

FILED FOR RECORD, BOONE COUNTY, MISSOURI  
BETTIE JOHNSON, RECORDER OF DEEDS.

# BRISTOL LAKE PLAT 1

FINAL PLAT  
A PLANNED UNIT DEVELOPMENT  
JUNE 13, 2005

### KNOW ALL MEN BY THESE PRESENTS

BRISTOL 124, LLC, BEING SOLE OWNER OF THE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ELVIN E. SAPP, FOR BRISTOL 124, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE, FOREVER.

BRISTOL LAKE PARKWAY, BRISTOL LAKE DRIVE, BRADINGTON DRIVE, RUTHERFORD DRIVE, CARLISLE COURT, BILLINGSLEY DRIVE, WYNDHAM DRIVE, BAXLEY COURT AND THE ADDITIONAL RIGHT-OF-WAY FOR GANS ROAD ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

BRISTOL 124, LLC

*Elvin E. Sapp*  
ELVIN E. SAPP, MEMBER

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 25<sup>th</sup> DAY OF JULY, IN THE YEAR 2005, BEFORE ME, MARLA E. OGLESBY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELVIN E. SAPP, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

*Marla E. Oglesby* NOTARY PUBLIC  
MARLA E. OGLESBY COMMISSION NO. 044007428  
MY COMMISSION EXPIRES JANUARY 10, 2008

### CERTIFICATION

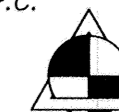
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 2491, PAGE 6 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32-48-12, AS SHOWN IN LAND CORNER DOCUMENT NUMBER 600-45061; THENCE WITH THE WEST LINE OF SAID SECTION 32, N 1°43'15"E, 2653.51' FEET TO A NORTH LINE OF THE SURVEY RECORDED IN BOOK 2537, PAGE 9; THENCE LEAVING SAID SECTION LINE AND WITH THE LINES OF SAID SURVEY, S 89°54'40"E, 341.30' FEET, BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH THE LINES OF SAID SURVEY, S 89°54'40"E, 981.47'; THENCE N 1°23'20"E, 396.00' FEET; THENCE S 89°54'40"E, 1246.35' FEET; THENCE LEAVING THE LINES OF SAID SURVEY, S 1°36'10"W, 217.07' FEET; THENCE 533.16' FEET ALONG A 1051.30'-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 12°55'20"E, 527.46' FEET; THENCE S 27°27'05"E, 642.64' FEET; THENCE 474.15' FEET ALONG A 948.70'-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 13°08'00"E, 469.23' FEET TO THE NORTH RIGHT-OF-WAY LINE OF GANS ROAD AS DESCRIBED IN THE CONDEMNATION CASE NUMBER 00C164394; THENCE WITH SAID RIGHT-OF-WAY, N 88°48'55"W, 1503.42' FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N 53°05'29"W, 458.66' FEET; THENCE N 6°06'10"W, 371.09' FEET; THENCE N 74°26'15"W, 481.61' FEET; THENCE N 34°01'35"W, 677.11' FEET TO THE POINT OF BEGINNING AND CONTAINING 70.51 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
ALLSTATE CONSULTANTS, P.C.



*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

JULY 25, 2005  
DATE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 25<sup>th</sup> DAY OF JULY, 2005.

*Marla E. Oglesby* NOTARY PUBLIC  
MARLA E. OGLESBY COMMISSION NO. 044007428  
MY COMMISSION EXPIRES JANUARY 10, 2008

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 6<sup>th</sup> DAY OF SEPTEMBER, 2005.

*Darwin A. Hindman*  
DARWIN A. HINDMAN, MAYOR

*Sheela Amin*  
SHEELA AMIN, CITY CLERK



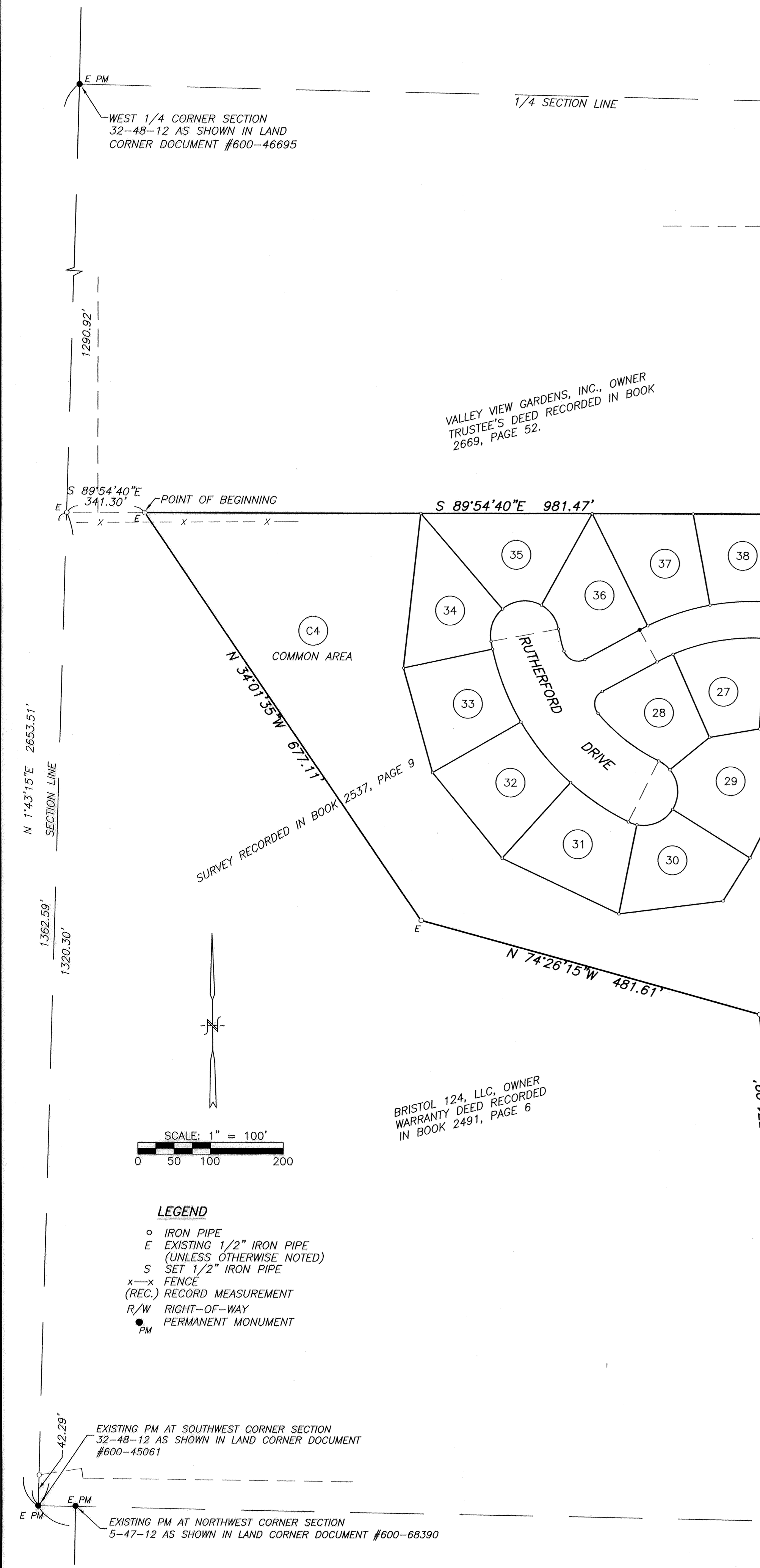
R=948.70'  
L=474.15'  
CH=S13°08'00"E  
469.23'

FUTURE DEVELOPMENT  
OF  
ATTACHED TOWN HOMES  
OR  
CONDOMINIUMS

Recorded in Boone County, Missouri  
Date and Time: 09/07/2005 at 01:50:11 PM  
Instrument # 2005026483 Book 39 Page 88

Grantor: BRISTOL 124, LLC  
Grantee: BRISTOL LAKE PLAT 1

Instrument Type: PLAT  
Recording Fee: \$189.00  
No. of Pages: 3  
*Bettie Johnson*  
Bettie Johnson, Recorder of Deeds



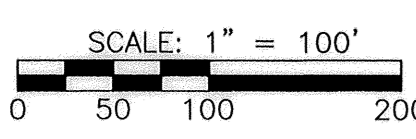
VALLEY VIEW GARDENS, INC., OWNER  
TRUSTEE'S DEED RECORDED IN BOOK  
2669, PAGE 52.

MARGARET EASLEY TRUST NO. 1  
WARRANTY DEED RECORDED IN  
BOOK 763, PAGE 608

SURVEY RECORDED IN  
BOOK 2591, PAGE 91

CITY OF COLUMBIA, OWNER  
WARRANTY DEED RECORDED  
IN BOOK 2605, PAGE 66

BRISTOL 124, LLC, OWNER  
WARRANTY DEED RECORDED  
IN BOOK 2491, PAGE 6



- LEGEND
- o IRON PIPE
- e EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" IRON PIPE
- x-x FENCE
- (REC.) RECORD MEASUREMENT
- R/W RIGHT-OF-WAY
- PM PERMANENT MONUMENT

EXISTING PM AT SOUTHWEST CORNER SECTION  
32-48-12 AS SHOWN IN LAND CORNER DOCUMENT  
#600-45061

EXISTING PM AT NORTHWEST CORNER SECTION  
5-47-12 AS SHOWN IN LAND CORNER DOCUMENT #600-68390

# BRISTOL LAKE PLAT 1

FINAL PLAT  
A PLANNED UNIT DEVELOPMENT  
JUNE 13, 2005

R=948.70'  
L=474.15'  
CH=S 13°08'00"E  
469.23'

BOONE COUNTY MO SEP 07, 2005

### LEGEND

- IRON PIPE
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" IRON PIPE
- - - FENCE
- x-x (REC.) RECORD MEASUREMENT
- R/W RIGHT-OF-WAY
- PM PERMANENT MONUMENT

SCALE: 1" = 60'



COMMON AREA  
5.11 ACRES

COMMON AREA  
12.64 ACRES

FUTURE DEVELOPMENT OF  
ATTACHED TOWN HOMES  
OR  
CONDOMINIUMS  
6.21 ACRES

SEE SHEET 3 OF 3

MATCHLINE  
SEE SHEET 3 OF 3

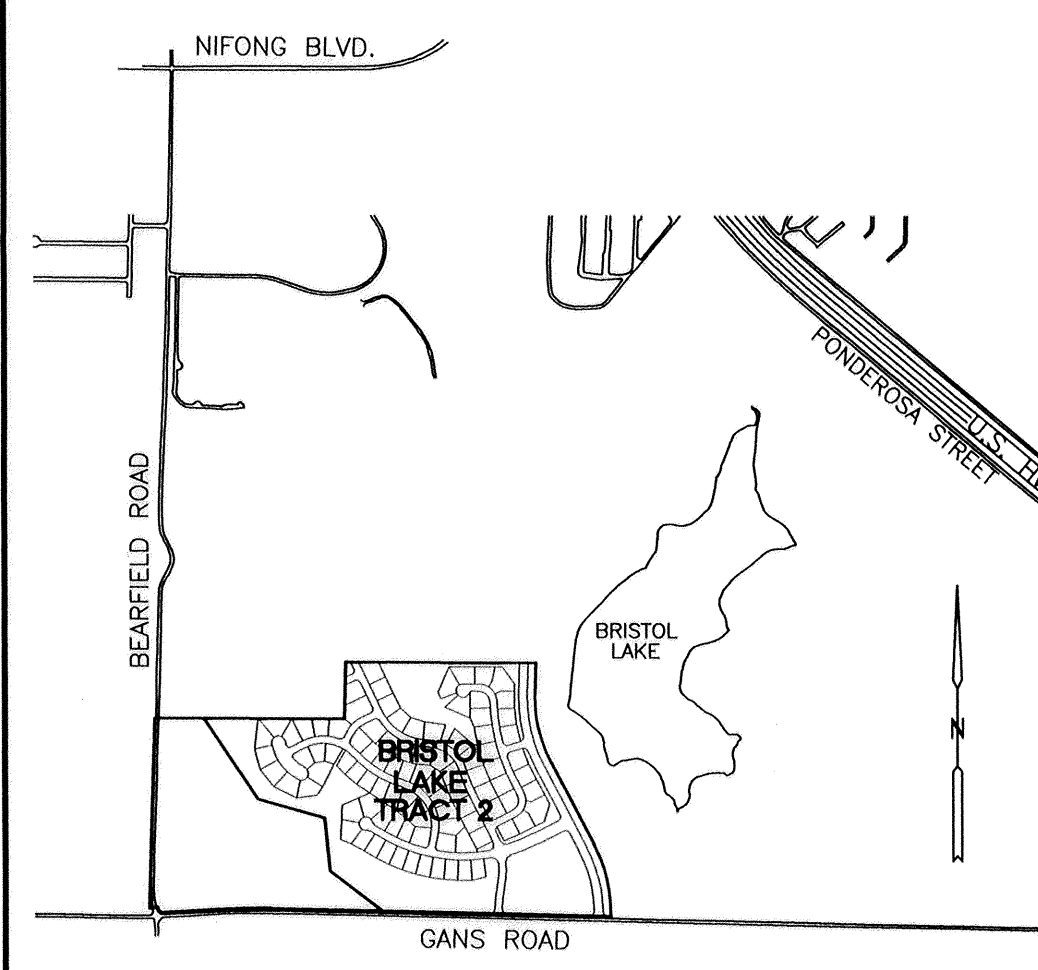
SURVEY AND PLAT BY  
ALLSTATE CONSULTANTS, P.C.

DAVID T. BUTCHER, PLS-2002014095  
 June 25, 2005  
 DATE



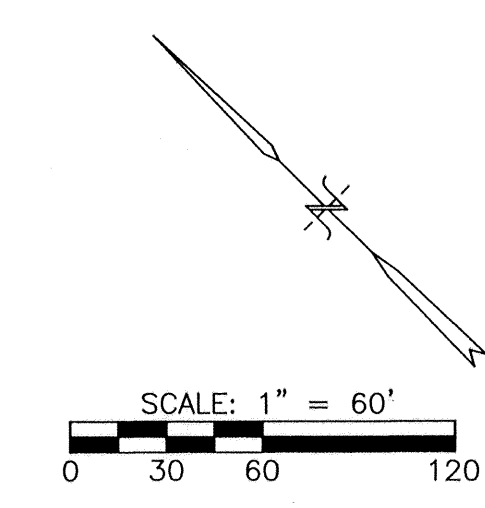
# BRISTOL LAKE PLAT 1

A PLANNED UNIT DEVELOPMENT  
JUNE 13, 2005



LOCATION MAP  
N.T.S.

CURVE DATA				
	Δ	R	L	Q T
A	12°56'25"	500.00'	112.93'	56.71'
B	41°34'35"	500.00'	362.83'	189.82'
C	60°04'05"	1100.00'	1153.23'	635.96'
D	72°11'40"	250.00'	315.01'	182.29'
E	64°54'00"	375.00'	424.77'	238.44'
F	26°15'55"	1256.30'	575.91'	293.11'
G	88°43'35"	100.00'	154.86'	97.80'
H	35°43'05"	200.00'	124.68'	64.44'
J	76°44'55"	300.00'	401.86'	237.56'
K	53°29'20"	300.00'	280.07'	151.18'
L	33°45'00"	675.00'	397.62'	204.76'
M	87°13'15"	300.00'	456.69'	285.79'
N	90°00'00"	100.00'	157.08'	100.00'
O	9°06'10"	1556.30'	247.27'	123.90'
P	28°38'10"	948.70'	474.15'	242.14'
Q	29°03'25"	1051.30'	533.16'	272.44'
AA	90°00'00"	30.00'	47.12'	-
BB	53°01'40"	20.00'	18.51'	-
CC	41°34'05"	20.00'	14.51'	-
DD	60°56'05"	20.00'	21.27'	-
EE	54°58'30"	20.00'	19.19'	-
FF	58°33'25"	20.00'	20.44'	-
II	44°29'25"	20.00'	15.53'	-
JJ	92°26'50"	20.00'	32.27'	-
KK	90°00'00"	20.00'	31.42'	-
MM	92°07'55"	20.00'	32.16'	-
NN	87°10'00"	30.00'	45.64'	-
PP	83°51'10"	20.00'	29.27'	-
QQ	82°30'20"	20.00'	28.80'	-
RR	101°07'35"	20.00'	35.30'	-
SS	47°48'50"	20.00'	16.69'	-



**LEGEND**

- IRON PIPE
- ⊕ EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" IRON PIPE
- x-x FENCE
- (REC.) RECORD MEASUREMENT
- R/W RIGHT-OF-WAY
- PM PERMANENT MONUMENT

- NOTES**
- THIS IS AN URBAN PROPERTY BOUNDARY SURVEY.
  - PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
  - ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
  - ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
  - RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY COMMITMENT # C 3720-20-9813-31-625, DATED: JANUARY 9, 2003.
  - LOT 97 IS LESS THAN THE REQUIRED MINIMUM AREA. THEREFORE IT SHOULD BE CONSIDERED A COMMON AREA UNTIL IT IS REPLACED AS PART OF THE DEVELOPMENT OF THE ADJACENT PROPERTY.
  - BRISTOL LAKE PARKWAY IS DEDICATED ON THIS PLAT AS A HALF WIDTH BY THE OWNER. THE REMAINING HALF WIDTH RIGHT-OF-WAY AS SHOWN ON THE PUD PLAN AND APPROVED BY THE THE CITY COUNCIL BY ORDINANCE NUMBER 18541.

**FLOOD PLAIN STATEMENT**  
THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY'S FLOOD PLAIN MAPS, PANEL #290034 0136 B, DATED: JUNE 15, 1983.

SURVEY AND PLAT BY  
ALLSTATE CONSULTANTS, P.C.  
*David T. Butcher*  
DAVID T. BUTCHER, PLS, 2002014095  
JULY 25, 2005  
DATE

