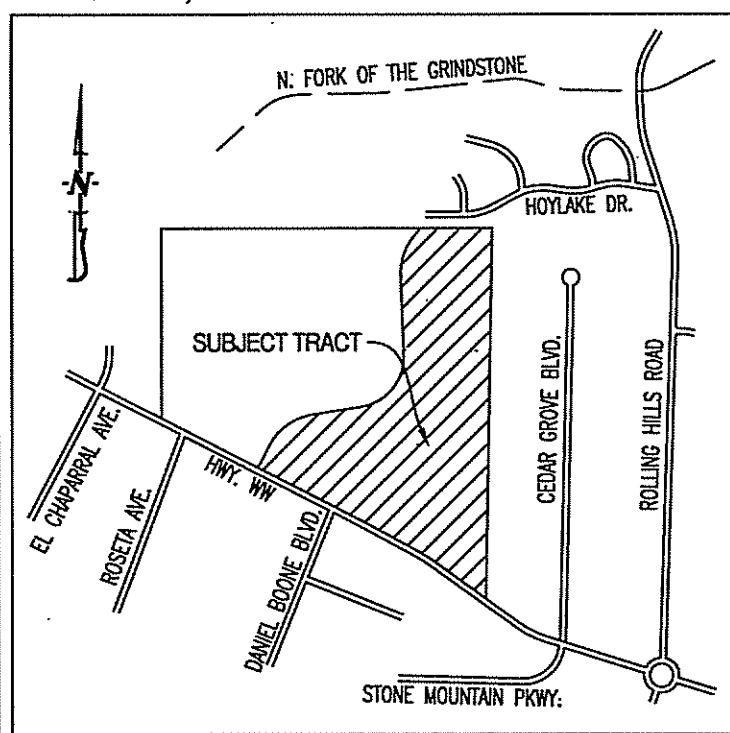


FINAL PLAT THE BROOKS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 15, SOUTHEAST
QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF
SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 26, 2018
CASE #18-78



KNOW ALL MEN BY THESE PRESENTS:

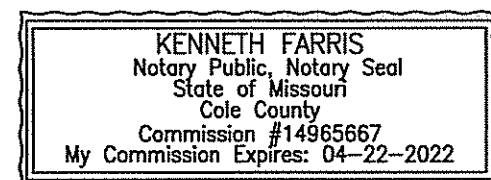
THAT THE BROOKS AT COLUMBIA, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE DRAWING ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE BROOKS, PLAT NO. 2."

IN WITNESS WHEREOF, THE BROOKS AT COLUMBIA, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, JOB CONSTRUCTION, INC. AND BOONE DEVELOPMENT, INC. WITH SEAL TO BE AFFIXED THIS 23rd DAY OF July, 2018.

THE BROOKS AT COLUMBIA, LLC.
BOONE DEVELOPMENT, INC. JOB CONSTRUCTION, INC.
BILLY G. SAPP, PRESIDENT OF BOONE DEVELOPMENT JONATHAN Q. BELLMER, PRESIDENT & SECRETARY OF JOB CONSTRUCTION, INC.

STATE OF MISSOURI } SS
COUNTY OF BOONE }
ON THIS 23rd DAY OF July, 2018 BEFORE ME PERSONALLY APPEARED BILLY G. SAPP, PRESIDENT OF BOONE DEVELOPMENT, INC., MEMBER OF THE BROOKS AT COLUMBIA, LLC AND JONATHAN Q. BELLMER, PRESIDENT/SECRETARY OF JOB CONSTRUCTION, INC., MEMBER OF THE BROOKS AT COLUMBIA, LLC TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE MEMBERS OF SAID COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATIONS.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667

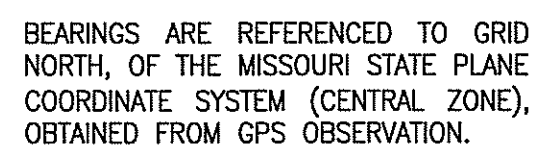


NOTES:

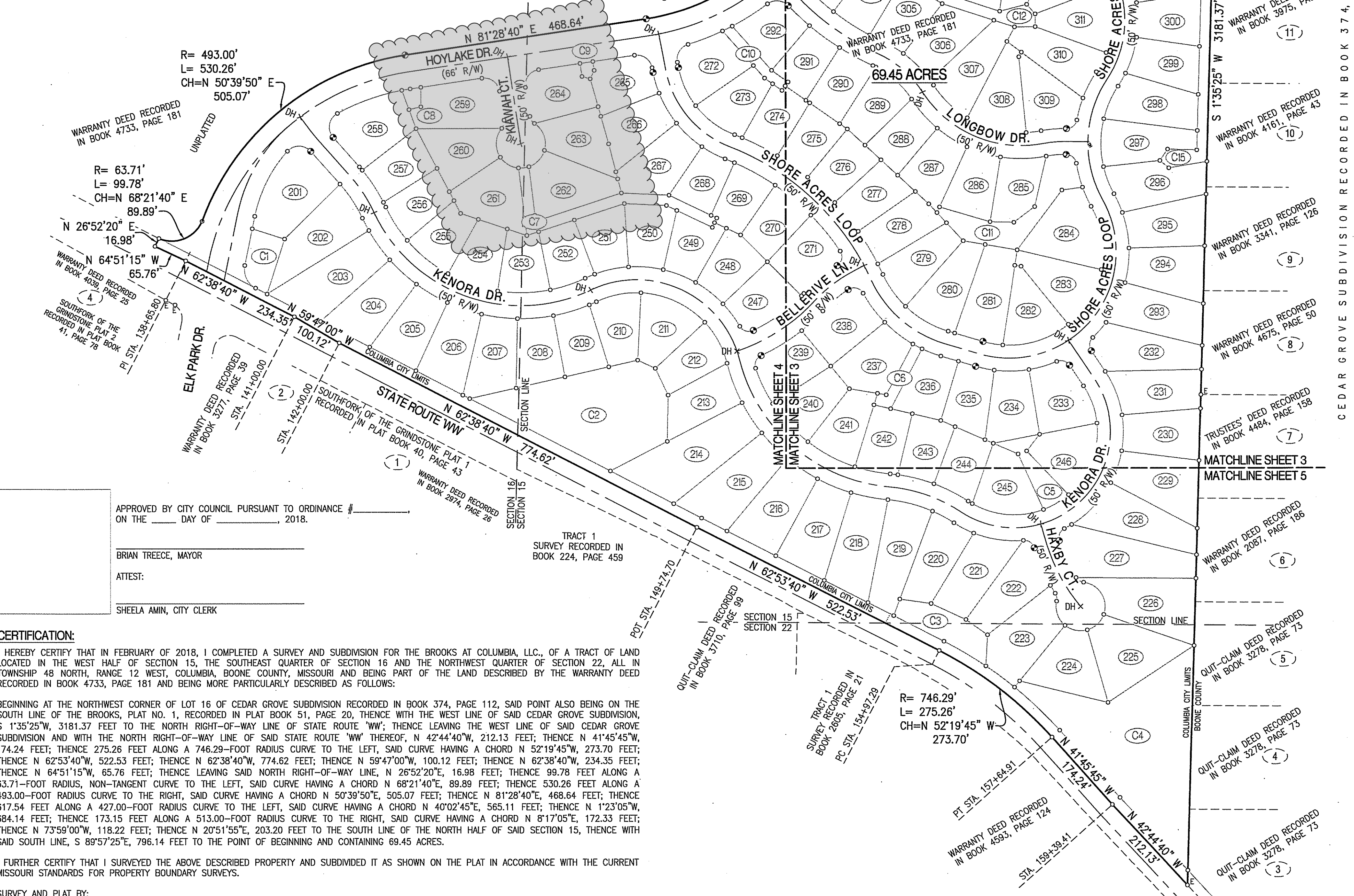
1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0292E, & 29019C0284E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. PART OF THIS TRACT IS LOCATED WITHIN THE TYPE III STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE FOR THE COLUMBIA QUADRANGLE.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE, OR WITHIN 12 MONTHS, WHICHEVER OCCURS FIRST.
6. THERE SHALL BE NO DRIVEWAY ACCESS DIRECTLY ONTO HOYLAK DRIVE.
7. LOT C5 OF THE BROOKS, PLAT No. 1 WAS RESERVED AS A COMMON LOT WITH THE OPTION TO BE DEDICATED TO THE CITY OF COLUMBIA FOR RIGHT-OF-WAY PURPOSES TO ACCESS THE BROOKS, PHASE 2 AS NEEDED.
8. LOT 347 WILL BE USED FOR NEIGHBORHOOD AMENITIES. AMENITIES MAY INCLUDE A POOL, CLUBHOUSE, SPORT COURTS, ETC.
9. COMMON LOTS C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, & C16 WILL HEREBY BE DEDICATED AS DRAINAGE & UTILITY EASEMENTS.

LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING



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



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2018.
BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2018, I COMPLETED A SURVEY AND SUBDIVISION FOR THE BROOKS AT COLUMBIA, LLC., OF A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 15, THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4733, PAGE 181 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16 OF CEDAR GROVE SUBDIVISION RECORDED IN BOOK 374, PAGE 112, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE BROOKS, PLAT NO. 1, RECORDED IN PLAT BOOK 51, PAGE 20, THENCE WITH THE WEST LINE OF SAID CEDAR GROVE SUBDIVISION, S 1°35'25" W, 3181.37 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE "WW"; THENCE LEAVING THE WEST LINE OF SAID CEDAR GROVE SUBDIVISION AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROUTE "WW" THEREOF, N 42°44'40" W, 212.13 FEET; THENCE N 41°45'45" W, 174.24 FEET; THENCE 275.26 FEET ALONG A 746.29-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 52°19'45" W, 273.70 FEET; THENCE N 62°53'40" W, 522.53 FEET; THENCE N 62°38'40" W, 774.62 FEET; THENCE N 59°47'00" W, 100.12 FEET; THENCE N 62°38'40" W, 234.35 FEET; THENCE N 64°51'15" W, 65.76 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N 26°52'20" E, 16.98 FEET; THENCE 99.78 FEET ALONG A 63.71-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 68°21'40" E, 89.89 FEET; THENCE 530.26 FEET ALONG A 493.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 50°39'50" E, 505.07 FEET; THENCE N 81°28'40" E, 468.64 FEET; THENCE 617.54 FEET ALONG A 427.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 40°02'45" E, 565.11 FEET; THENCE N 1°23'05" W, 684.14 FEET; THENCE 173.15 FEET ALONG A 513.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 8°17'05" E, 172.33 FEET; THENCE N 73°59'00" W, 118.22 FEET; THENCE N 20°51'55" E, 203.20 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 15, THENCE WITH SAID SOUTH LINE, S 89°57'25" E, 796.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.45 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

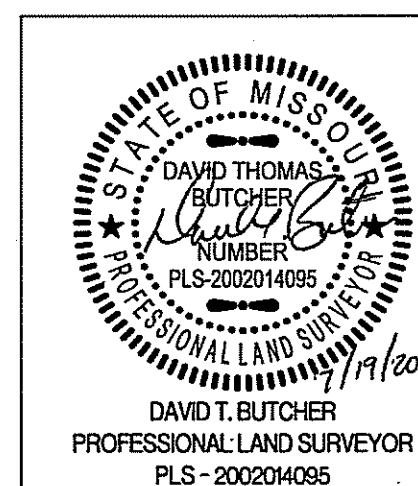
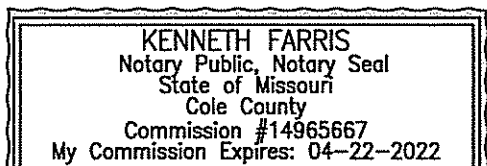
CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 19th DAY OF July, 2018.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667

David T. Butcher, PLS-2002014095
7/19/2018
DATE



THE BROOKS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 15, THE SE. QUARTER OF SECTION 16, & THE NW QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	SCALE: 1"=120'
DATE: 2/26/2018	DRAWN BY: KWF
PROJECT: 150527	www.crockettengineering.com

CEDAR GROVE SUBDIVISION RECORDED IN BOOK 374, PAGE 112

FINAL PLAT, THE BROOKS, PLAT 2