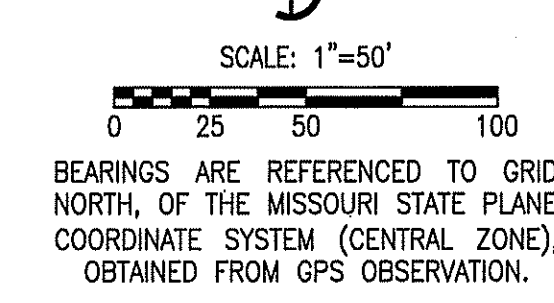
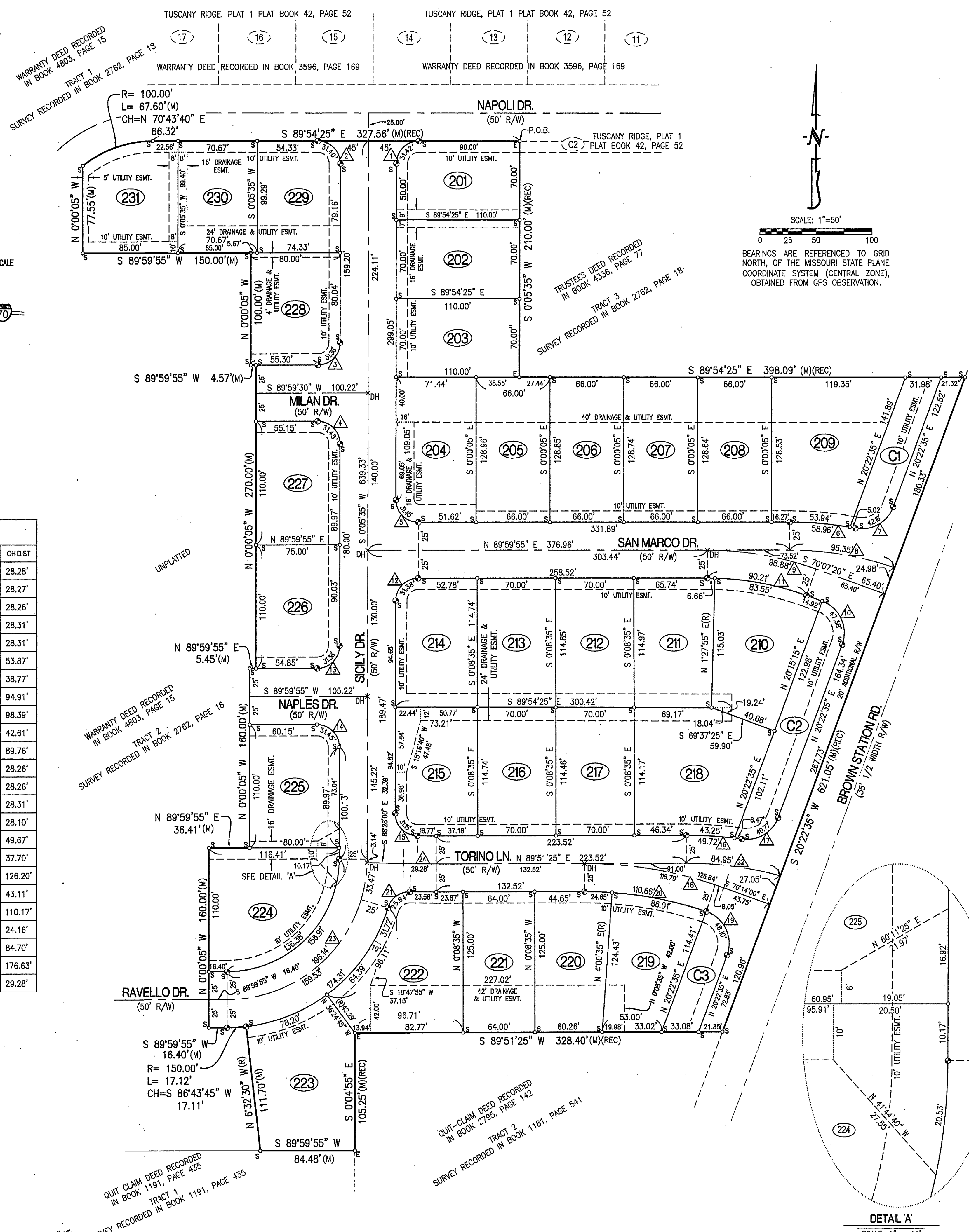
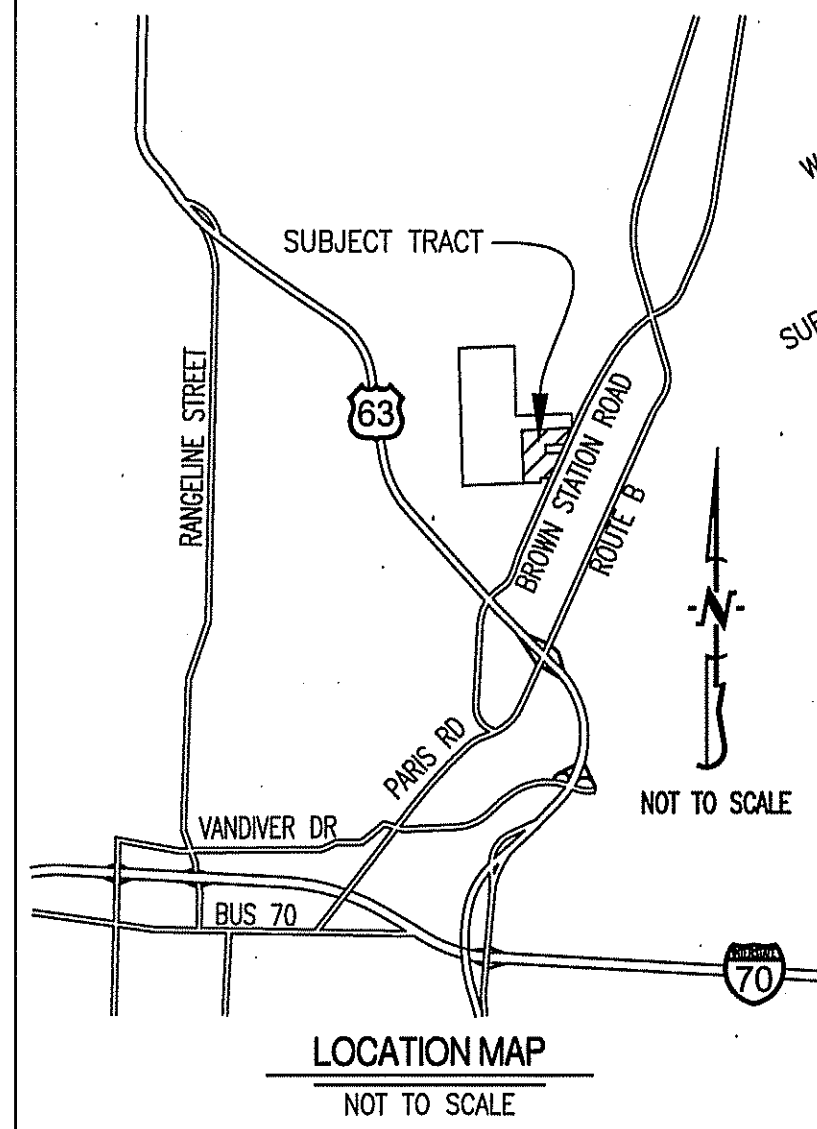


FINAL PLAT TUSCANY RIDGE PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE SOUTH HALF OF THE NORTHEAST
QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 11, 2017



CURVE	R	L	CHORD	CH DIST
1	20.00'	31.42'	S 45°05'35" W	28.28'
2	20.00'	31.40'	N 44°52'45" W	28.27'
3	20.00'	31.38'	N 45°02'45" E	28.26'
4	20.00'	31.45'	N 44°57'15" W	28.31'
5	20.00'	31.45'	S 44°57'15" E	28.31'
6	310.00'	53.94'	N 85°01'00" W	53.87'
7	30.00'	42.16'	N 60°38'05" E	38.77'
8	285.00'	95.35'	S 80°25'00" E	94.91'
9	285.00'	98.88'	S 80°03'45" E	98.39'
10	30.00'	47.38'	N 24°52'25" W	42.61'
11	260.00'	90.21'	N 80°03'45" W	89.76'
12	20.00'	31.38'	S 45°02'45" W	28.26'
13	20.00'	31.38'	N 45°02'45" E	28.26'
14	20.00'	31.45'	N 44°57'15" W	28.31'
15	20.00'	31.15'	S 44°31'55" E	28.10'
16	340.00'	49.72'	S 85°57'15" E	49.67'
17	30.00'	40.77'	N 59°18'20" E	37.70'
18	365.00'	126.84'	N 80°11'15" W	126.20'
19	30.00'	48.10'	N 25°33'35" W	43.11'
20	340.00'	110.66'	S 80°49'10" E	110.17'
21	20.00'	25.94'	S 54°01'30" W	24.16'
22	315.00'	84.95'	N 82°25'05" W	84.70'
23	125.00'	196.14'	S 45°02'45" W	176.63'
24	1000.00'	29.28'	S 89°18'20" E	29.28'

CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR BC INVESTMENTS OF COLUMBIA, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER IN SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 1 & 2 AS SHOWN IN THE SURVEY RECORDED IN BOOK 2762, PAGE 18 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4803, PAGE 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT C2 OF TUSCANY RIDGE PLAT NO. 1 RECORDED IN PLAT BOOK 42, PAGE 52; THENCE WITH THE LINES OF TRACT 3 OF SAID SURVEY RECORDED IN BOOK 2762, PAGE 18 THEREOF, S 0°05'35" W, 210.00 FEET; THENCE S 89°54'25" E, 398.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF BROWN STATION ROAD; THENCE WITH SAID WEST RIGHT-OF-WAY LINE OF BROWN STATION ROAD, S 20°22'35" W, 621.05 FEET TO THE NORTHEAST CORNER OF TRACT 2 AS SHOWN IN THE SURVEY RECORDED IN BOOK 1181, PAGE 541; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF AND WITH THE LINES OF SAID TRACT 2, S 89°51'25" W, 328.40 FEET; THENCE S 0°04'55" E, 105.25 FEET TO THE SOUTH LINE OF SAID TRACT 2 AS SHOWN IN SURVEY RECORDED IN BOOK 2762, PAGE 18; THENCE WITH SAID SOUTH LINE OF TRACT 2, N 6°32'30" W, 111.70 FEET; THENCE 17.12 FEET ALONG A 150.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 86°43'45" W, 17.11 FEET; THENCE S 89°59'55" W, 16.40 FEET; THENCE N 0°00'05" W, 160.00 FEET; THENCE N 89°59'55" E, 36.41 FEET; THENCE N 0°00'05" W, 160.00 FEET; THENCE N 89°59'55" E, 5.45 FEET; THENCE N 0°00'05" W, 270.00 FEET; THENCE S 89°59'55" W, 4.57 FEET; THENCE N 0°00'05" W, 100.00 FEET; THENCE S 89°59'55" W, 150.00 FEET; THENCE N 0°00'05" W, 77.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NAPOLI DRIVE; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, 67.60 FEET ALONG A 100.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 70°43'40" E, 66.32 FEET; THENCE S 89°54'25" E, 327.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.91 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 T. BUTCHER, PLS-2002014095
12/22/17
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

KENNETH FARRIS
NOTARY PUBLIC
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

- LEGEND:**
- E EXISTING
 - S SET
 - o 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
 - o STONE
 - 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

KNOW ALL MEN BY THESE PRESENTS:

THAT BC INVESTMENTS OF COLUMBIA, LLC., IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT THEY HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAYS SHOWN BY THE ABOVE 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 ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "TUSCANY RIDGE, PLAT No. 2"

IN WITNESS WHEREOF, NORTH BOONE COUNTY PROPERTIES, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED.

BC INVESTMENTS OF COLUMBIA, LLC.
A MISSOURI LIMITED LIABILITY COMPANY

KERSTEN K. CARLSON, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2017 BEFORE ME PERSONALLY APPEARED KERSTEN K. CARLSON, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HER FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

KENNETH FARRIS
NOTARY PUBLIC
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

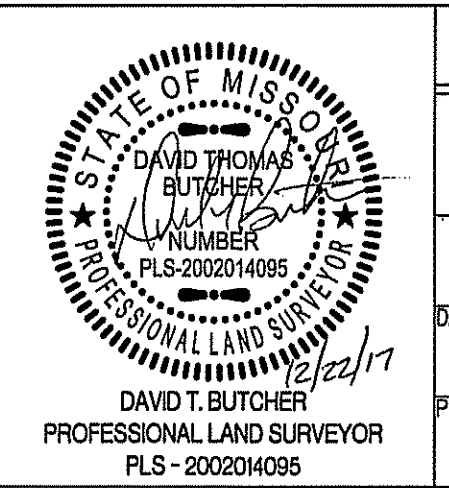
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

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. 29019C0170E, 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 MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
5. NO PART OF THIS TRACT IS LOCATED WITHIN THE TYPE II STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES OR SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
6. ALL COMMON LOTS ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN AMENITIES AND IS INTENDED TO BE GRANTED TO THE HOME OWNERS ASSOCIATION.



TUSCANY RIDGE PLAT No. 2
A MAJOR SUBDIVISION LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER IN SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
CORPORATE NUMBER: 2000151304
DATE: 09/11/2017
SCALE: 1" = 50'
PROJECT: 051386
DRAWN BY: KGL
www.crockettengineering.com

