

FINAL PLAT CREEK RIDGE, PLAT NO. 2

A REPLAT OF LOT 26 CREEK RIDGE PLAT NO. 1 AND A TRACT LOCATED IN THE
NORTH HALF OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 20, 2017

KNOW ALL MEN BY THESE PRESENTS:

THAT KUMMERFELD HOMES LLC, IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE DRAWING. THE STREET RIGHTS-OF-WAY SHOWN BY THE DRAWING IS 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 DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "CREEK RIDGE, PLAT NO. 2"

IN WITNESS WHEREOF, KUMMERFELD HOMES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 21st DAY OF April, 2017.

Andrew Kummerfeld
KUMMERFELD HOMES LLC
ANDREW KUMMERFELD, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 21st DAY OF April, 2017 BEFORE ME PERSONALLY APPEARED ANDREW KUMMERFELD TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SAID KUMMERFELD HOMES LLC AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT FRED OVERTON DEVELOPMENT, INC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE DRAWING. THE STREET RIGHTS-OF-WAY SHOWN BY THE DRAWING IS 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 DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "CREEK RIDGE, PLAT NO. 2"

IN WITNESS WHEREOF, FRED OVERTON DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 21st DAY OF April, 2017.

Fred Overton
FRED OVERTON DEVELOPMENT, INC.
FRED OVERTON, PRESIDENT & SECRETARY

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 21st DAY OF April, 2017 BEFORE ME PERSONALLY APPEARED FRED OVERTON, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
DAY OF _____, 2017.

Brian Treece
BRIAN TREECE, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR FRED OVERTON DEVELOPMENT, INC. OF LOT 26, CREEK RIDGE PLAT NO. 1 AND LOT 27A, CREEK RIDGE PLAT 1-A AND A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4430, PAGE 143 AND BEING PART OF CREEK RIDGE PLAT NO. 1 RECORDED IN PLAT BOOK 39, PAGE 48 AND BEING PART OF CREEK RIDGE PLAT 1-A RECORDED IN BOOK 4485, PAGE 188 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 77A AS SHOWN BY CREEK RIDGE, PLAT NO. 1-A, RECORDED IN BOOK 4485, PAGE 188, AND WITH THE LINES THEREOF, N 29°35'00" E, 277.37 FEET; THENCE N 47°15'30" E, 364.65 FEET; THENCE S 89°27'00" E, 570.45 FEET; THENCE N 5°52'45" E, 268.30 FEET; THENCE N 80°53'10" E, 238.33 FEET TO THE RIGHT-OF-WAY LINE OF HEATH COURT; THENCE WITH SAID RIGHT-OF-WAY LINE, 139.54 FEET ALONG 47.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 85°50'10" E, 93.65 FEET; THENCE S 89°12'55" E, 125.00 FEET TO THE WEST LINE OF BROOKSIDE TOWNHOMES PLAT NO. 1 AS RECORDED IN BOOK 3332, PAGE 25; THENCE WITH THE WEST AND SOUTH LINES THEREOF, S 0°47'05" W, 344.67 FEET; THENCE N 89°40'20" E, 580.92 FEET TO THE WEST LINE OF LOT 53 OF WALNUT BROOK, PLAT NO. 2 RECORDED IN BOOK 11, PAGE 127; THENCE LEAVING SAID BROOKSIDE TOWNHOMES PLAT NO. 1 AND WITH SAID WEST LINE, S 0°49'05" W, 423.38 FEET TO THE NORTH LINE OF A SURVEY RECORDED IN BOOK 393, PAGE 277; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SURVEY AND EXTENDED ALONG LOT 4 OF HICKORY RIDGE REPLAT RECORDED IN BOOK 13, PAGE 34 AND PART OF LOT 12 OF HICKORY RIDGE SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 158, S 89°19'20" W, 535.05 FEET; THENCE WITH NORTH LINE OF SAID LOT 12 AND EXTENDED TO LOT 10-11 OF SAID HICKORY RIDGE SUBDIVISION, S 89°07'50" W, 1361.63 FEET TO THE CENTER OF THE SAID SECTION 2; THENCE LEAVING SAID CENTER OF SECTION 2, S 89°25'20" W, 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.66 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 MINIMUM 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

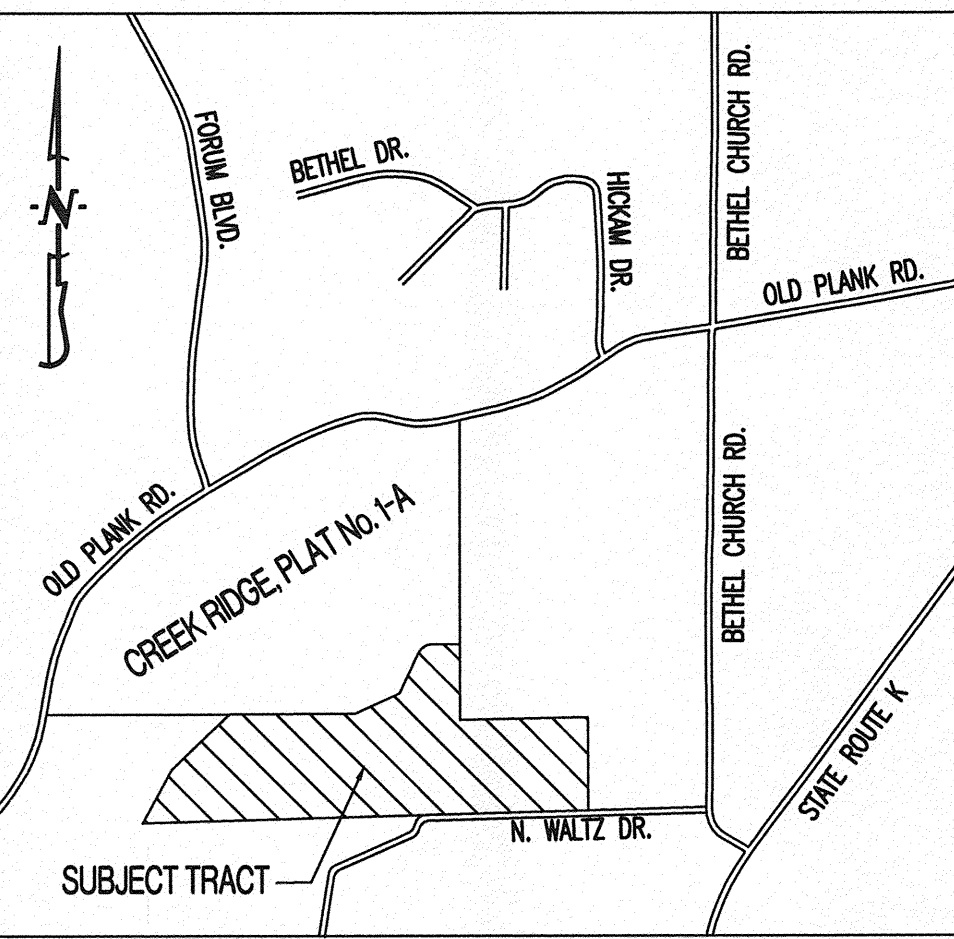
David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 20th DAY OF April, 2017.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

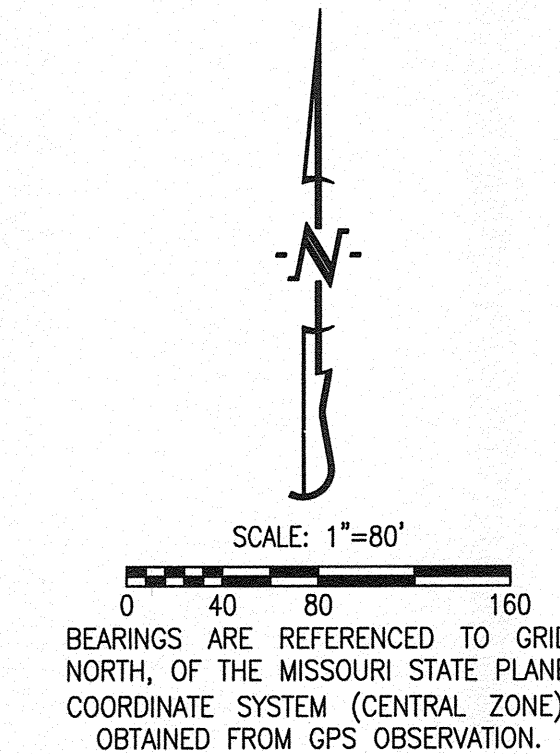
KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018



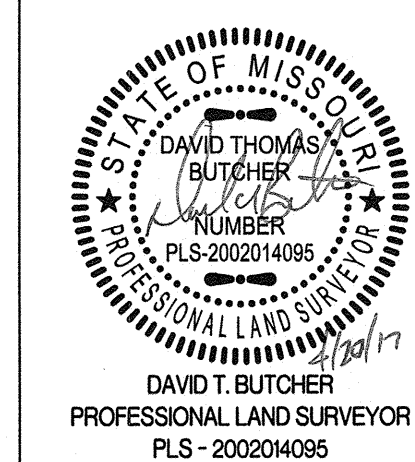
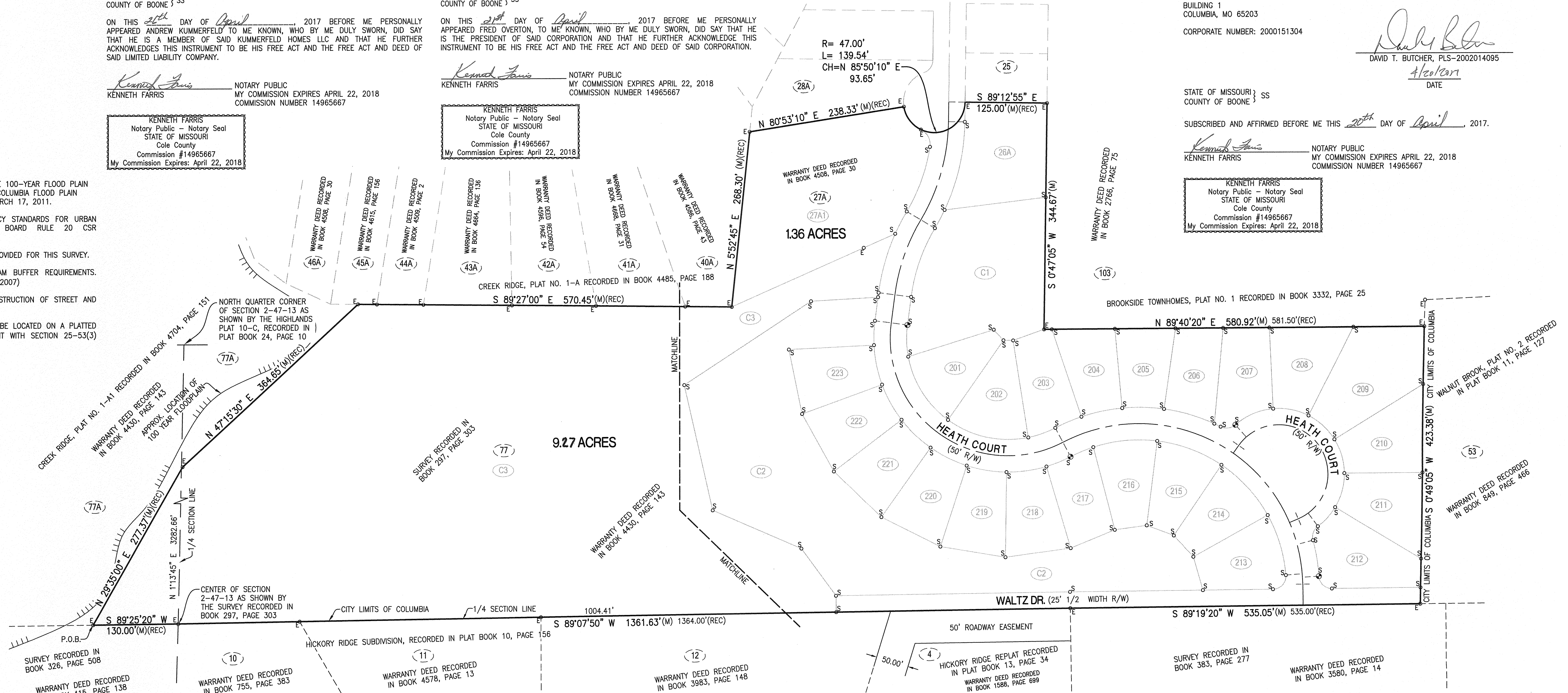
LOCATION MAP
NOT TO SCALE

NOTES:

- NO PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0290D, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS. (PRELIMINARY PLATTED BEFORE JANUARY 2, 2007)
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- ANY STORMWATER BMP CONSTRUCTED WILL BE LOCATED ON A PLATTED COMMON LOT THAT HAS ACCESS COMPLIANT WITH SECTION 25-53(3) OF THE SUBDIVISION REGULATIONS.



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

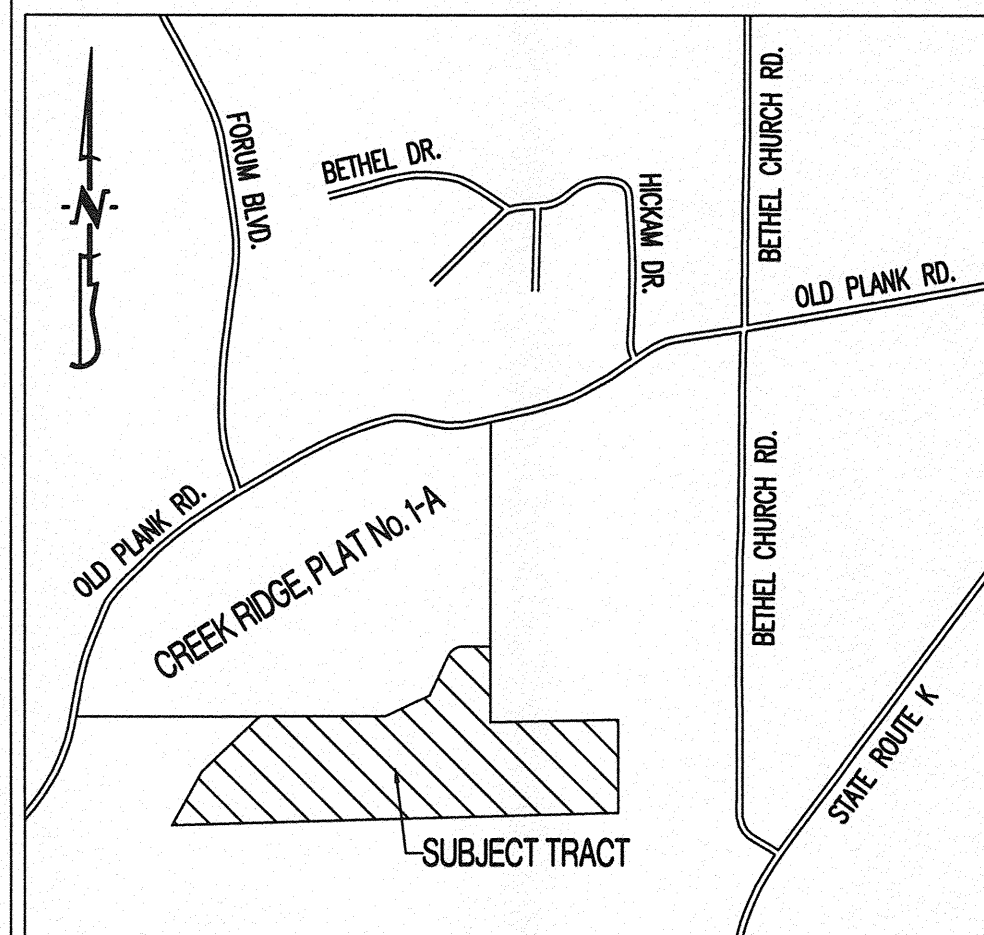


CREEK RIDGE, PLAT NO. 2	
A REPLAT OF LOT 26, CREEK RIDGE PLAT NO. 1 & A TRACT LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 4/20/2017	SCALE: 1" = 80'
PROJECT: 150082	DRAWN BY: KWF

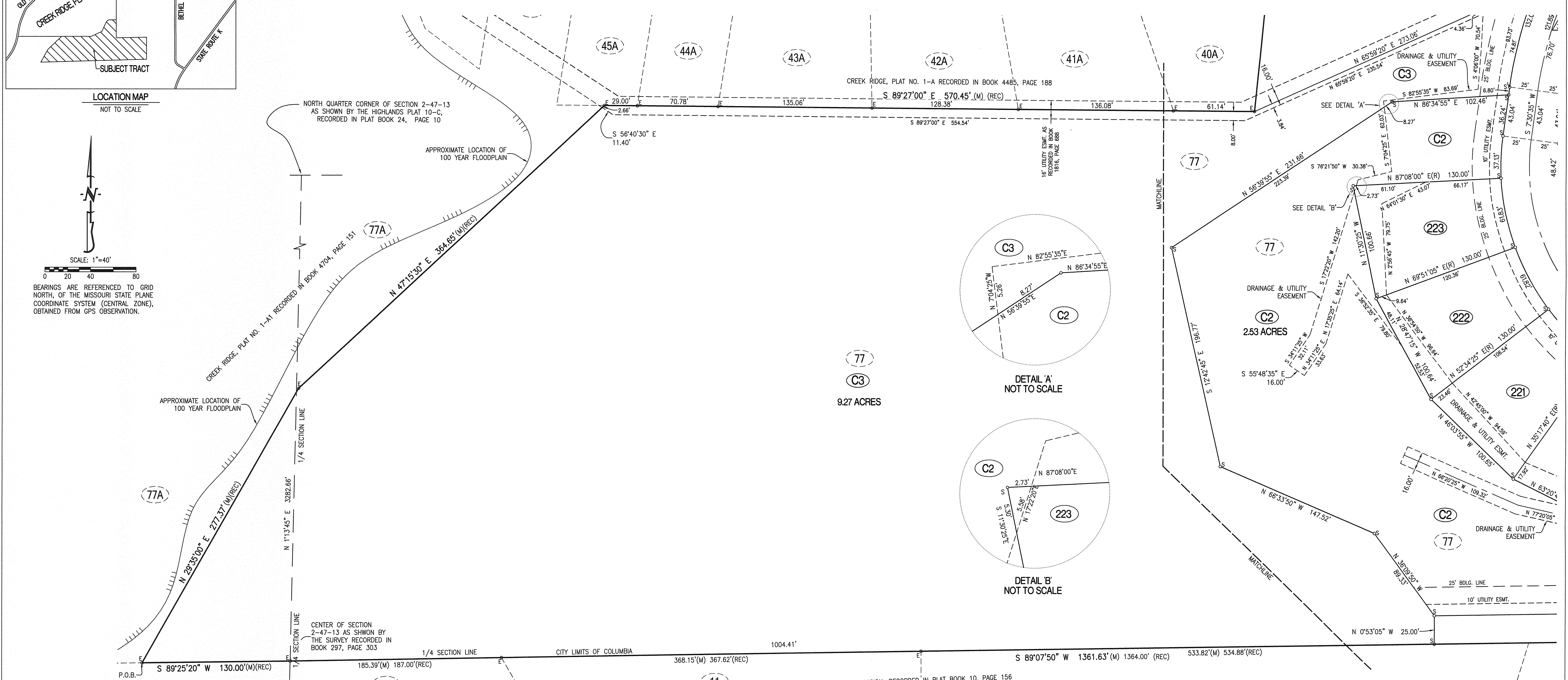
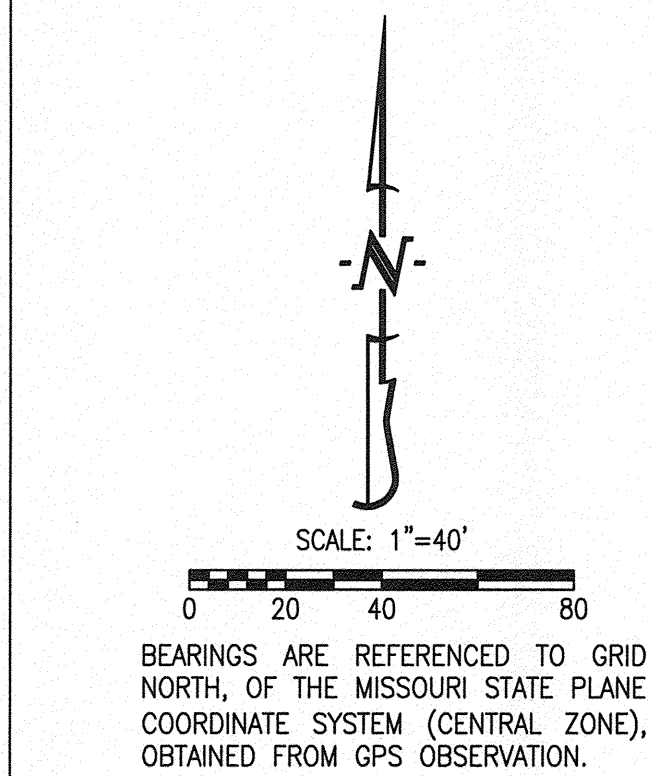
CROCKETT
ENGINEERING CONSULTANTS
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MISSOURI 65203
(573) 447-0292
www.crockettengineering.com

FINAL PLAT CREEK RIDGE, PLAT NO. 2

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 NORTH HALF OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 APRIL 20, 2017



LOCATION MAP
 NOT TO SCALE



CURVE TABLE

CURVE	R	L	CHORD	CH DIST
1	25.00'	31.85'	N 27°37'10" W	29.74'
2	300.00'	145.47'	N 16°53'50" E	144.05'
3	300.00'	121.89'	S 19°08'55" W	121.05'
4	180.00'	393.26'	S 55°04'45" E	319.58'
5	250.00'	509.18'	N 59°19'15" W	425.62'
6	20.00'	23.92'	N 82°45'00" E	22.52'
7	75.00'	277.09'	N 39°00'35" W	144.30'
8	20.00'	23.92'	S 19°13'35" W	22.52'
9	20.00'	32.79'	N 42°21'15" E	29.24'
10	20.00'	30.46'	S 47°02'40" E	27.60'

- NOTES:**
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DAVID T. BUTCHER
 PROFESSIONAL LAND SURVEYOR
 PLS - 2002014086

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CORPORATE NUMBER: 200015304

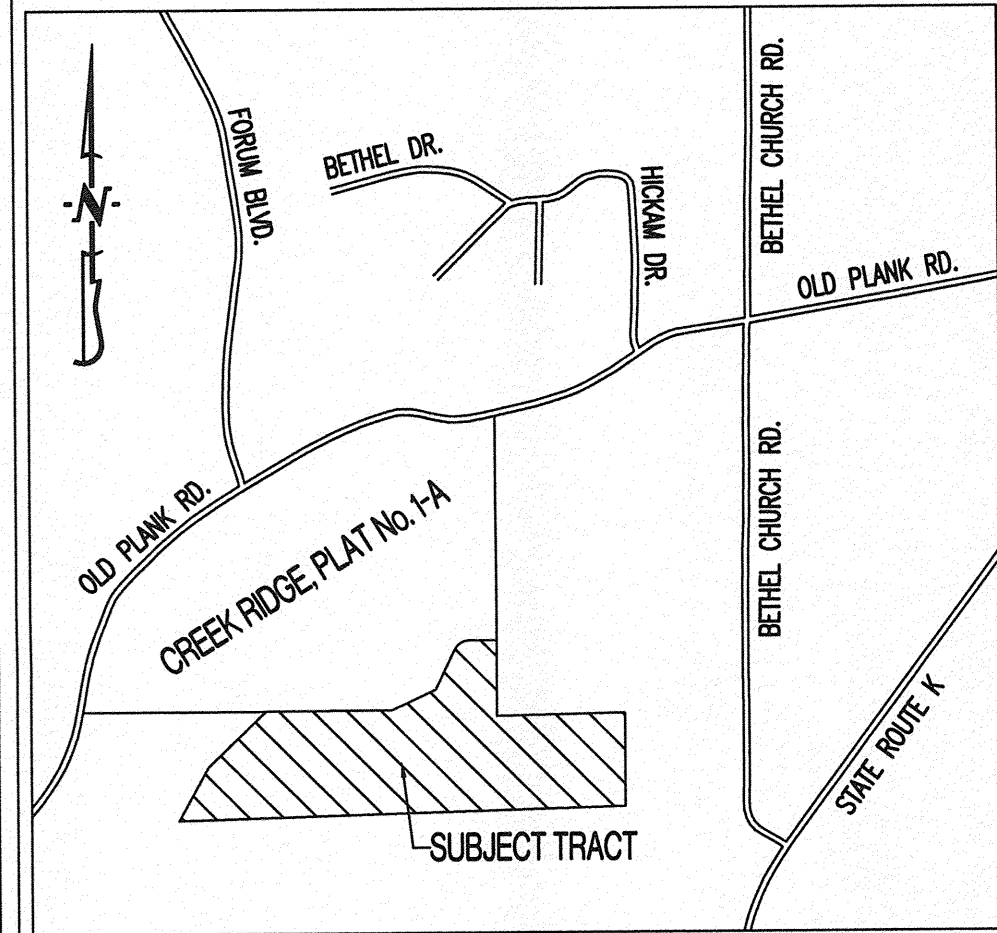
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 PROJECT: 150082
 DRAWN BY: KWF

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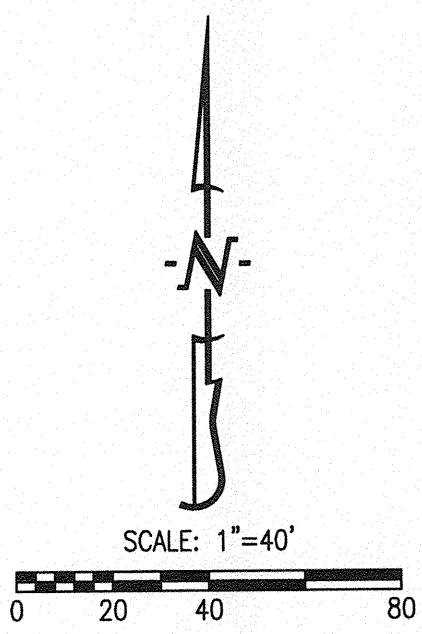
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APRIL 20, 2017

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS



LOCATION MAP
NOT TO SCALE



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

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CURVE	R	L	CHORD	CHDIST
1	25.00'	31.85'	N 27°37'10" W 29.74'	
2	300.00'	145.47'	N 16°53'50" E 144.05'	
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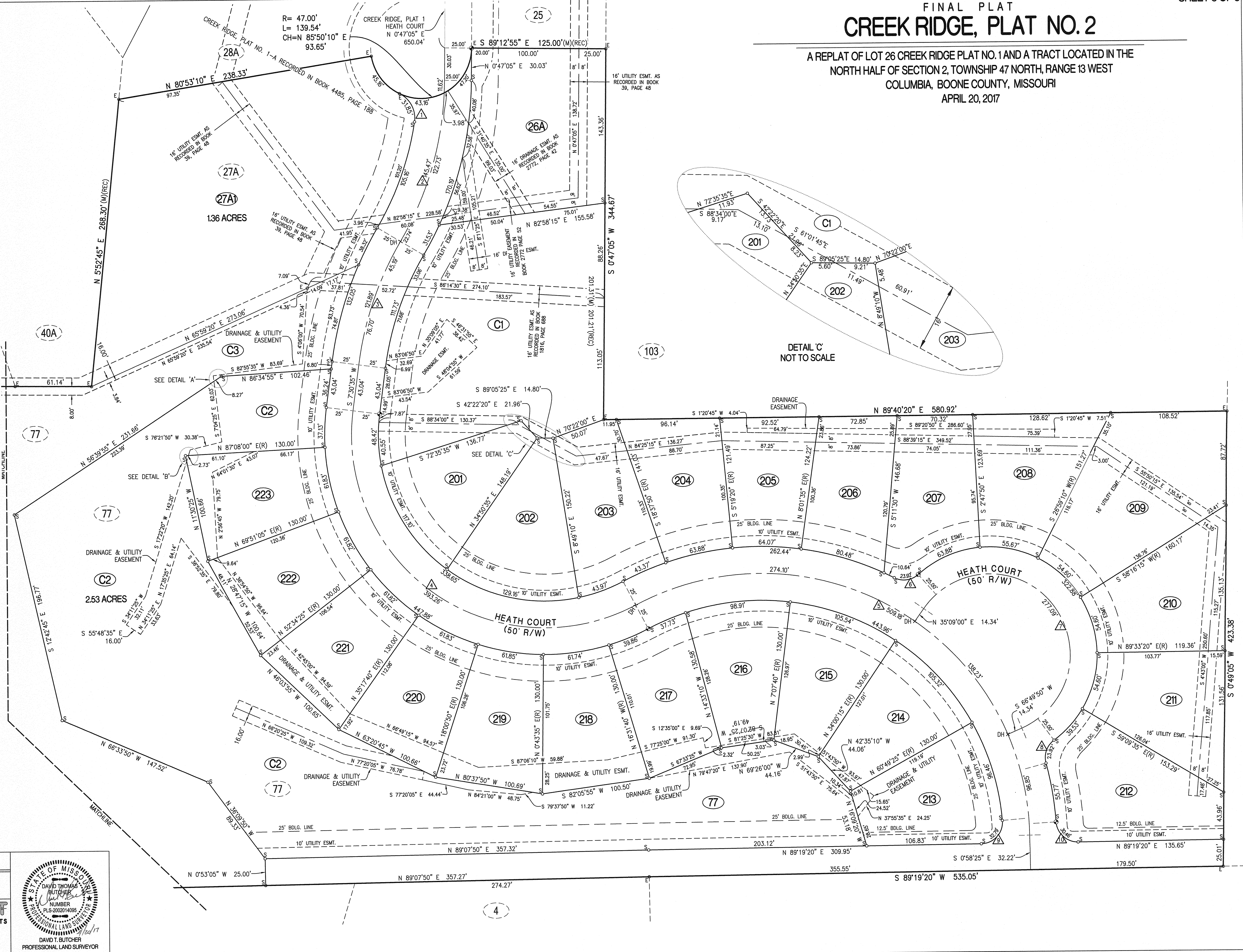
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CORPORATE NUMBER: 2000151304

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STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER
PLS-2002014095
PROFESSIONAL LAND SURVEYOR
DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS-200204066



DETAIL 'C'
NOT TO SCALE