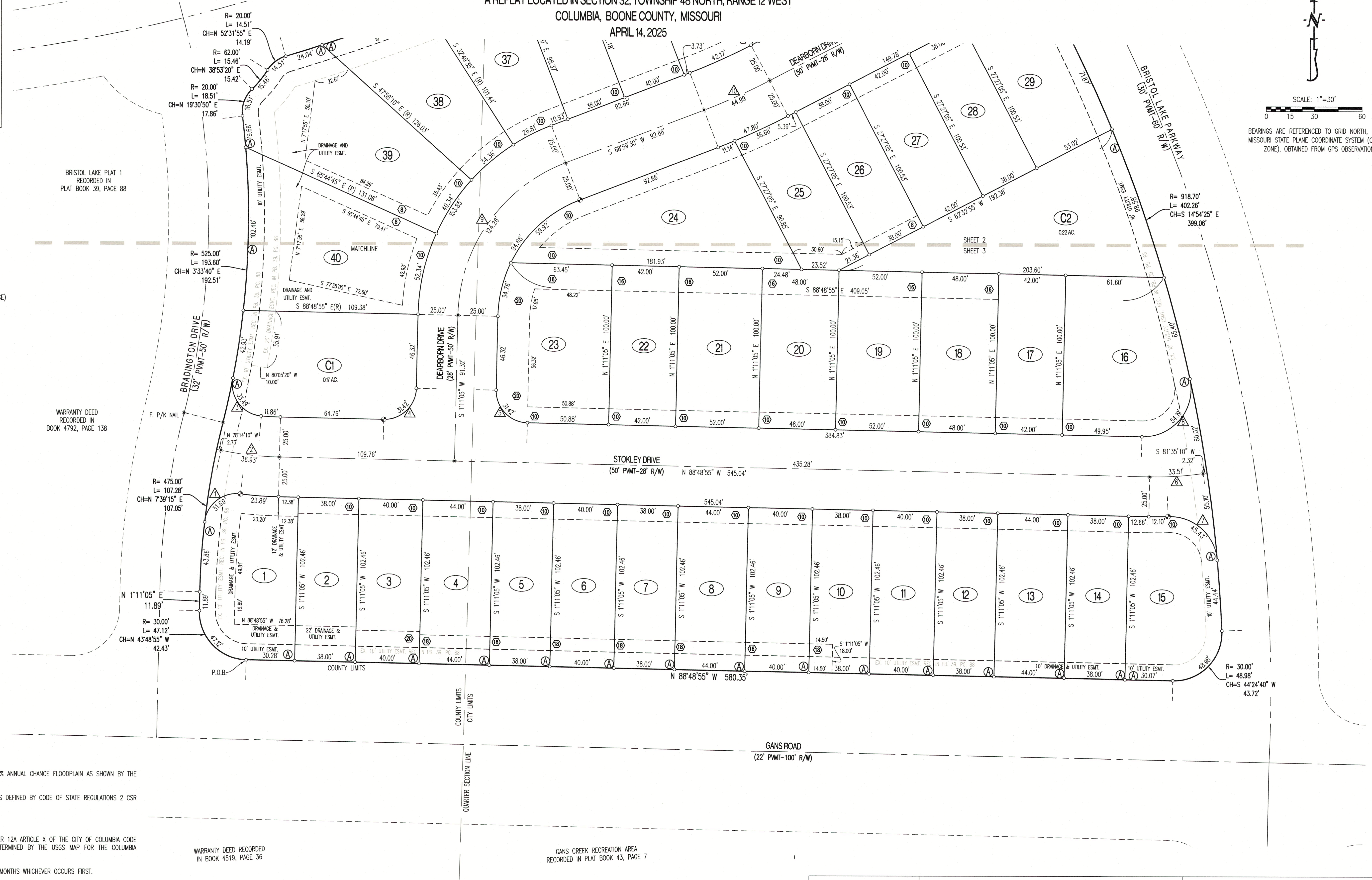
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# FINAL PLAT THE COTTAGES AT BRISTOL LAKE, PLAT NO. 1

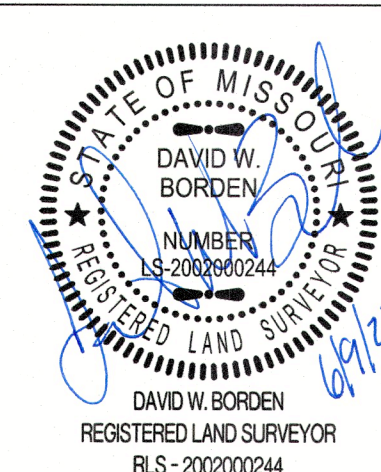
A REPLAT LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

APRIL 14, 2025



SCALE: 1"=30'  
0 15 30 60

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



## THE COTTAGES AT BRISTOL LAKE, PLAT NO.1

A REPLAT LOCATED IN  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200015304

DATE:  
4/14/2025  
PROJECT:  
170275

SCALE:  
1" = 30'  
DRAWN BY:  
JWS

**CROCKETT**  
ENGINEERING CONSULTANTS  
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