

BEAR CREEK VISTAS - PLAT 1

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST COLUMBIA, MISSOURI
 SEPTEMBER 14, 2015

A tract of land being the west part of the north 100 feet of the south 300 feet of the west 726 & 2/3 feet of the north half of the south half of the northeast quarter of Section 35, T49N, R13W, Columbia, Boone County, Missouri, as described by a General Warranty Deed recorded in Book 3654, Page 98 and by a Quit-Claim Deed recorded in Book 3661, Page 11, and defined by the 70.78 acre survey of Tract 1 recorded in Book 2461, Page 148, all of the Boone County records.

Starting at the southwest corner of the north half of the south half of the northeast quarter of Section 35, T49N, R13W, being the southeast corner of Windfall Subdivisory Subdivision Block No. 1 as shown in Plat Book 11, Page 330, and as shown by Sanderson Estates in Plat Book 16, Page 18; thence N0°-14'-00"E, along the west line of the northeast quarter of said Section, 200.87 feet to the point of beginning.

From the point of beginning, continuing N0°-14'-00"E along the said Quarter Section line, 100.00 feet to the westernmost southwest corner of Tract 1 of a survey recorded in Book 2461, Page 148; thence S85°-24'-35"E, along the south line of said Tract, 438.07 feet to a non-tangent curve having a radius of 475.00 feet; thence, along said curve to the right, 45.74 feet (a chord S5°-18'-25"W 45.73 feet) to the PT of said curve; thence S8°-04'-00"W 54.09 feet to a line, 100 feet south of and parallel with said south line of said Tract 1; thence N85°-24'-35"W, along said parallel line, 426.61 feet to the point of beginning and containing 0.98 acre.

I then divided this 0.98 acre tract into Lot 1, containing 0.85 acre, and the street right-of-way for Creasy Springs Road, containing 0.14 acre, both as shown hereon.

This LOT is subject to an electric easement, 30 feet wide, "blanket"-type as described in Book 3748, Page 39. This tract may be subject to other easements and restrictions of record.

Bearings are based on lines of Tract 1 of the survey recorded in Book 2461, Page 148 of the Boone County records.

The results of the survey of this urban property showing the house & improvements, made for Jerry D. Kelly, and executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, are shown on this plat.

On this date, the FLOOD INSURANCE RATE MAP, community-panel number 29019C0280C, dated March 17, 2011, was reviewed. The review showed that Lot 1, as described above, is not contained within any flood hazard area.

LUECK SURVEYING Columbia, MO 65201

by: *Ronald G. Lueck*

Ronald G. Lueck
 Professional Land Surveyor
 LS #1957

Subscribed and sworn to before me, a notary public in and for Boone County, Missouri, this _____ day of _____, 2015.

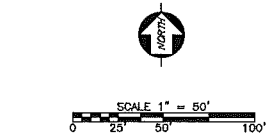
My commission expires June 16, 2017.

Larry E. Bishop
 Notary Public

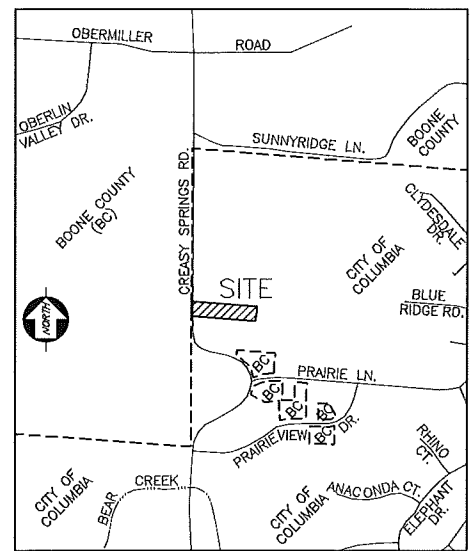
OCTOBER 21, 2015

Notes:

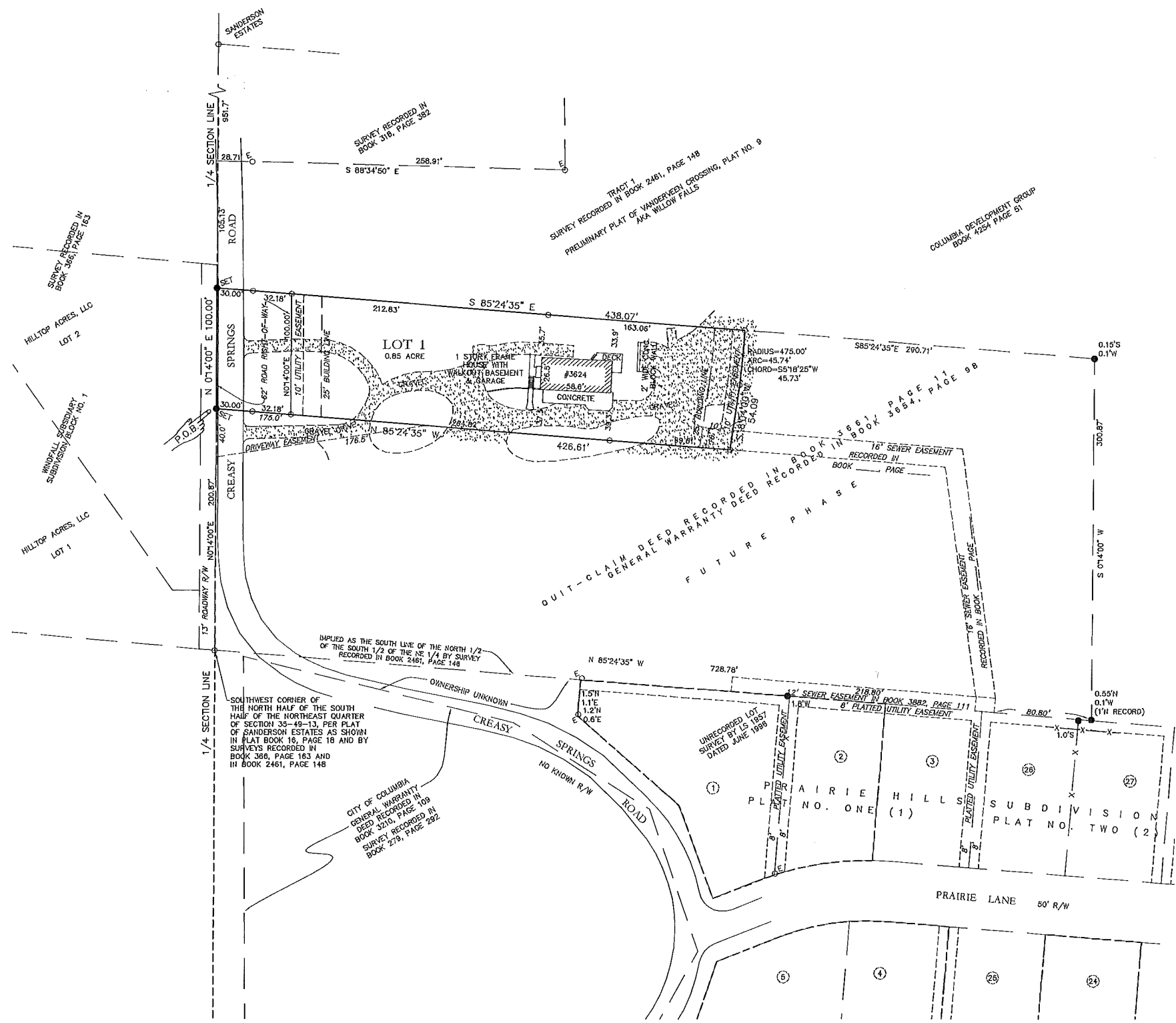
- 1) Bearings are based on lines of Tract 1 of the survey recorded in Book 2461, Page 148 of the Boone County records.
- 2) The driveways shown on this Plat 1, are existing drives to three residences that were formerly located upon the parent tract of 5.02 acres. Only the northern house remains, and has undergone renovation. Boone County Public Works replaced all three driveway road culverts in 2010 in an improvement project to Creasy Springs Road. Access to Lot 1 will be provided through an existing shared driveway crossing through Lot 2 until Creasy Springs Road is relocated and Salamander Lane is constructed. All driveway connections onto Creasy Springs Road shall be terminated when Creasy Springs Road is relocated and when Salamander Lane is constructed. It shall be the responsibility of the owners of Lots 1 and 2 to construct new driveways to the City's design specifications onto Salamander Lane at their own expense.
- 3) No new driveways shall access Creasy Springs Road per City of Columbia Subdivision Regulations Section 25-53.
- 4) Sewer Service to the southeast corner of Lot 1 is provided through a sewer easement, 16 feet wide, recorded in Book _____, Page _____.
- 5) Streams, designated as Type I, per City Definition by the Code of Ordinances, Section 12A-233, exist within 1500 feet of this Lot. Cow Branch is located 1100 feet northwest of the northwest corner of this Lot north of the ridge located between the stream & Lot, and is not affected by any drainage from this Lot. Bear Creek is located 1000 feet south of the southwest corner of this Lot, and the drainage area concerned with this plot is less than 50 acres. Waterways, classified as a Type II or III by the City of Columbia Code of Ordinances, Chapter 12A-233, do not exist on or within 1500 feet of this Lot as described hereon. No stream buffer is required.



- LEGEND**
- EXISTING REBAR or IRON ROD UNLESS OTHERWISE NOTED AS SET
 - SET IRON PIPE UNLESS OTHERWISE NOTED AS EXISTING
 - E EXISTING
 - X-X- FENCE LINE
 - - - CENTERLINE
 - - - OVERHEAD ELECTRIC LINE



LOCATION MAP
 1" = 600'±



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2015.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

KNOW ALL PERSONS BY THESE PRESENTS:

I, Jerry D. Kelly, owner of the above described tract, have caused the same to be surveyed and divided as shown on this plat. The road right-of-way, located along Creasy Springs Road, and the utility easements, located along Creasy Springs Road and the east line of Lot 1, are hereby dedicated to the City of Columbia for public use forever.

Jerry D. Kelly

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

On this _____ day of _____, 2015, before me appeared Jerry D. Kelly, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in said county and state, the day and year first above written.

My commission expires _____

Notary Public

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