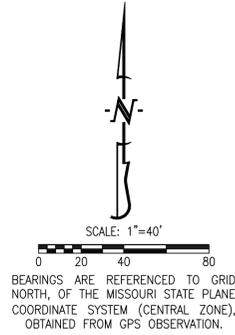
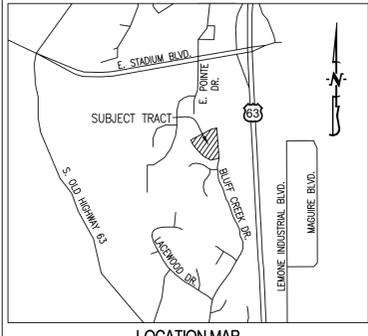
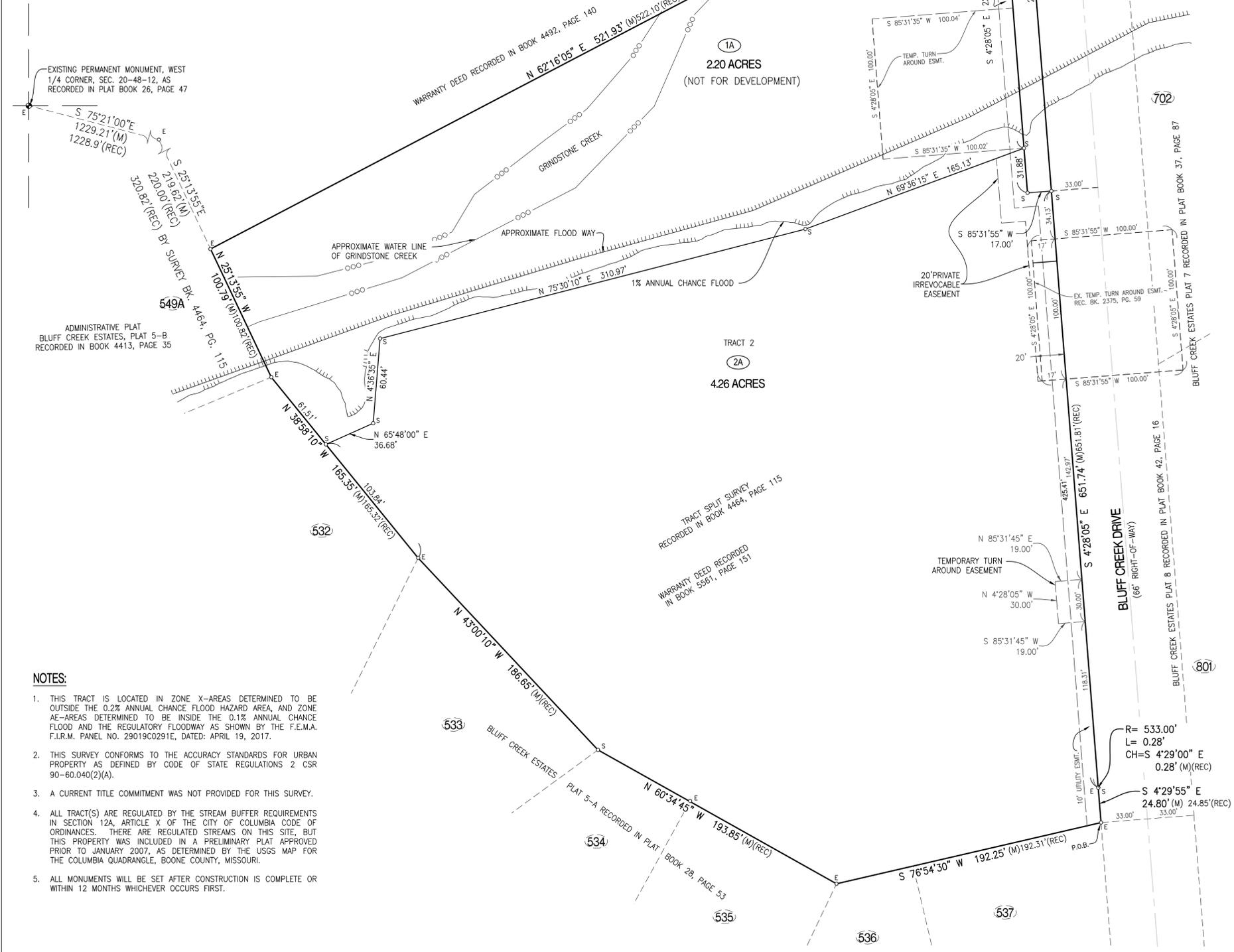


FINAL PLAT BLUFF CREEK ESTATES, PLAT No. 10

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 17, 2022



- LEGEND:**
- E EXISTING
 - S SET
 - 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
 - R= CURVE RADIUS
 - L= CURVE ARC LENGTH
 - CH= CURVE CHORD DIRECTION AND LENGTH
 - P.O.B. POINT OF BEGINNING
 - STREAM BUFFER
 - ||||| FLOOD WAY
 - FLOOD PLAIN



- NOTES:**
- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA, AND ZONE AE-AREAS DETERMINED TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOOD AND THE REGULATORY FLOODWAY AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0291E, DATED: APRIL 19, 2017.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
 - A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
 - ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE REGULATED STREAMS ON THIS SITE, BUT THIS PROPERTY WAS INCLUDED IN A PRELIMINARY PLAT APPROVED PRIOR TO JANUARY 2007, AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.
 - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

CERTIFICATION:
I HEREBY CERTIFY THAT IN FEBRUARY OF 2022, I COMPLETED A SURVEY AND SUBDIVISION FOR JEREMY AND MICHELLE MOORE OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING TRACT 2, SHOWN IN THE SURVEY RECORDED IN BOOK 4464, PAGE 115 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5561, PAGE 151 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 537 OF BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 AND WITH THE LINES OF SAID TRACT 2, S 76°54'30" W, 192.25 FEET; THENCE N 60°34'45" W, 193.85 FEET; THENCE N 43°00'10" W, 186.65 FEET; THENCE N 38°58'10" W, 165.32 FEET; THENCE N 25°13'55" W, 100.79 FEET; THENCE N 62°16'05" E, 521.93 FEET; THENCE N 78°16'55" E, 118.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF BLUFF CREEK DRIVE; THENCE WITH SAID WEST RIGHT-OF-WAY LINE OF BLUFF CREEK DRIVE, S 42°28'05" E, 651.74 FEET; THENCE 0.28 FEET ALONG A 533.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 42°29'00" E, 0.28 FEET; THENCE S 42°29'55" E, 24.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.55 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
06/01/2022
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, IN THE YEAR 2022.

KENNETH FARRIS, NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:
THAT JEREMY MOORE AND MICHELLE MOORE, HUSBAND AND WIFE, ARE THE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT THEY HAVE CAUSED AN IRREVOCABLE ACCESS EASEMENT AS SHOWN OVER AND ACROSS LOT "2A" FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF LOT 1A "1A" FOR INGRESS AND EGRESS FROM LOT "1A" IS HEREBY CREATED AND ALSO THAT JEREMY MOORE AND MICHELLE MOORE, HUSBAND AND WIFE, ARE THE OWNERS 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-WAY 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 EXCEPT THE IRREVOCABLE ACCESS EASEMENT AS SHOWN. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BLUFF CREEK ESTATES, PLAT NO. 10".

IN WITNESS WHEREOF, JEREMY AND MICHELLE MOORE HUSBAND AND WIFE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

JEREMY MOORE, OWNER _____ MICHELLE MOORE, OWNER _____

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEREMY MOORE AND MICHELLE MOORE, HUSBAND AND WIFE KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

KENNETH FARRIS, NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2022.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

BLUFF CREEK ESTATES, PLAT NO. 10	
A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 5/17/2022	SCALE: 1" = 40'
PROJECT: 200630	DRAWN BY: DWB
 CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	