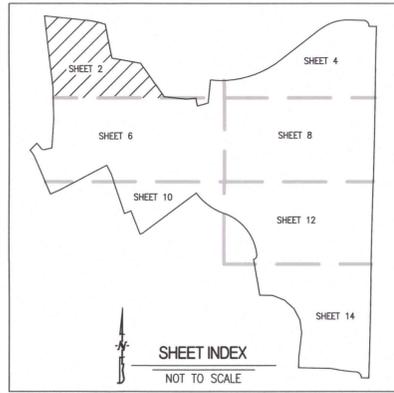


FINAL PLAT LEGACY FARMS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

*SEE SHEET 3 OF 15
FOR EASEMENT IN THIS AREA.

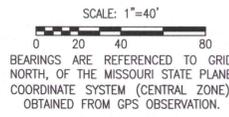


LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING
- R= RADIUS OF CURVE
- L= LENGTH OF ARC
- CH= CHORD DISTANCE & DIRECTION

--- STREAM BUFFER

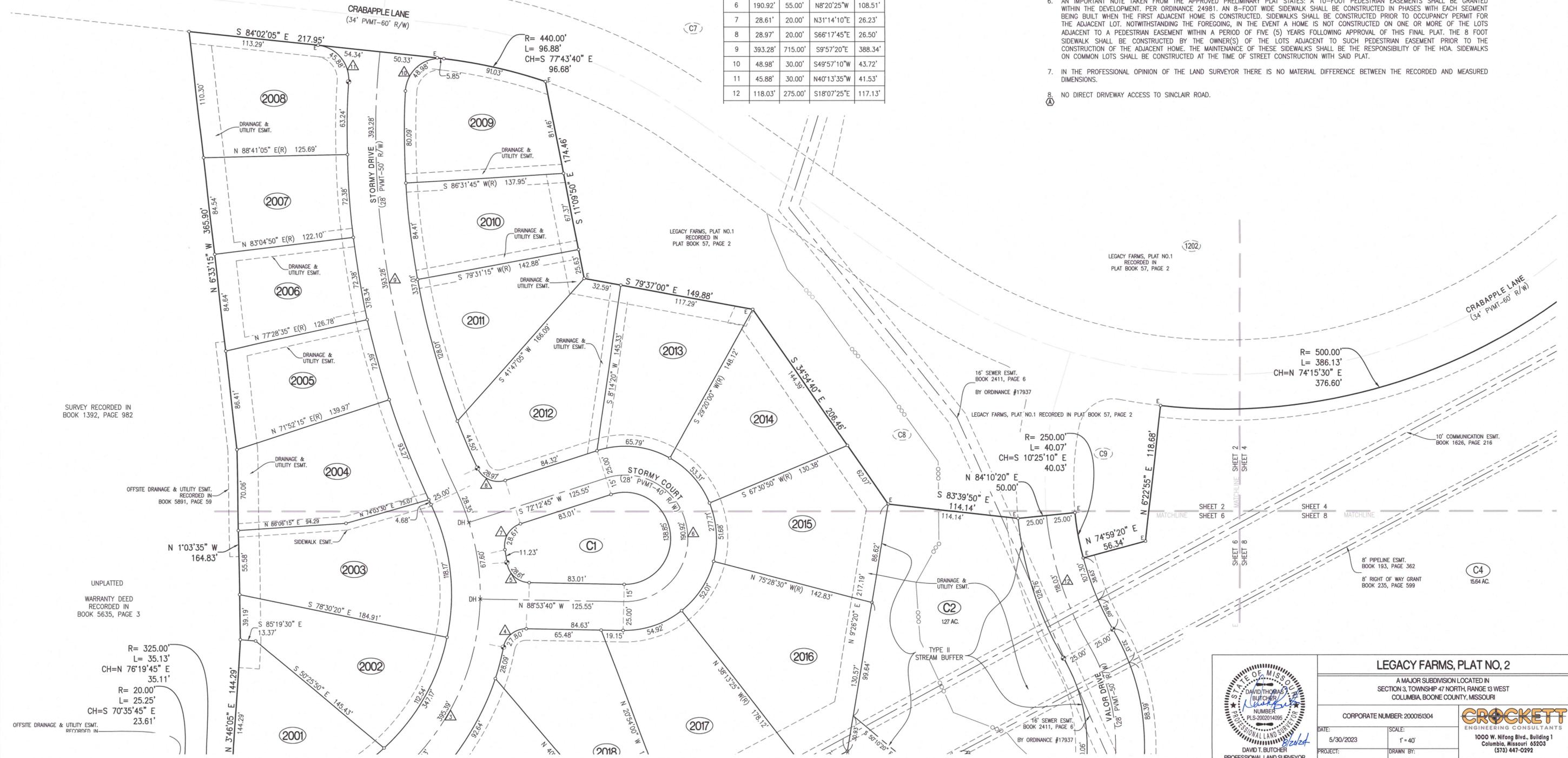
--- EASEMENT SHOWN ON THE NEXT PAGE



CURVE	L	R	CHORD	CHDIST
3	395.39'	205.00'	N29°32'25"E	336.89'
4	27.80'	20.00'	S51°17'25"W	25.61'
5	28.61'	20.00'	N47°55'05"W	26.23'
6	190.92'	55.00'	N8°20'25"W	108.51'
7	28.61'	20.00'	N31°14'10"E	26.23'
8	28.97'	20.00'	S66°17'45"E	26.50'
9	393.28'	715.00'	S9°57'20"E	388.34'
10	48.98'	30.00'	S49°57'10"W	43.72'
11	45.88'	30.00'	N40°13'35"W	41.53'
12	118.03'	275.00'	S18°07'25"E	117.13'

NOTES:

- PORTIONS OF THIS TRACT ARE LOCATED IN ZONE AE AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0170E, 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).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 2101754, DATED MARCH 10, 2021.
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- IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
- NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.

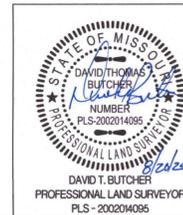


SURVEY RECORDED IN BOOK 1392, PAGE 982

UNPLATTED WARRANTY DEED RECORDED IN BOOK 5635, PAGE 3

R= 325.00'
L= 35.13'
CH=N 76°19'45" E 35.11'

R= 20.00'
L= 25.25'
CH=S 70°35'45" E 23.61'



LEGACY FARMS, PLAT NO. 2

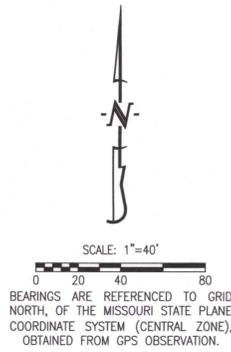
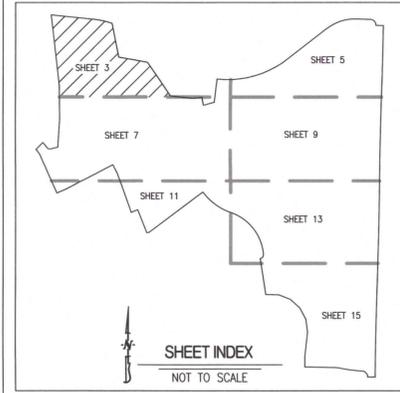
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 5/30/2023
SCALE: 1" = 40'

PROJECT: 14032
DRAWN BY: JWS

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



LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE/REBAR
(UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
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- W/ CHISELED X
- P.O.B. POINT OF BEGINNING
- R= RADIUS OF CURVE
- L= LENGTH OF ARC
- CH= CHORD DISTANCE & DIRECTION
- STREAM BUFFER
- - - EASEMENT SHOWN ON THE NEXT PAGE

FINAL PLAT LEGACY FARMS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

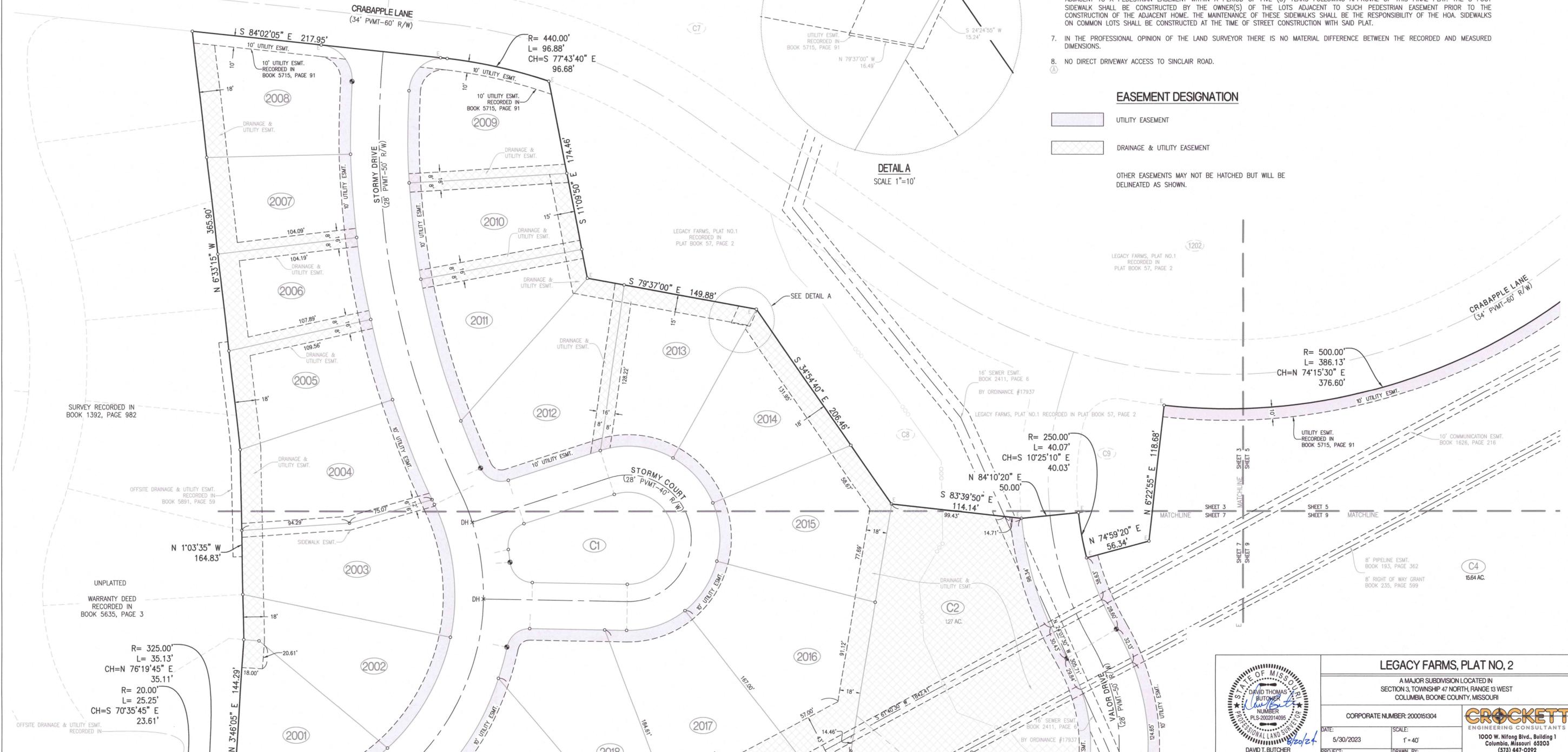
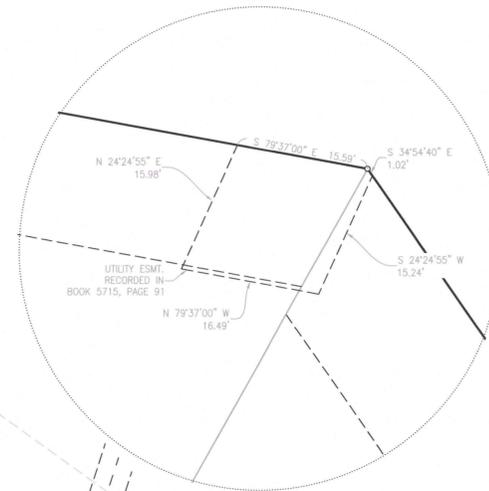
NOTES:

1. PORTIONS OF THIS TRACT ARE LOCATED IN ZONE AE AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0170E, DATED: APRIL 19, 2017.
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7. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
8. NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.

EASEMENT DESIGNATION



OTHER EASEMENTS MAY NOT BE HATCHED BUT WILL BE DELINEATED AS SHOWN.



DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS-2002014095

LEGACY FARMS, PLAT NO. 2

A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200015304

DATE: 5/30/2023
PROJECT: 140132

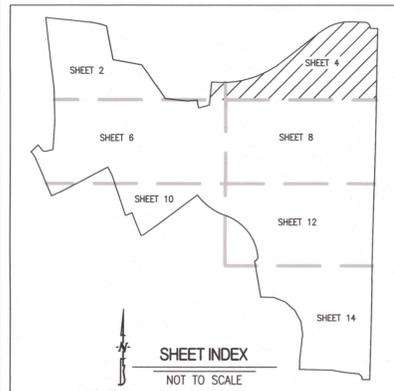
SCALE: 1"=40'
DRAWN BY: JWS

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FINAL PLAT LEGACY FARMS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

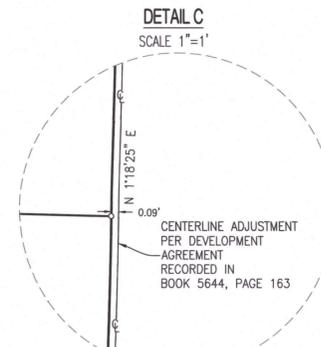
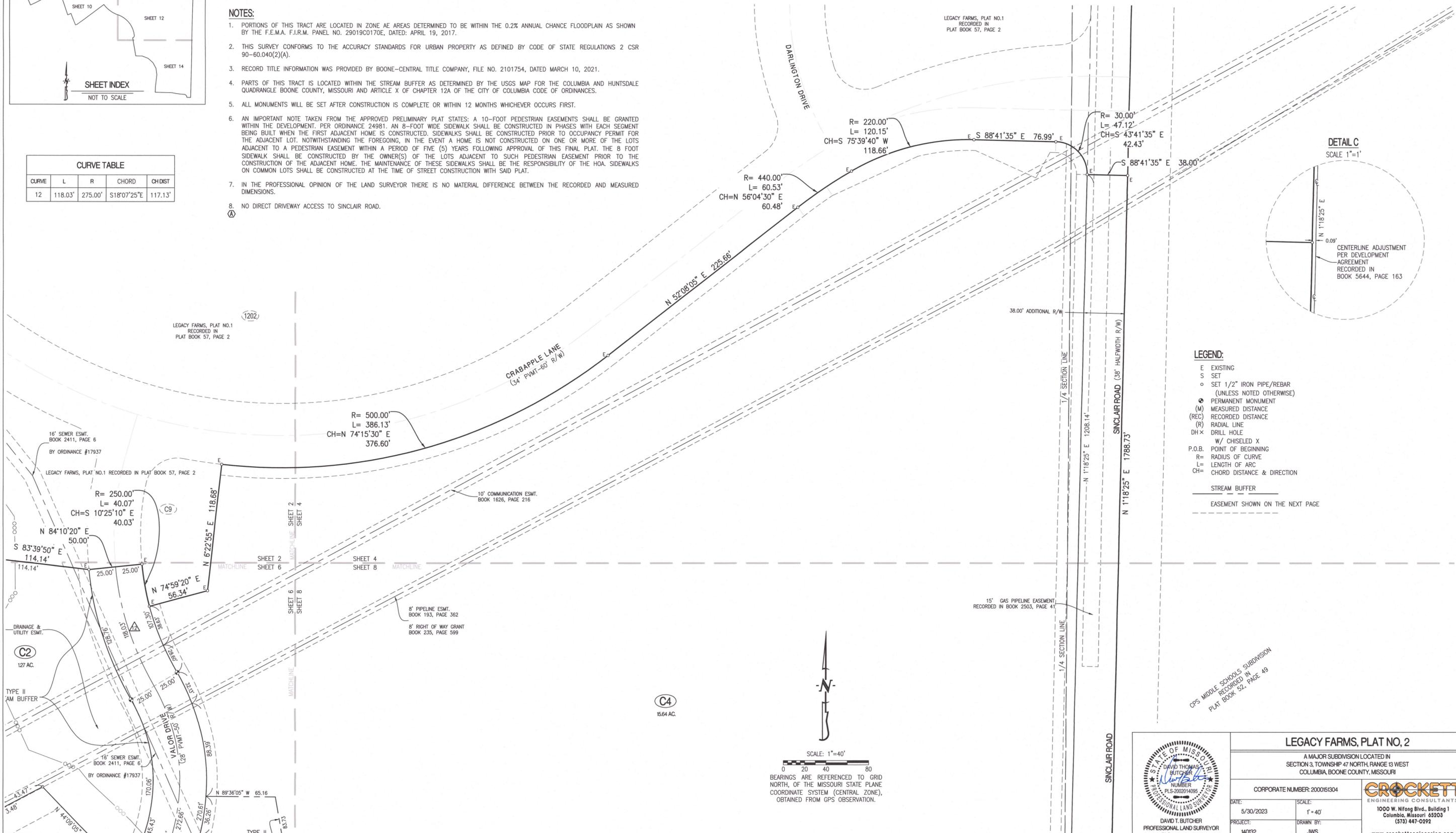
*SEE SHEET 5 OF 15
FOR EASEMENT IN THIS AREA.



CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
12	118.03'	275.00'	S18°07'25"E	117.13'

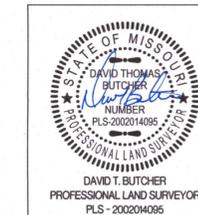
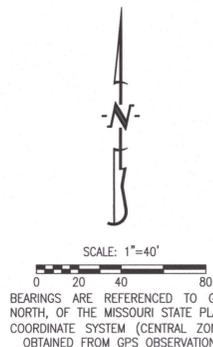
NOTES:

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- IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
- NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.



LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
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- DH x DRILL HOLE
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- P.O.B. POINT OF BEGINNING
- R= RADIUS OF CURVE
- L= LENGTH OF ARC
- CH= CHORD DISTANCE & DIRECTION
- STREAM BUFFER
- EASEMENT SHOWN ON THE NEXT PAGE



LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 5/30/2023	SCALE: 1" = 40'
PROJECT: 14032	DRAWN BY: JWS
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

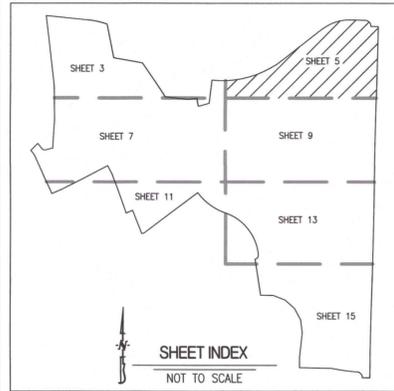
CPS MIDDLE SCHOOLS SUBDIVISION
RECORDED IN
PLAT BOOK 52, PAGE 49

(C4)
15.64 AC.

FINAL PLAT LEGACY FARMS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

*SEE SHEET 4 OF 15
FOR PROPERTY LINE
DIMENSIONS IN THIS AREA.



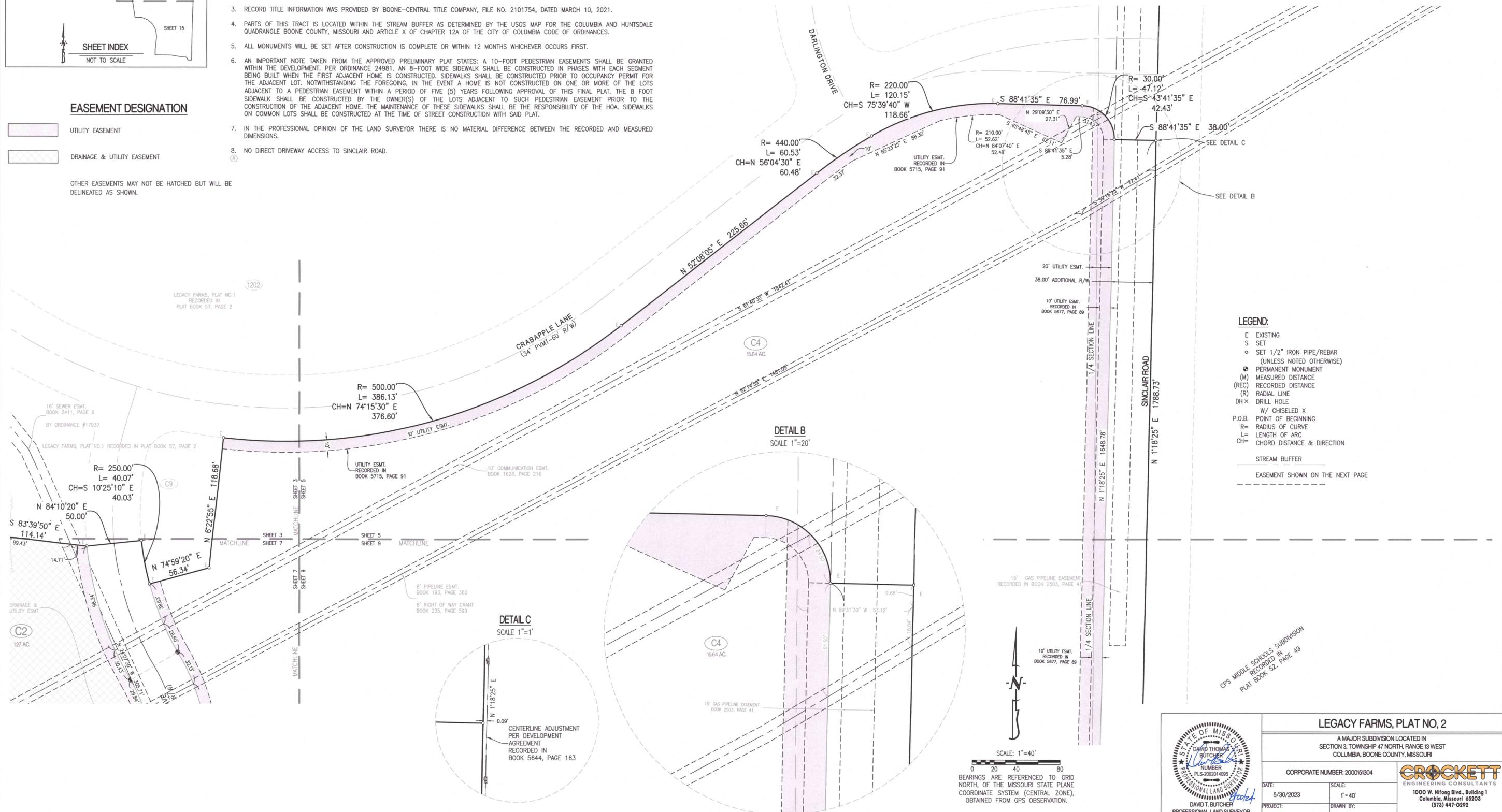
EASEMENT DESIGNATION

- UTILITY EASEMENT
- DRAINAGE & UTILITY EASEMENT

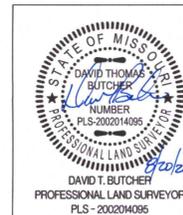
OTHER EASEMENTS MAY NOT BE HATCHED BUT WILL BE
DELINEATED AS SHOWN.

NOTES:

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8. NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.



- ### LEGEND:
- E EXISTING
 - S SET
 - o SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
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 - (M) MEASURED DISTANCE
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 - (R) RADIAL LINE
 - DH x DRILL HOLE
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 - P.O.B. POINT OF BEGINNING
 - R= RADIUS OF CURVE
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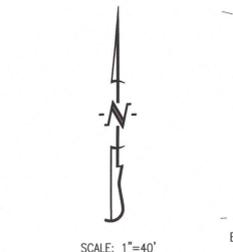
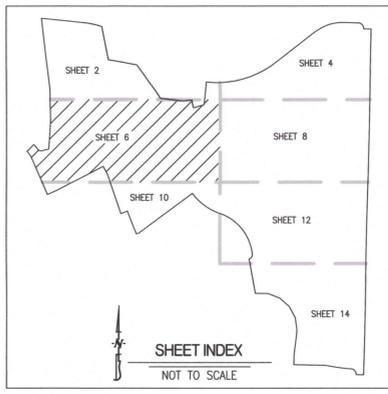
LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	SCALE: 1"=40'
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DRAWN BY: JWS	PLS-2002014095

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FINAL PLAT LEGACY FARMS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
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COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

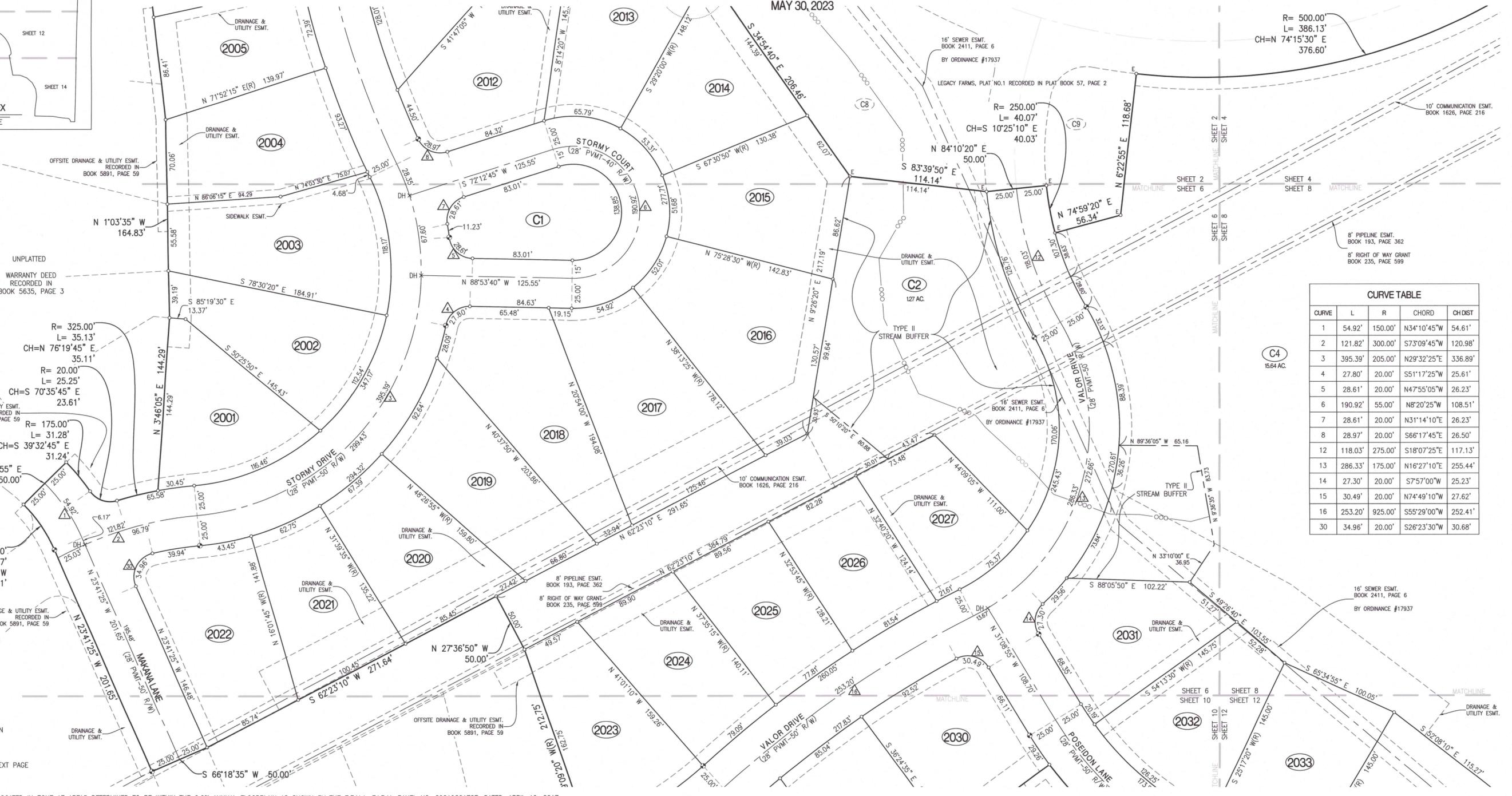
*SEE SHEET 7 OF 15
FOR EASEMENT IN THIS AREA.



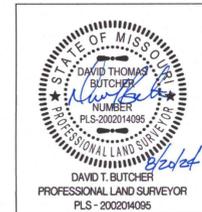
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

- LEGEND:**
- E EXISTING
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- NOTES:**
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CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
1	54.92'	150.00'	N34°10'45"W	54.61'
2	121.82'	300.00'	S73°09'45"W	120.98'
3	395.39'	205.00'	N29°32'25"E	336.89'
4	27.80'	20.00'	S51°17'25"W	25.61'
5	28.61'	20.00'	N47°55'05"W	26.23'
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14	27.30'	20.00'	S7°57'00"W	25.23'
15	30.49'	20.00'	N74°49'10"W	27.62'
16	253.20'	925.00'	S55°29'00"W	252.41'
30	34.96'	20.00'	S26°23'30"W	30.68'



LEGACY FARMS, PLAT NO. 2

A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200061904

DATE: 5/30/2023
PROJECT: 14032

SCALE: 1" = 40'
DRAWN BY: JWS

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nitong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

FINAL PLAT LEGACY FARMS, PLAT No. 2

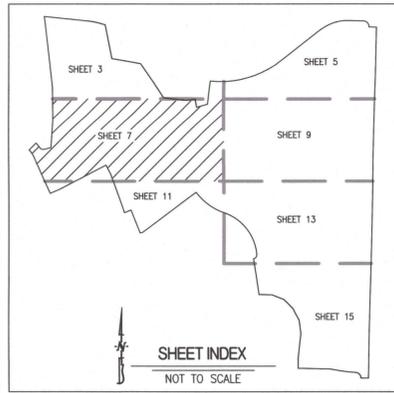
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

EASEMENT DESIGNATION

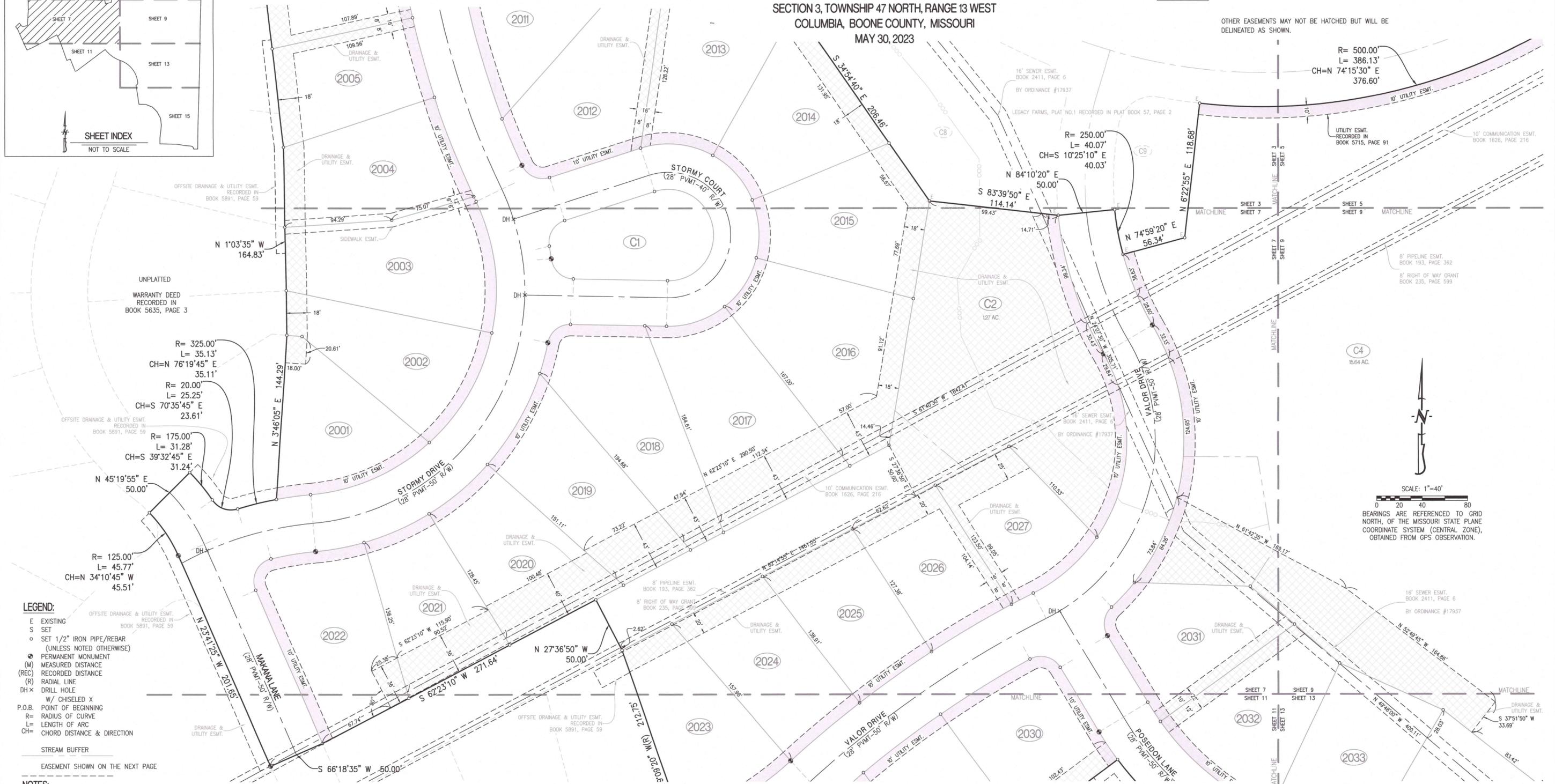


*SEE SHEET 6 OF 15
FOR PROPERTY LINE
DIMENSIONS IN THIS AREA.

OTHER EASEMENTS MAY NOT BE HATCHED BUT WILL BE
DELINEATED AS SHOWN.



SHEET INDEX
NOT TO SCALE



R= 500.00'
L= 386.13'
CH=N 74°15'30" E
376.60'

R= 250.00'
L= 40.07'
CH=S 10°25'10" E
40.03'

R= 325.00'
L= 35.13'
CH=N 76°19'45" E
35.11'

R= 20.00'
L= 25.25'
CH=S 70°35'45" E
23.61'

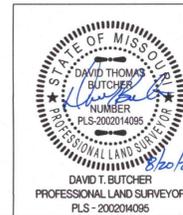
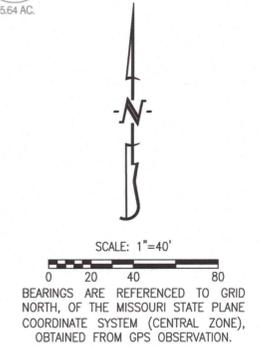
R= 175.00'
L= 31.28'
CH=S 39°32'45" E
31.24'

R= 125.00'
L= 45.77'
CH=N 34°10'45" W
45.51'

- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - (R) RADIAL LINE
 - DH× DRILL HOLE
 - W/ CHISELED X
 - P.O.B. POINT OF BEGINNING
 - R= RADIUS OF CURVE
 - L= LENGTH OF ARC
 - CH= CHORD DISTANCE & DIRECTION
 - STREAM BUFFER
 - EASEMENT SHOWN ON THE NEXT PAGE

NOTES:

1. PORTIONS OF THIS TRACT IS LOCATED IN ZONE AE AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0170E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 2101754, DATED MARCH 10, 2021.
4. PARTS OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA AND HUNTSDALE QUADRANGLE BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
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8. NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.



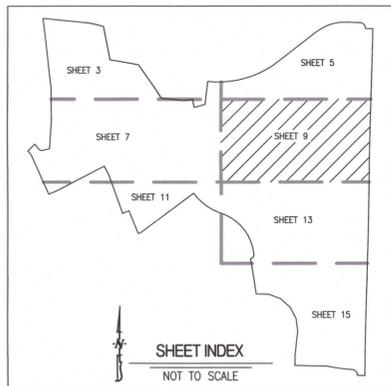
LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 5/30/2023	SCALE: 1" = 40'
PROJECT: 14032	DRAWN BY: JWS

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

FINAL PLAT LEGACY FARMS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

*SEE SHEET 8 OF 15
FOR PROPERTY LINE
DIMENSIONS IN THIS AREA.



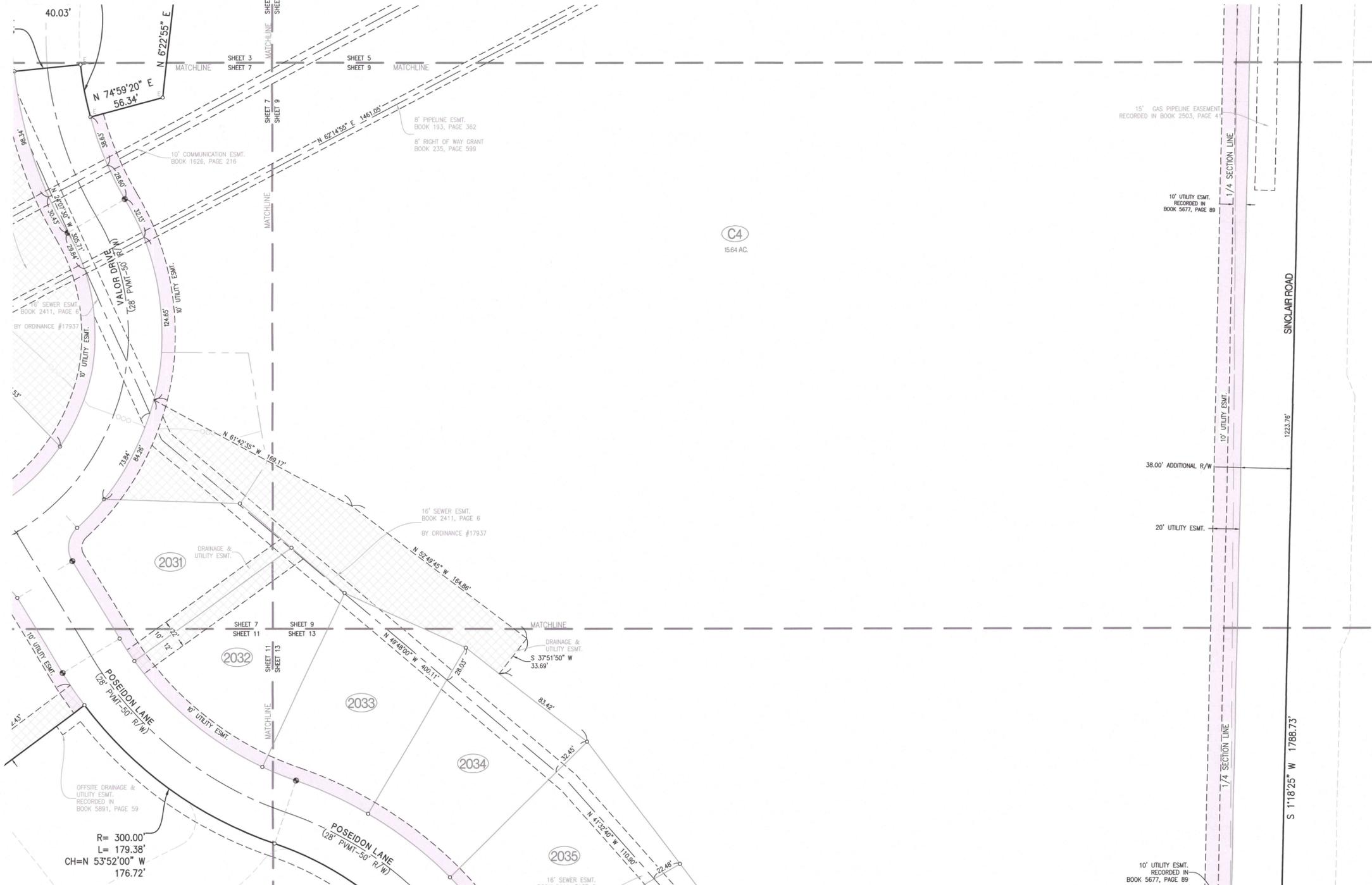
LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE/REBAR
(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
- R= RADIUS OF CURVE
- L= LENGTH OF ARC
- CH= CHORD DISTANCE & DIRECTION

STREAM BUFFER

EASEMENT SHOWN ON THE NEXT PAGE

SCALE: 1"=40'
0 20 40 80
BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.



NOTES:

1. PORTIONS OF THIS TRACT IS LOCATED IN ZONE AE AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0170E, DATED: APRIL 19, 2017.
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8. NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.

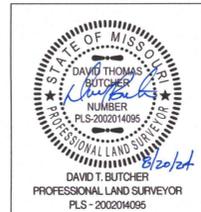
CPS MIDDLE SCHOOLS SUBDIVISION
RECORDED IN
PLAT BOOK 52, PAGE 49

WARRANTY DEED
RECORDED IN
BOOK 4810, PAGE 53

EASEMENT DESIGNATION

- UTILITY EASEMENT
- DRAINAGE & UTILITY EASEMENT

OTHER EASEMENTS MAY NOT BE HATCHED BUT WILL BE
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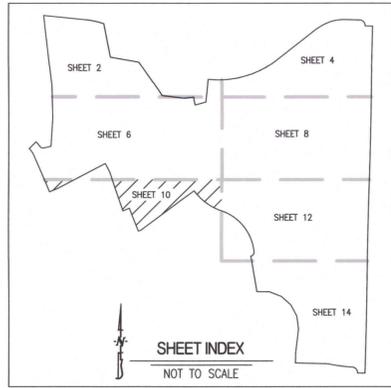


LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200061304	
DATE: 5/30/2023	SCALE: 1" = 40'
PROJECT: 140132	DRAWN BY: JWS
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

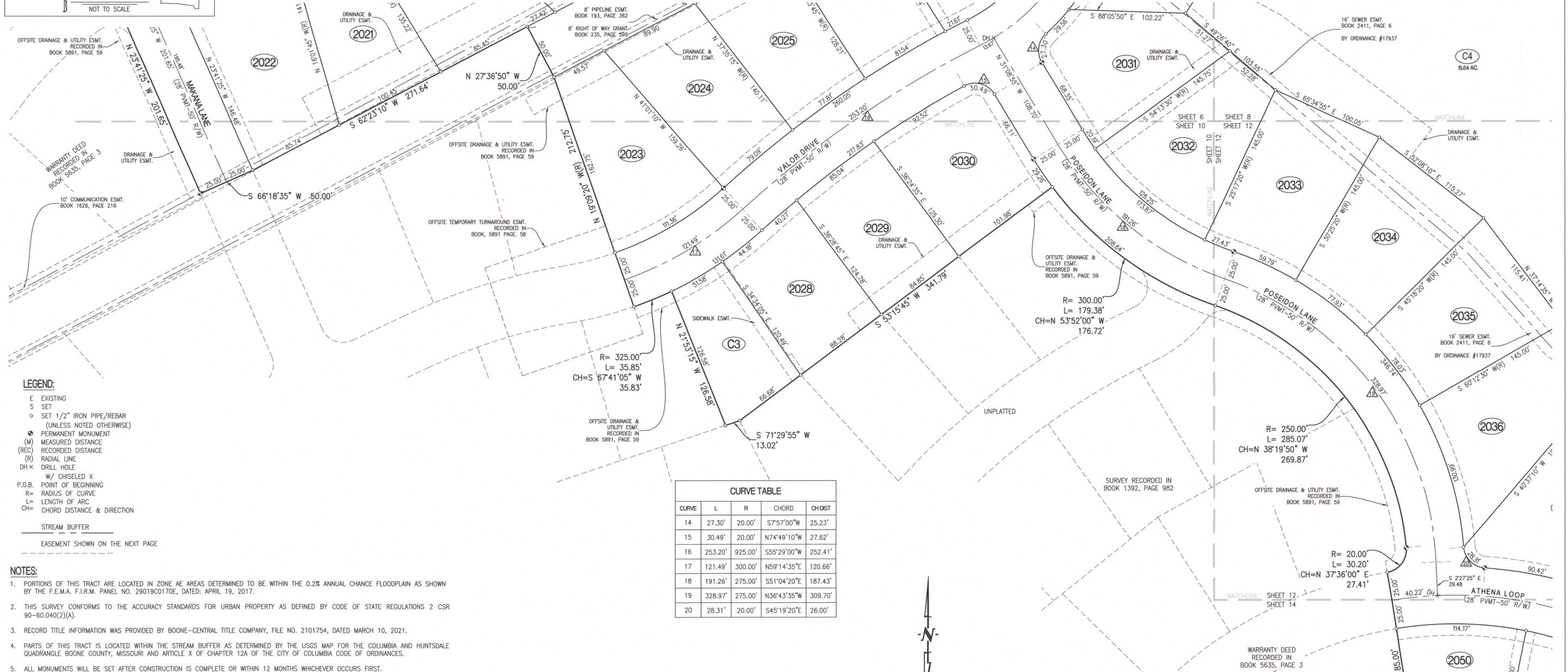
FINAL PLAT LEGACY FARMS, PLAT No. 2

*SEE SHEET 11 OF 15
FOR EASEMENT IN THIS AREA.

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023



NOT TO SCALE

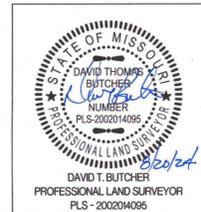
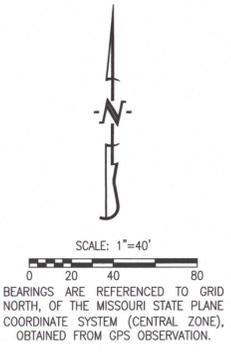


- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
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 - DH x DRILL HOLE
 - W/ CHISELED X
 - P.O.B. POINT OF BEGINNING
 - R= RADIUS OF CURVE
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 - CH= CHORD DISTANCE & DIRECTION

EASEMENT SHOWN ON THE NEXT PAGE

- NOTES:**
- PORTIONS OF THIS TRACT ARE LOCATED IN ZONE AE AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0170E, DATED: APRIL 19, 2017.
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CURVE	L	R	CHORD	CHDIST
14	27.30'	20.00'	S75°7'00"W	25.23'
15	30.49'	20.00'	N74°49'10"W	27.62'
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19	328.97'	275.00'	N36°43'35"W	309.70'
20	28.31'	20.00'	S45°19'20"E	26.00'



LEGACY FARMS, PLAT NO. 2

A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200051304

DATE: 5/30/2023
PROJECT: 440132

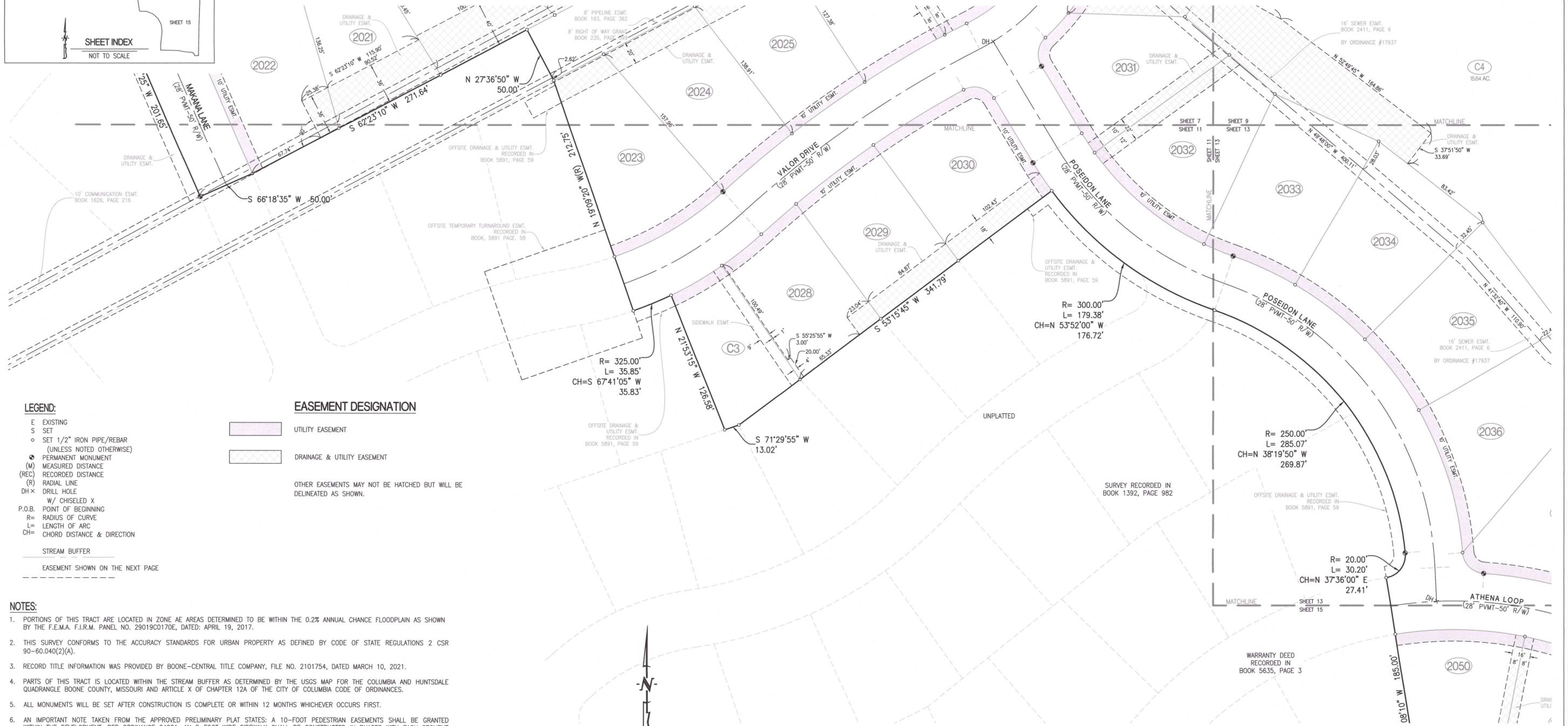
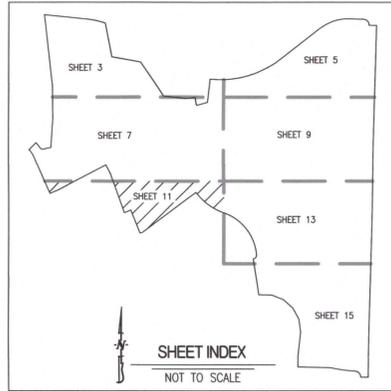
SCALE: 1" = 40'
DRAWN BY: JWS

CROCKETT
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1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

FINAL PLAT LEGACY FARMS, PLAT No. 2

*SEE SHEET 10 OF 15
FOR PROPERTY LINE
DIMENSIONS IN THIS AREA.

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023



LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
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- P.O.B. POINT OF BEGINNING
- R= RADIUS OF CURVE
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- STREAM BUFFER
- - - - - EASEMENT SHOWN ON THE NEXT PAGE

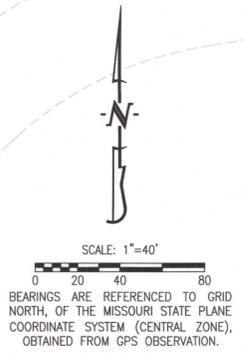
EASEMENT DESIGNATION

- UTILITY EASEMENT
- DRAINAGE & UTILITY EASEMENT

OTHER EASEMENTS MAY NOT BE HATCHED BUT WILL BE DELINEATED AS SHOWN.

NOTES:

1. PORTIONS OF THIS TRACT ARE LOCATED IN ZONE AE AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0170E, DATED: APRIL 19, 2017.
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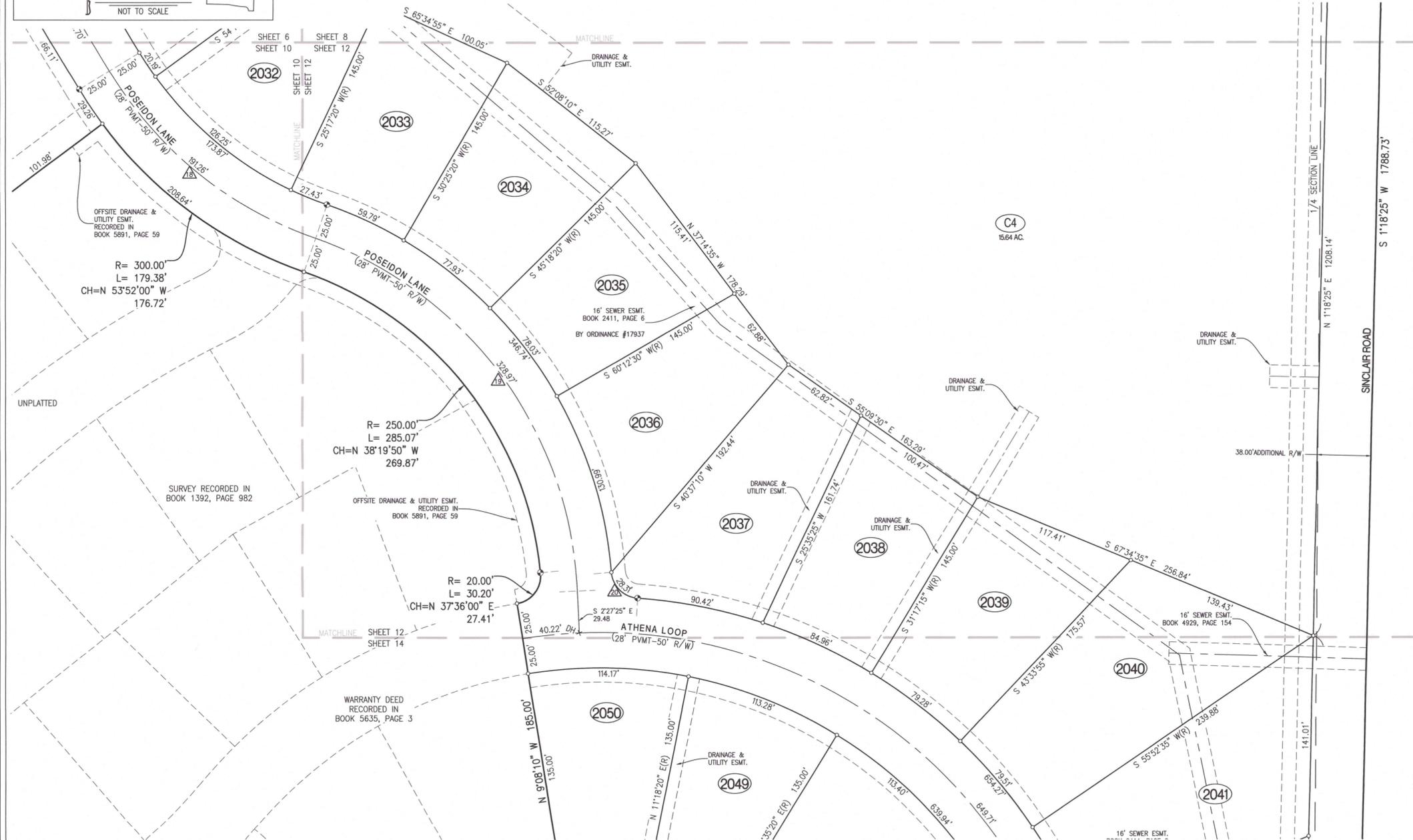
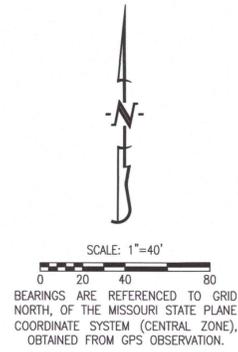
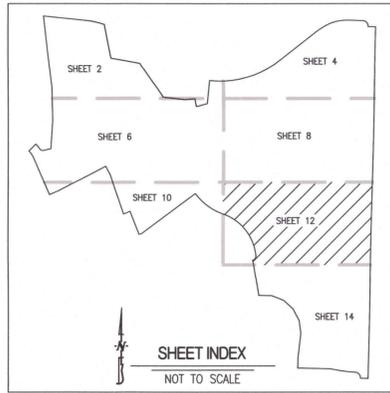


	LEGACY FARMS, PLAT NO. 2	
	A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200051304		
DATE: 5/30/2023	SCALE: 1" = 40'	1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
PROJECT: 140132	DRAWN BY: JWS	

FINAL PLAT LEGACY FARMS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

*SEE SHEET 13 OF 15
FOR EASEMENT IN THIS AREA.



NOTES:

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CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
18	191.26'	275.00'	S51°04'20"E	187.43'
19	328.97'	275.00'	N36°43'35"W	309.70'
20	28.31'	20.00'	S45°19'20"E	26.00'
21	689.93'	345.00'	N41°50'45"W	580.58'

LEGEND:

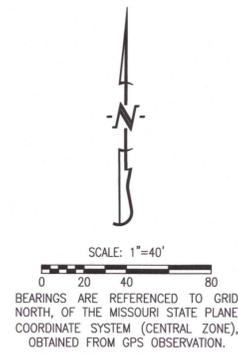
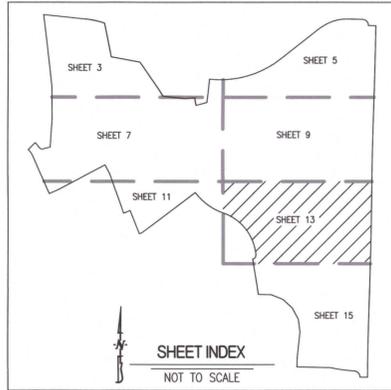
- E EXISTING
- S SET
- SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- ⊕ PERMANENT MONUMENT
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- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING
- R= RADIUS OF CURVE
- L= LENGTH OF ARC
- CH= CHORD DISTANCE & DIRECTION
- STREAM BUFFER
- EASEMENT SHOWN ON THE NEXT PAGE

	LEGACY FARMS, PLAT NO. 2	
	A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
DATE: 5/30/2023	SCALE: 1" = 40'	<p>1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>
PROJECT: 14032	DRAWN BY: JWS	

FINAL PLAT LEGACY FARMS, PLAT No. 2

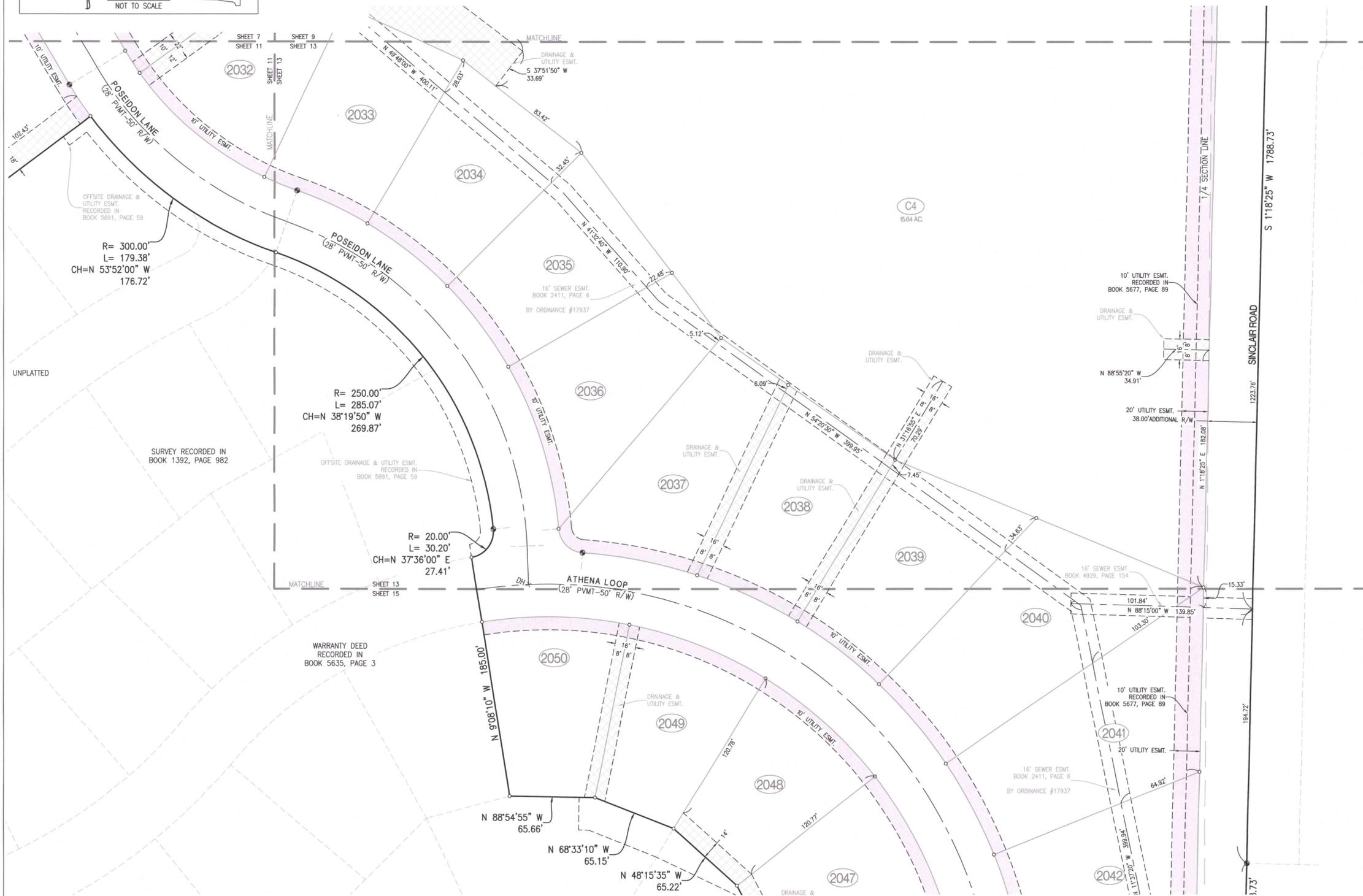
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

*SEE SHEET 12 OF 15
FOR PROPERTY LINE
DIMENSIONS IN THIS AREA.



NOTES:

- PORTIONS OF THIS TRACT IS LOCATED IN ZONE AE AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0170E, 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).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 2101754, DATED MARCH 10, 2021.
- PARTS OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA AND HUNTSDALE 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.
- AN IMPORTANT NOTE TAKEN FROM THE APPROVED PRELIMINARY PLAT STATES: A 10-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED WITHIN THE DEVELOPMENT. PER ORDINANCE 24981, AN 8-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED IN PHASES WITH EACH SEGMENT BEING BUILT WHEN THE FIRST ADJACENT HOME IS CONSTRUCTED. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMIT FOR THE ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A HOME IS NOT CONSTRUCTED ON ONE OR MORE OF THE LOTS ADJACENT TO A PEDESTRIAN EASEMENT WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING APPROVAL OF THIS FINAL PLAT, THE 8 FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER(S) OF THE LOTS ADJACENT TO SUCH PEDESTRIAN EASEMENT PRIOR TO THE CONSTRUCTION OF THE ADJACENT HOME. THE MAINTENANCE OF THESE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOA. SIDEWALKS ON COMMON LOTS SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION WITH SAID PLAT.
- IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
- NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.



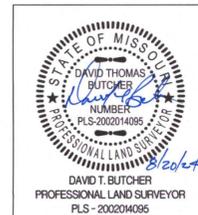
LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE/REBAR (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
- R= RADIUS OF CURVE
- L= LENGTH OF ARC
- CH= CHORD DISTANCE & DIRECTION
- STREAM BUFFER
- EASEMENT SHOWN ON THE NEXT PAGE

EASEMENT DESIGNATION

- UTILITY EASEMENT
- DRAINAGE & UTILITY EASEMENT

OTHER EASEMENTS MAY NOT BE HATCHED BUT WILL BE DELINEATED AS SHOWN.

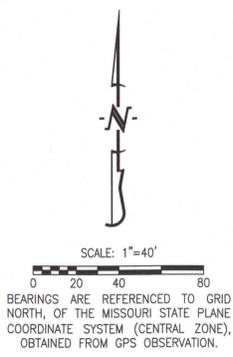
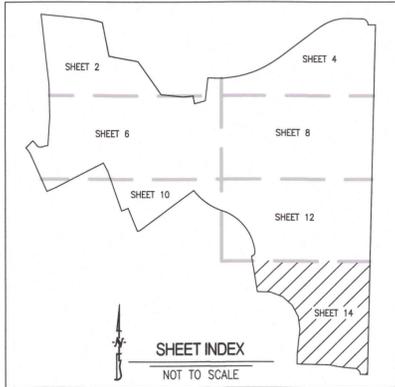


LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 5/30/2023	SCALE: 1" = 40'
PROJECT: 14032	DRAWN BY: JWS

FINAL PLAT LEGACY FARMS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

*SEE SHEET 7 OF 15
FOR EASEMENT IN THIS AREA.

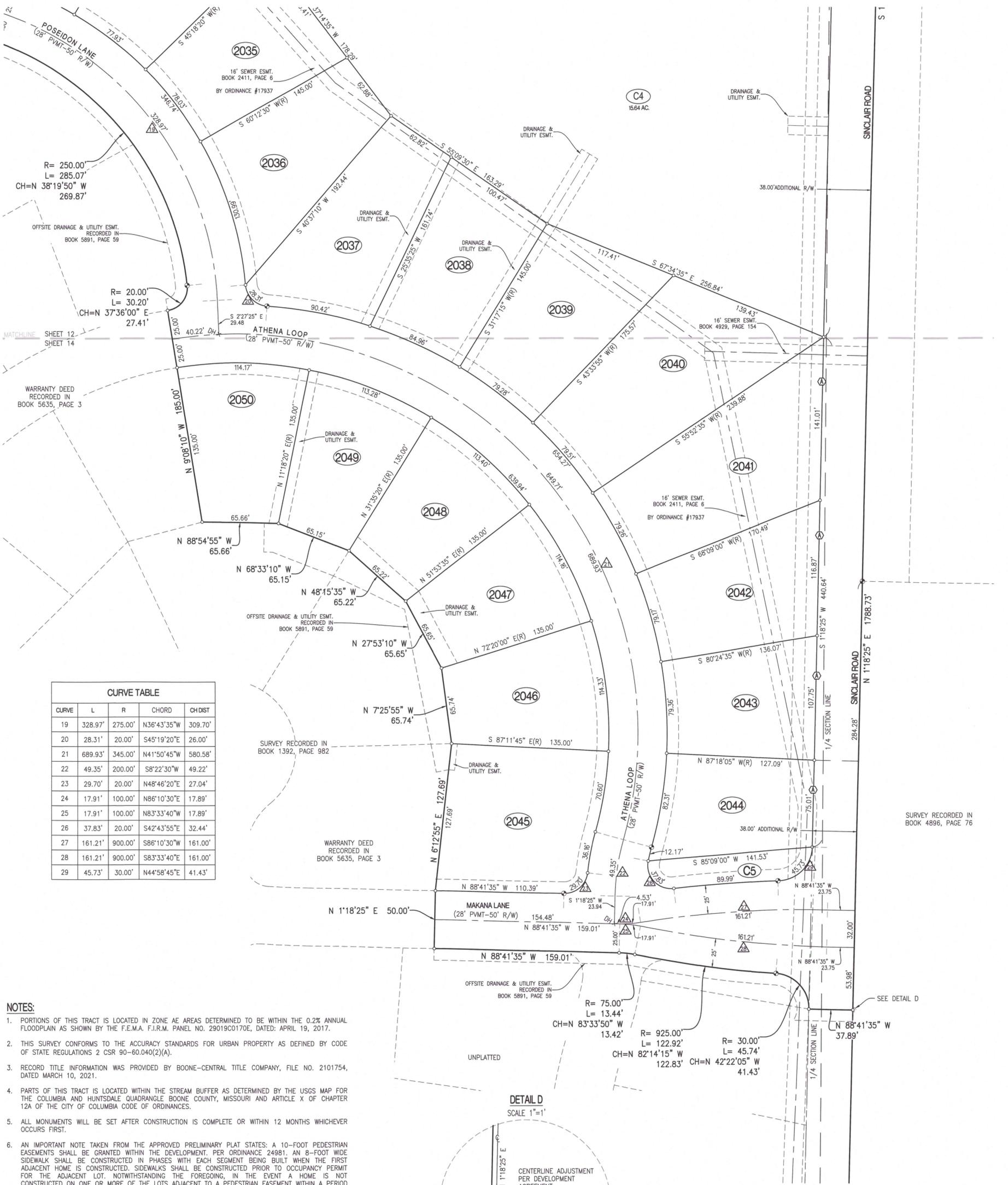


LEGEND:

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- SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
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- P.O.B. POINT OF BEGINNING
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- L= LENGTH OF ARC
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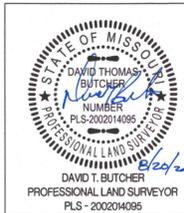
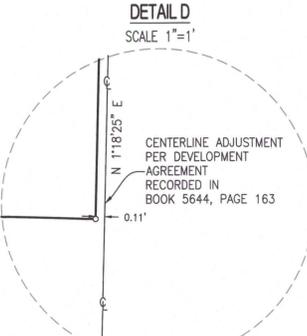
STREAM BUFFER

EASEMENT SHOWN ON THE NEXT PAGE



CURVE TABLE				
CURVE	L	R	CHORD	CHDST
19	328.97'	275.00'	N36°43'35"W	309.70'
20	28.31'	20.00'	S45°19'20"E	26.00'
21	689.93'	345.00'	N41°50'45"W	580.58'
22	49.35'	200.00'	S8°22'30"W	49.22'
23	29.70'	20.00'	N48°46'20"E	27.04'
24	17.91'	100.00'	N86°10'30"E	17.89'
25	17.91'	100.00'	N83°33'40"W	17.89'
26	37.83'	20.00'	S42°43'55"E	32.44'
27	161.21'	900.00'	S86°10'30"W	161.00'
28	161.21'	900.00'	S83°33'40"E	161.00'
29	45.73'	30.00'	N44°58'45"E	41.43'

- NOTES:**
- PORTIONS OF THIS TRACT IS LOCATED IN ZONE AE AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0170E, DATED: APRIL 19, 2017.
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 - IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
 - NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.



LEGACY FARMS, PLAT NO. 2

A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000160304

DATE: 5/30/2023 SCALE: 1"=40'

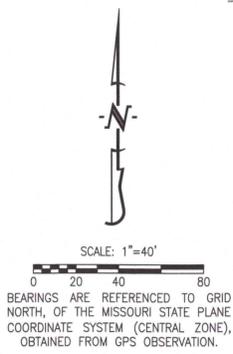
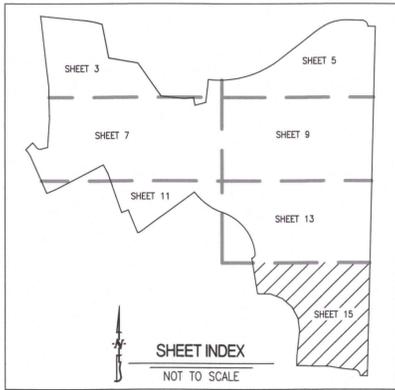
PROJECT: 140132 DRAWN BY: JWS

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nilong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

FINAL PLAT LEGACY FARMS, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

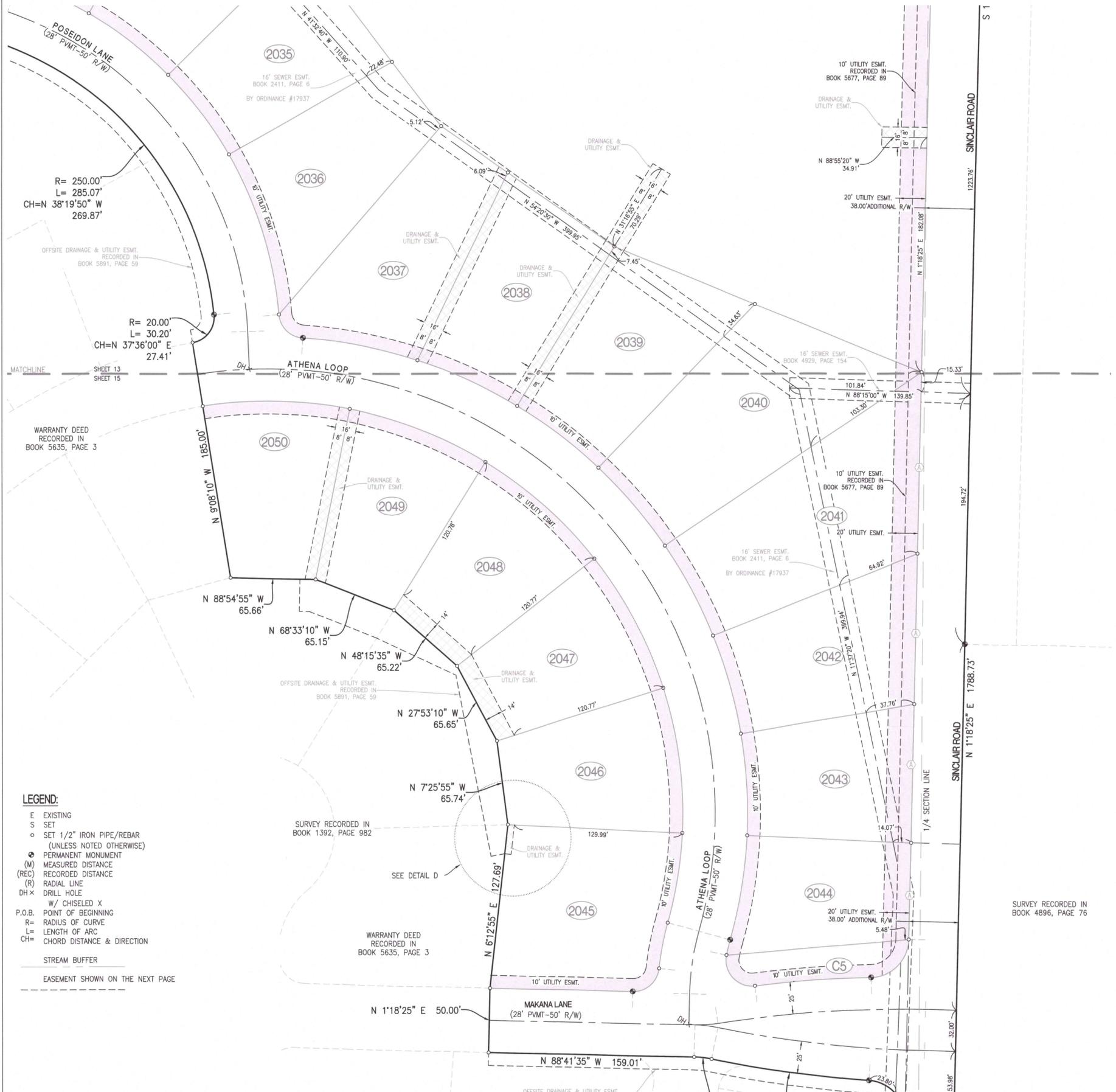
*SEE SHEET 14 OF 15
FOR PROPERTY LINE
DIMENSIONS IN THIS AREA.



EASEMENT DESIGNATION

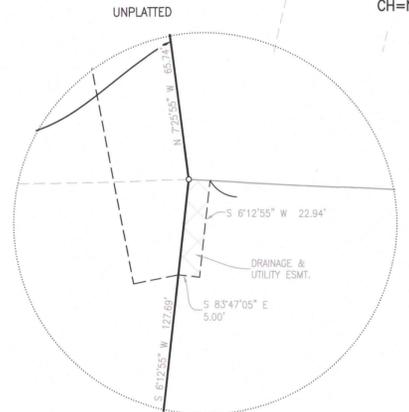


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- NOTES:**
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		LEGACY FARMS, PLAT NO. 2	
		A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000050304		 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	
DATE: 5/30/2023	SCALE: 1" = 40'		
PROJECT: 140132	DRAWN BY: JWS		