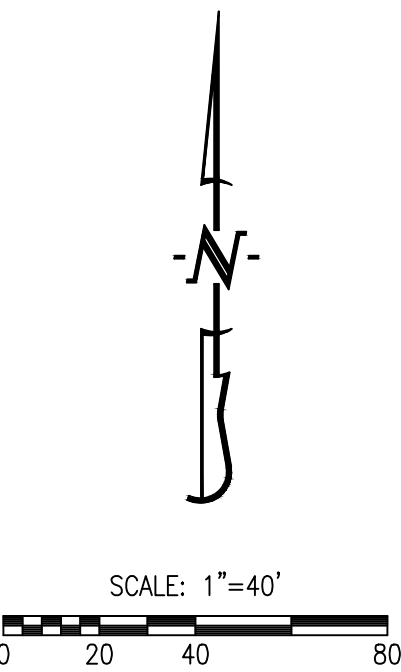


LOCATION MAP
NOT TO SCALE



LEGEND:

- E EXISTING
S SET
o SET 1/2" IRON PIPE OR 1/2" REBAR
(UNLESS NOTED OTHERWISE)
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
DH x DRILL HOLE
W/ CHISELED X
Δ RIGHT-OF-WAY MARKER
P.O.B. POINT OF BEGINNING
R= CURVE RADIUS
L= CURVE ARC LENGTH
CH= CURVE CHORD DIRECTION & LENGTH

NOTES:

- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN 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 CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. NO PART OF THIS TRACT IS LOCATED WITHIN ANY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
-
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2023.

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

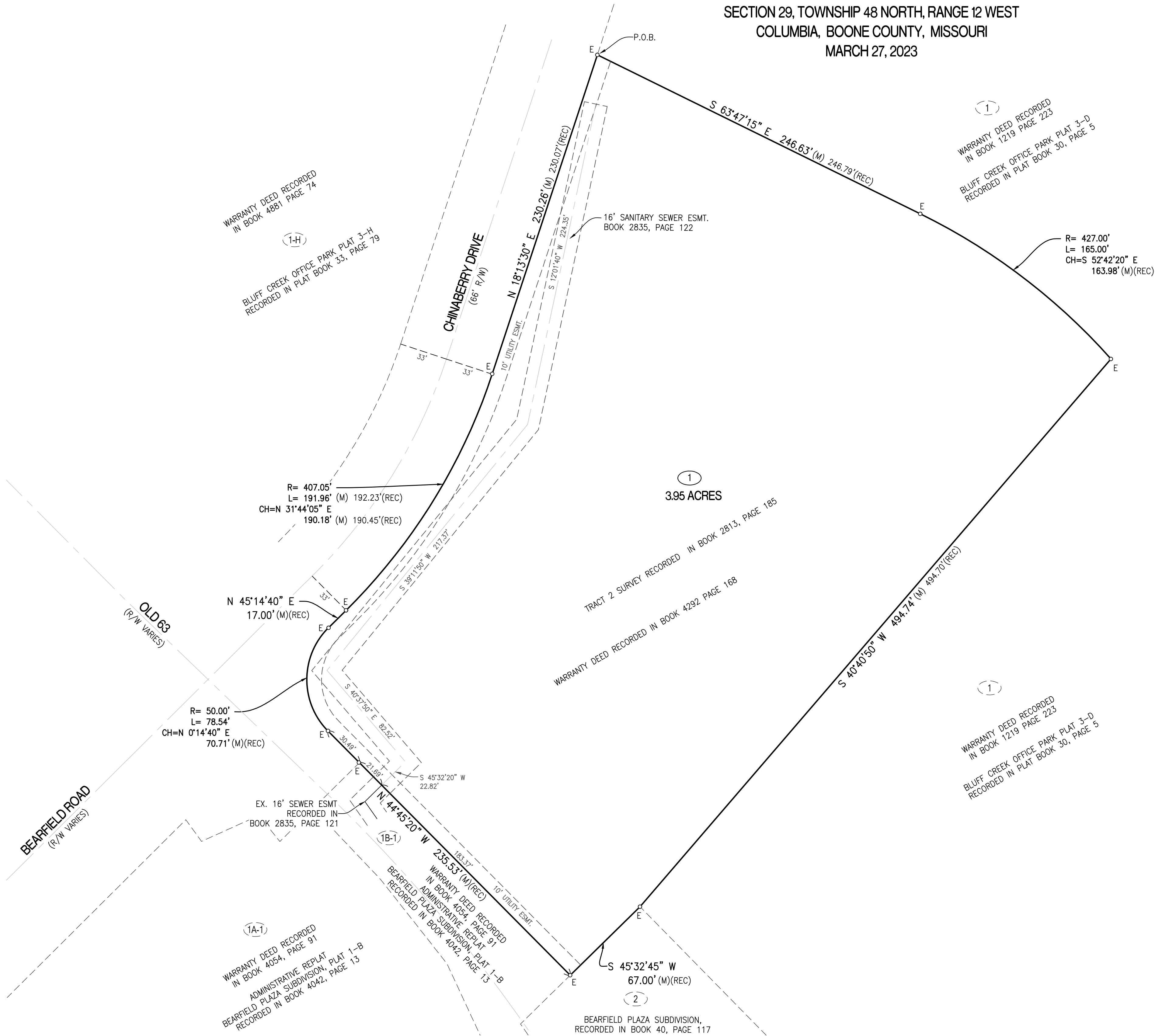
BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

FINAL PLAT BLUFF CREEK RECREATIONAL PARK, PLAT NO. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 27, 2023



CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2023, I COMPLETED A SURVEY AND SUBDIVISION FOR BEACON STREET PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF TRACT 2 AS SHOWN BY A SURVEY RECORDED IN BOOK 2813, PAGE 185 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4292, PAGE 168 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF SAID TRACT 2, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF CHIMABERRY DRIVE AND THE WESTERNMOST CORNER OF LOT 1, BLUFF CREEK OFFICE PARK, PLAT 3-D RECORDED IN PLAT BOOK 30, PAGE 5 AND LEAVING SAID EAST RIGHT OF WAY LINE AND WITH THE NORTH LINE OF SAID TRACT 2, S 63°47'15"E 246.63 FEET; THENCE 165.00 FEET ALONG A 427.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 52°42'20"E, 163.98 FEET, SAID POINT BEING THE EASTERNMOST CORNER OF SAID TRACT 2; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID TRACT 2, S 40°40'50"W, 494.74 FEET TO THE NORTHERNMOST CORNER OF LOT 2 AS SHOWN IN BEARFIELD PLAZA SUBDIVISION, RECORDED IN PLAT BOOK 40, PAGE 117; THENCE WITH THE EAST LINE OF SAID TRACT 2, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2, S 45°32'45"W, 67.00 FEET TO THE SOUTHERNMOST CORNER OF SAID TRACT 2; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTHWEST LINE OF SAID TRACT 2, SAID LINE ALSO BEING THE NORTHEAST LINE OF LOT 1B-1, BEARFIELD PLAZA SUBDIVISION, PLAT 1-B, RECORDED IN BOOK 4042, PAGE 13 AND EXTENDING BEYOND SAID LOT 1B-1 TO THE SOUTHWEST CORNER OF SAID TRACT 2, N 44°45'20"W, 235.53 FEET; THENCE TRANSITIONING TO THE EAST RIGHT OF WAY LINE OF CHIMABERRY DRIVE, 78.54 FEET ALONG A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 0°14'40"E, 70.71 FEET; THENCE WITH SAID EAST RIGHT OF WAY LINE, N 45°14'40"E, 17.00 FEET; THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE, 191.96 FEET ALONG A 407.05-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 31°44'05"E, 190.18 FEET; THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE, N 18°13'30"E, 230.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 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

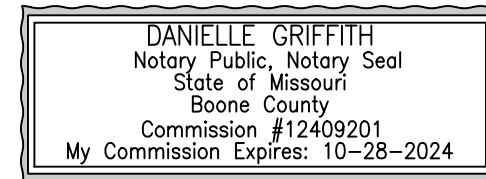
CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095

STATE OF MISSOURI } SS
COUNTY OF BOONE } DATE 4/17/2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
IN THE YEAR 2023.

DANIELLE GRIFFITH, NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT BEACON STREET PROPERTIES, LLC A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. 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 BLUFF CREEK RECREATIONAL PARK, PLAT NO.1

IN WITNESS WHEREOF, BEACON STREET PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS _____ DAY OF _____, 2023.
BEACON STREET PROPERTIES, LLC

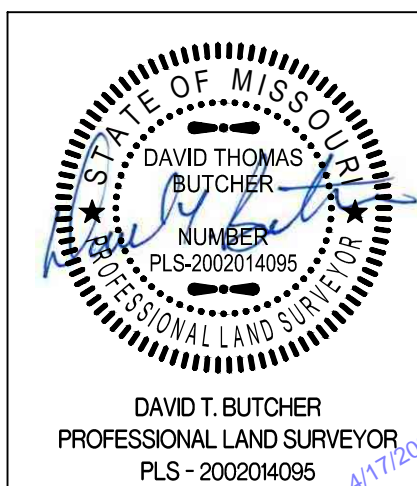
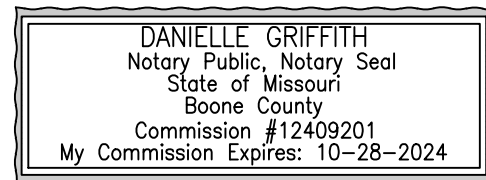
SCOTT LINNEMEYER, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2023 BEFORE ME PERSONALLY APPEARED SCOTT LINNEMEYER, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SAID MISSOURI LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
IN THE YEAR 2023.

DANIELLE GRIFFITH, NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



BLUFF CREEK RECREATIONAL PARK, PLAT NO.1

A MAJOR SUBDIVISION LOCATED IN
SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 3/27/2023

SCALE: 1" = 40'

PROJECT: 180467

DRAWN BY: DTB

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com