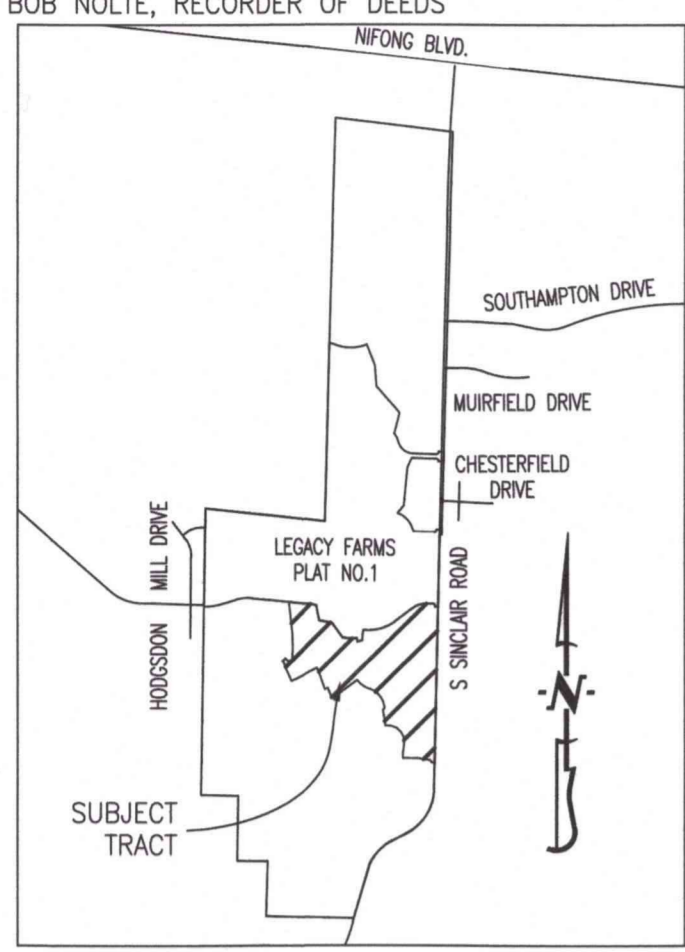
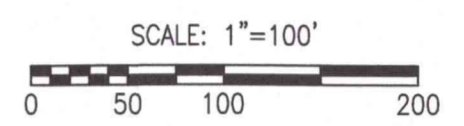


FINAL PLAT LEGACY FARMS, PLAT No. 2

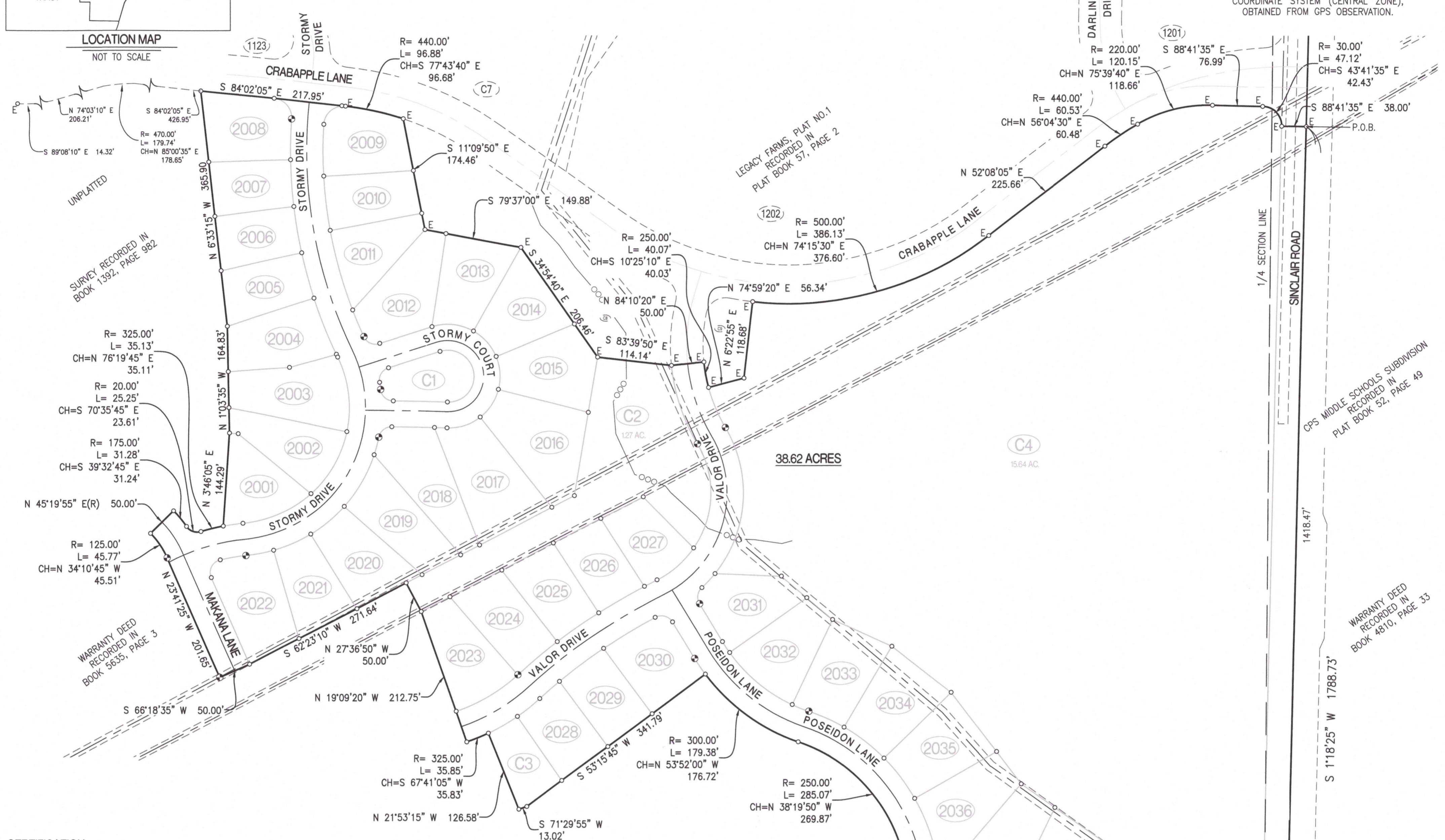
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023



- 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



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



CERTIFICATION:

I HEREBY CERTIFY IN MAY 2023, I COMPLETED A SURVEY AND SUBDIVISION FOR LEGACY LAND DEVELOPMENT, LLC, OF A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 1392, PAGE 982 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5635, PAGE 3 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE SURVEY RECORDED IN BOOK 4803, PAGE 180 AT THE SOUTHEAST CORNER OF LEGACY FARMS PLAT NO. 1 RECORDED IN PLAT BOOK 57, PAGE 2; THENCE FROM THE POINT OF BEGINNING AND WITH THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 4803, PAGE 180, S 118°25'W, 1788.73 FEET; THENCE LEAVING SAID WEST LINE, N 88°41'35"W, 37.89 FEET; THENCE 45.74 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 42°22'05"W, 41.43 FEET; THENCE 122.92 FEET ALONG A 925.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 82°14'15"W, 122.83 FEET; THENCE 13.44 FEET ALONG A 75.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE, HAVING A CHORD, N 83°33'50"W, 13.42 FEET; THENCE, N 88°41'35"W, 159.01 FEET; THENCE N 118°25'E, 50.00 FEET; N 61°25'E, 127.69 FEET; THENCE N 72°55'W, 65.74 FEET; THENCE N 27°53'10"W, 65.65 FEET; THENCE N 48°15'35"W, 65.22 FEET; THENCE, N 88°33'10"W, 65.15 FEET; THENCE, N 88°54'55"W, 65.66 FEET; THENCE N 9°08'10"W, 185.00 FEET; THENCE 30.20 FEET ALONG A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 37°36'00"E, 27.41 FEET; THENCE 285.07 FEET ALONG A 250.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 38°19'50"W, 269.87 FEET; THENCE 179.38 FEET ALONG A 300.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 53°52'00"W, 176.72 FEET; THENCE S 53°15'45"W, 341.78 FEET; THENCE N 21°53'15"W, 126.58 FEET; THENCE S 71°29'55"W, 13.02 FEET; THENCE N 19°09'20"W, 212.75 FEET; THENCE N 27°36'50"W, 50.00 FEET; THENCE S 62°23'10"W, 271.64 FEET; THENCE S 66°18'35"W, 50.00 FEET; THENCE N 23°41'25"W, 201.65 FEET; THENCE 45.77 FEET ALONG A 125.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 34°10'45"W, 45.51 FEET; THENCE N 45°19'55"E, 50.00 FEET; THENCE 31.28 FEET ALONG A 175.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 34°10'45"E, 31.24 FEET; THENCE 25.25 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 70°35'45"E, 23.61 FEET; THENCE 35.13 FEET ALONG A 325.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 76°19'45"E, 35.11 FEET; THENCE N 1°03'35"W, 164.83 FEET; THENCE N 6°33'15"W, 365.90 FEET TO THE SOUTH LINE OF SAID LEGACY FARMS, PLAT NO. 1, RECORDED IN PLAT BOOK 57, PAGE 2; THENCE WITH THE LINES OF SAID LEGACY FARMS, PLAT NO. 1, S 84°02'05"E, 217.95 FEET; THENCE 96.88 FEET ALONG A 440.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 77°43'40"E, 96.88 FEET; THENCE S 11°09'50"E, 174.46 FEET; THENCE S 79°37'00"E, 149.88 FEET; THENCE S 34°24'40"E, 206.46 FEET; THENCE N 84°10'20"E, 50.00 FEET; THENCE N 74°59'20"E, 56.34 FEET; THENCE N 10°25'10"E, 40.03 FEET; THENCE N 83°39'50"E, 114.14 FEET; THENCE N 74°15'30"E, 376.60 FEET; THENCE N 52°08'05"E, 225.66 FEET; THENCE 60.53 FEET ALONG A 440.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 56°04'30"E, 60.48 FEET; THENCE 120.15 FEET ALONG A 220.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 75°39'40"E, 118.66 FEET; THENCE S 88°41'35"E, 76.99 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 43°41'35"E, 42.43 FEET; THENCE S 88°41'35"E, 38.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.62 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
STATE OF MISSOURI } SS
COUNTY OF BOONE }
DATE: 20 August 2023

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
DATE: 8/20/2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF August IN THE YEAR 2024.
Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT LEGACY LAND DEVELOPMENT, LLC A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS 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. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS LEGACY FARMS, PLAT NO. 2

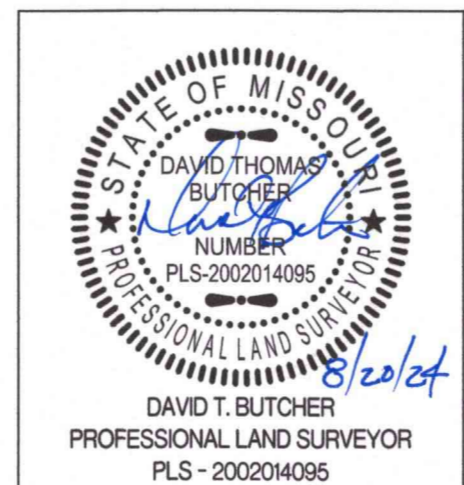
IN WITNESS WHEREOF, LEGACY LAND DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGERS, THIS ____ DAY OF _____, 2024.

LEGACY LAND DEVELOPMENT, LLC.
Robert Hill
ROBERT HILL, MANAGER
Tyler Hill
TYLER HILL, MEMBER/MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }
ON THIS 20 DAY OF August, IN THE YEAR 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT HILL, (MANAGER) AND TYLER HILL (MEMBER/MANAGER), OF LEGACY LAND DEVELOPMENT, LLC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

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

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE ____ DAY OF _____, 2024.
BARBARA BUFFALO, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK



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" = 100'
PROJECT: 140132
DRAWN BY: JWS

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

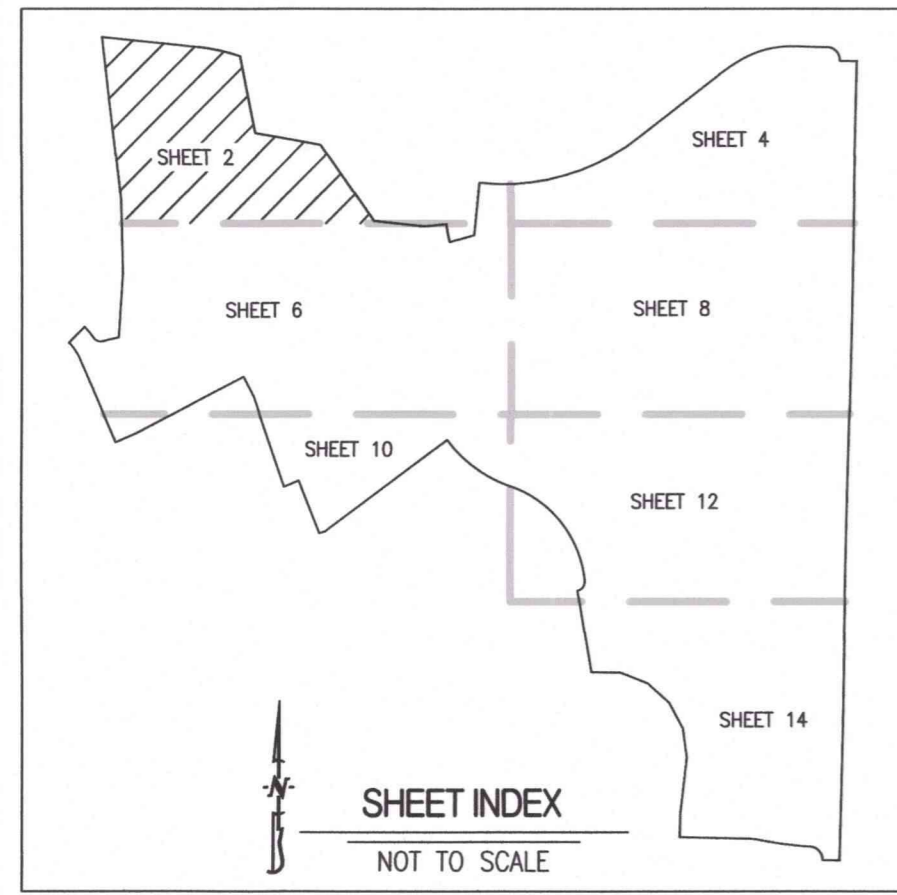
NOTES:

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- 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.

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

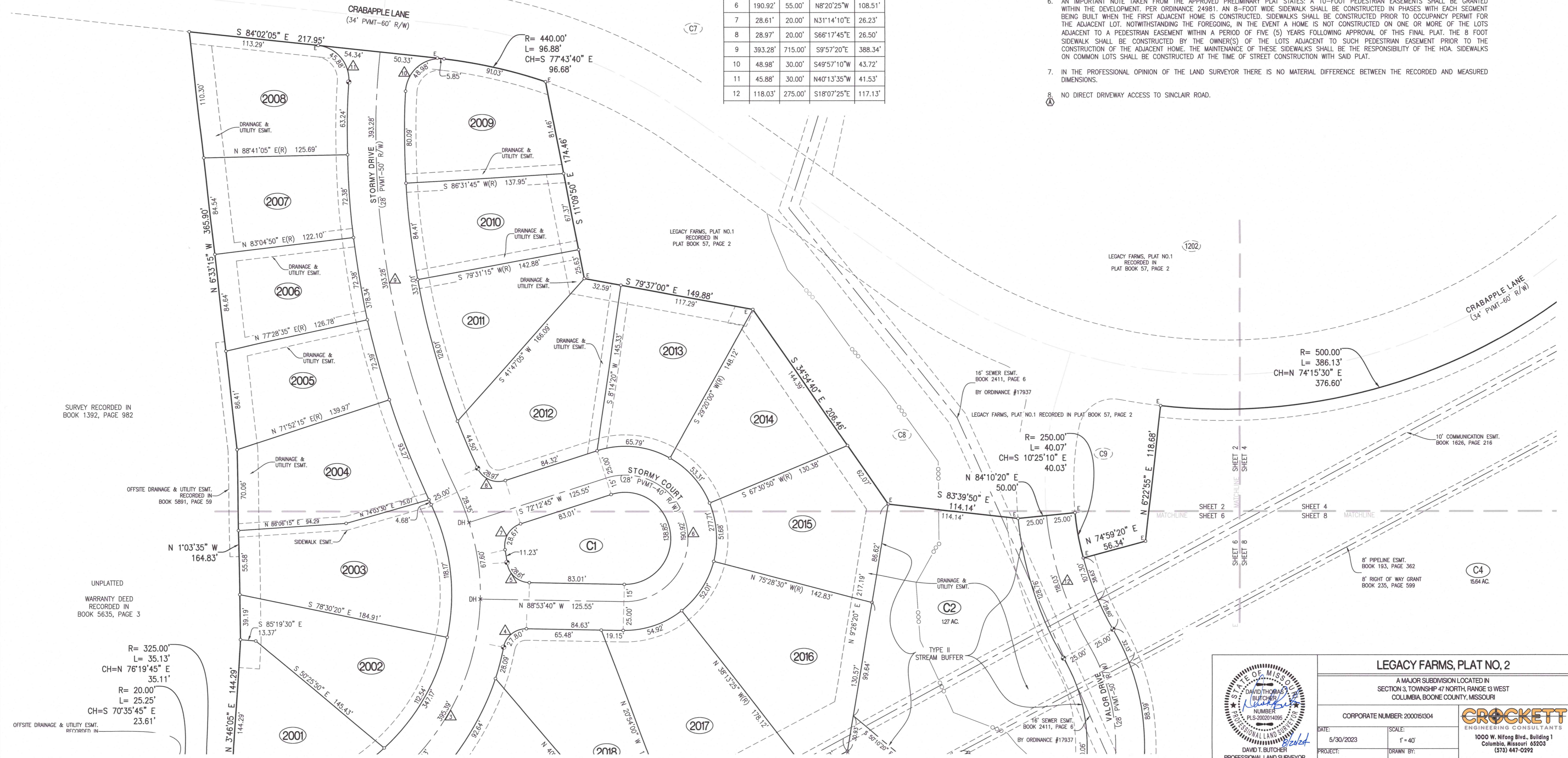
--- EASEMENT SHOWN ON THE NEXT PAGE

CURVE TABLE

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:

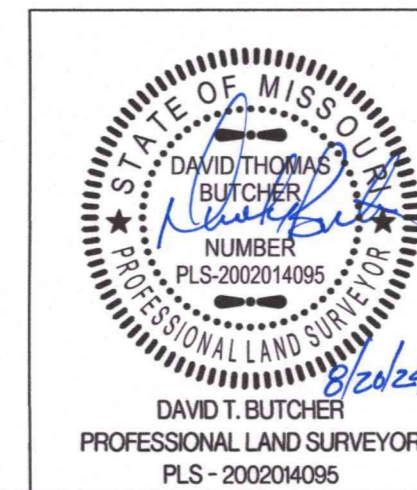
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- NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.



SURVEY RECORDED IN BOOK 1392, PAGE 982

UNPLATTED WARRANTY DEED RECORDED IN BOOK 5635, PAGE 3

OFFSITE DRAINAGE & UTILITY ESMT. RECORDED IN BOOK 5891, PAGE 59



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'

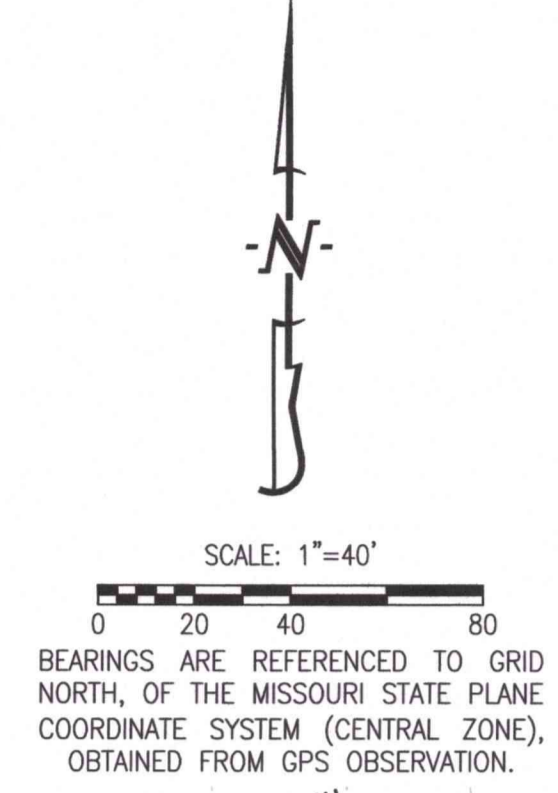
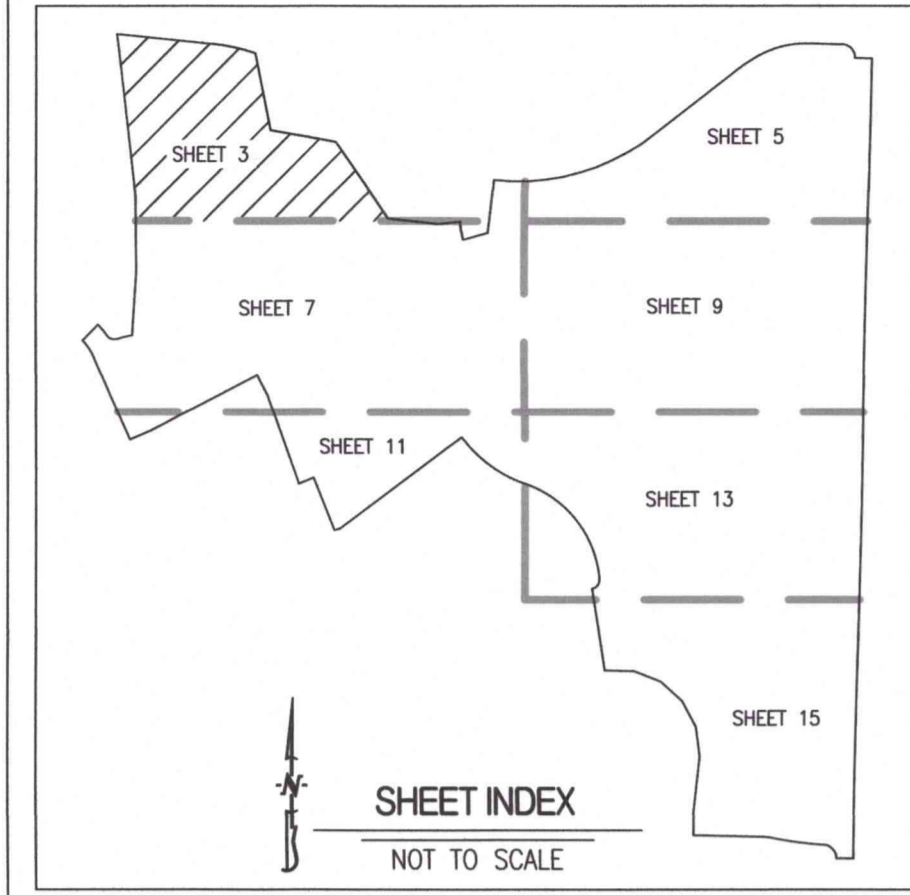
PROJECT: 14032 DRAWN BY: JWS

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 2 OF 15
FOR PROPERTY LINE
DIMENSIONS IN THIS AREA.

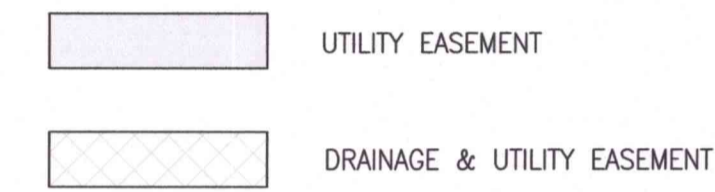


- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
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 - R= RADIUS OF CURVE
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 - STREAM BUFFER
 - - - EASEMENT SHOWN ON THE NEXT PAGE

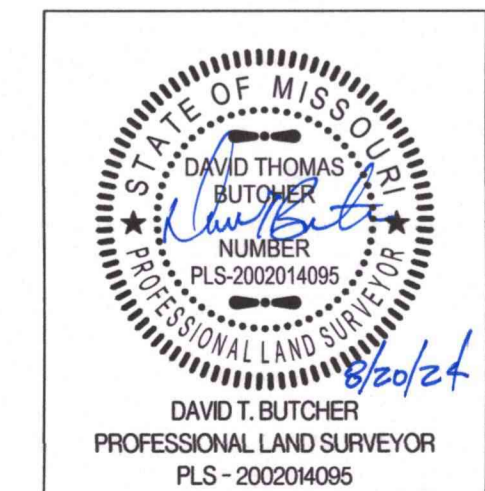
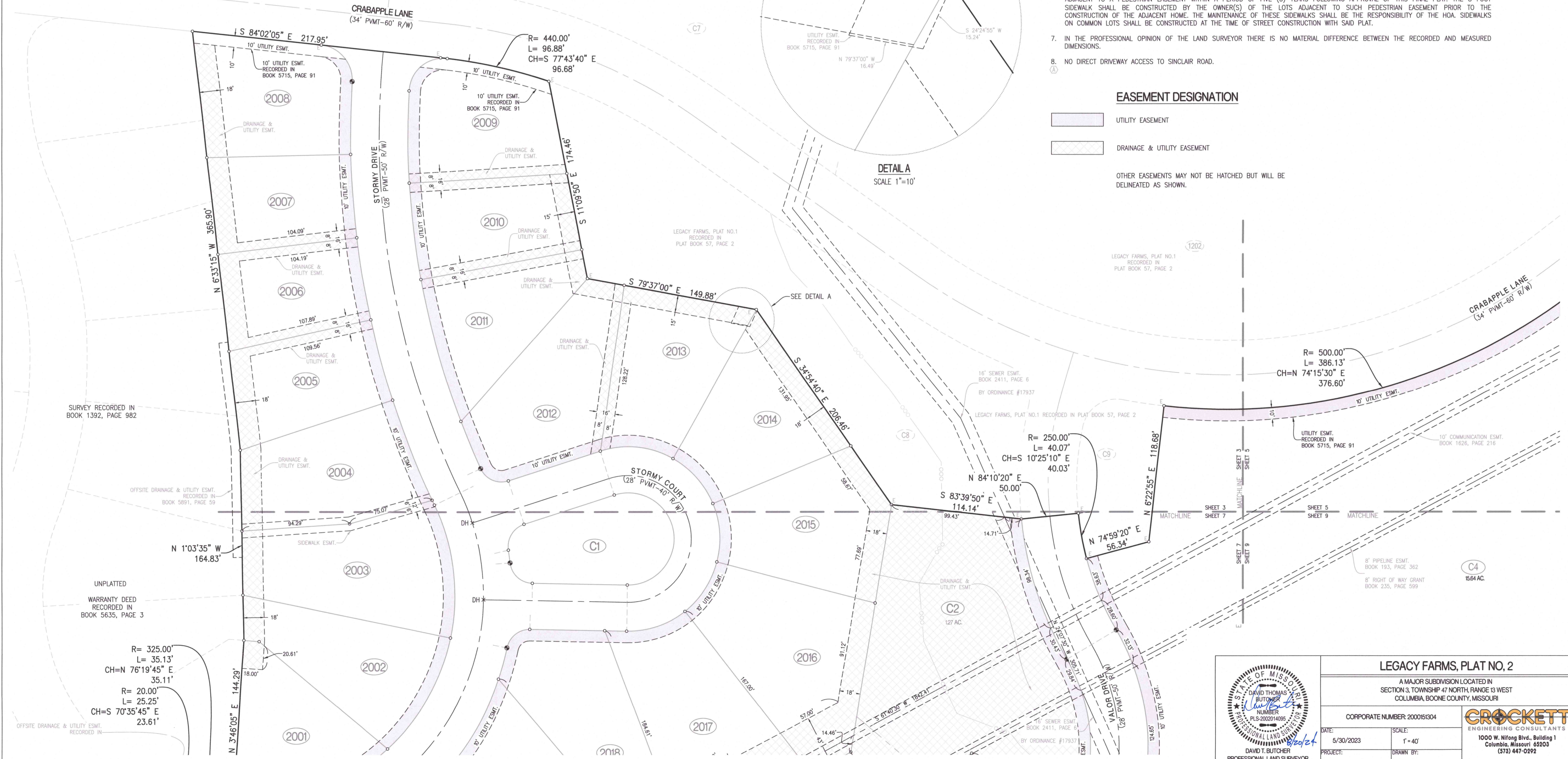
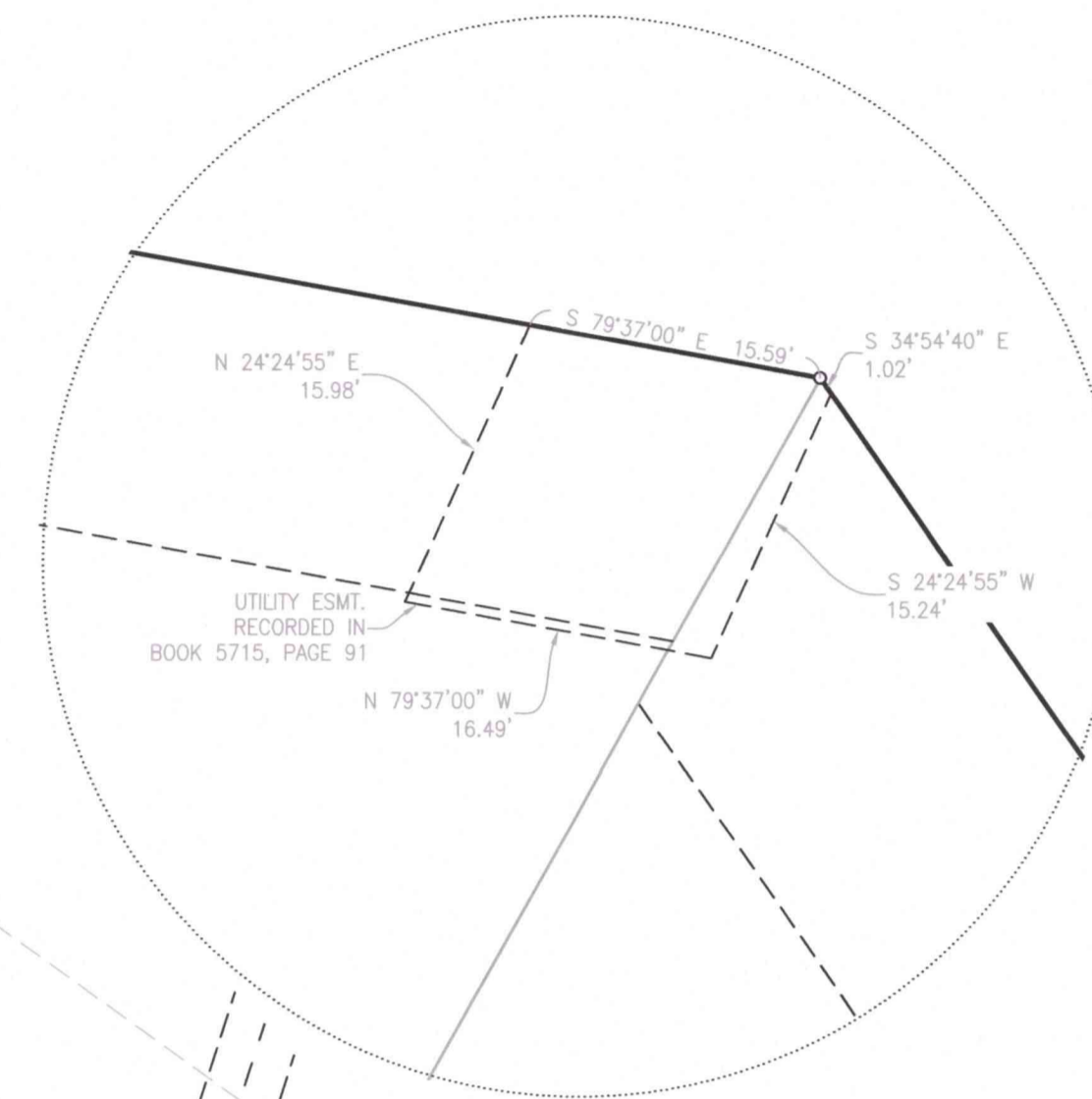
NOTES:

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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.

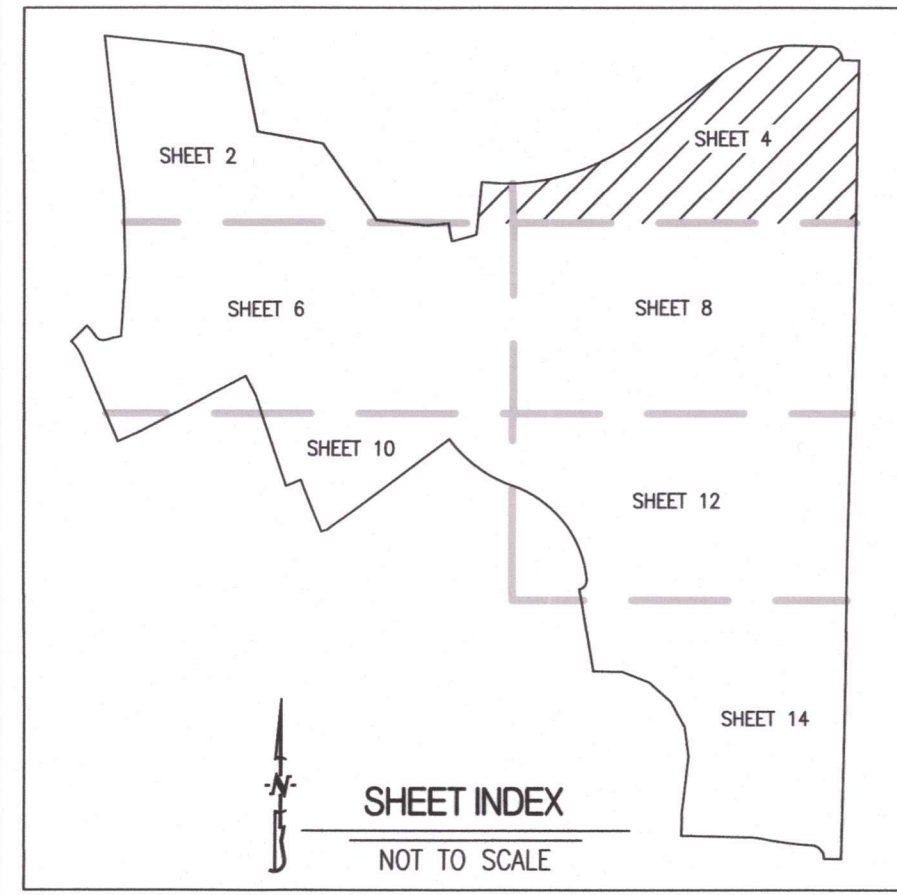


LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200015304	CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 5/30/2023	SCALE: 1" = 40'
PROJECT: 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

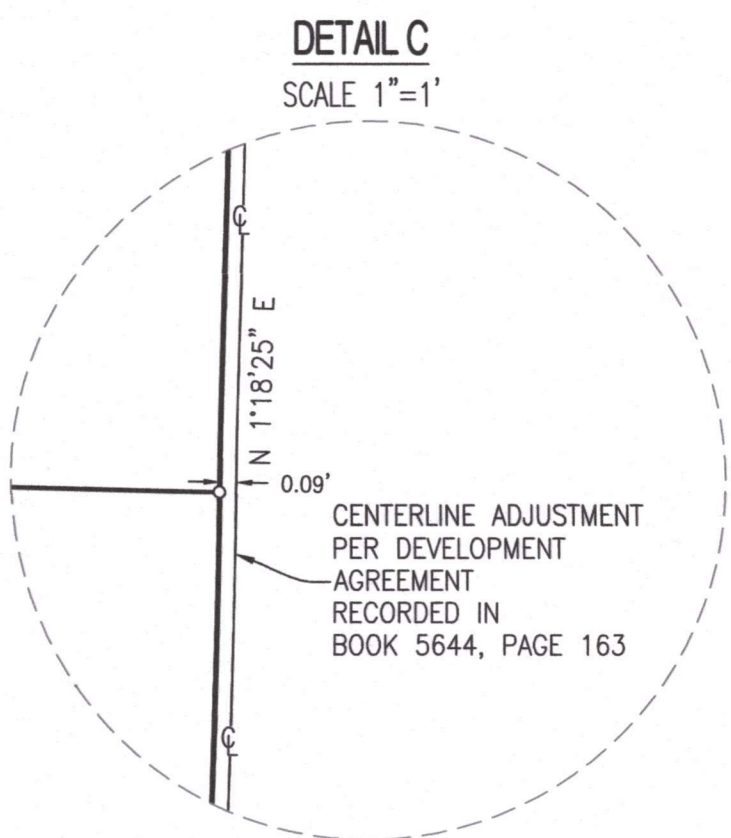
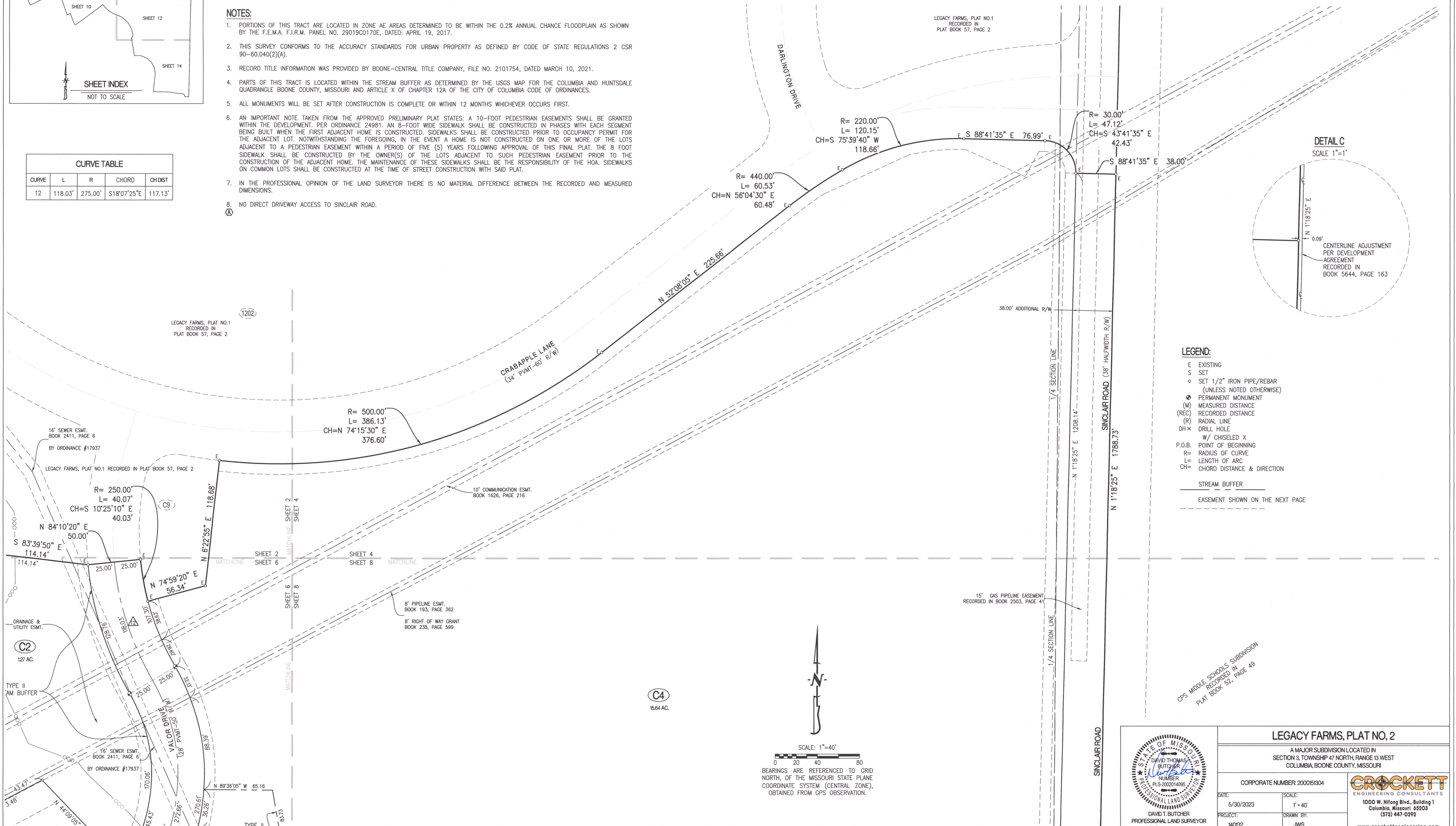
*SEE SHEET 5 OF 15
FOR EASEMENT IN THIS AREA.



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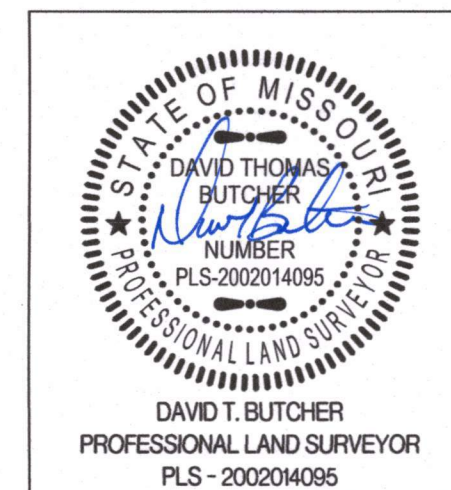
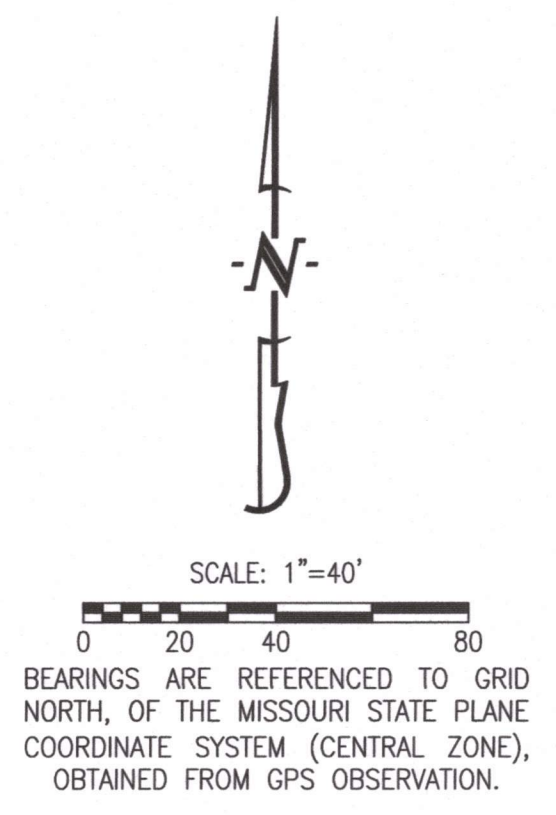
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- IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.
- NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.



LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (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

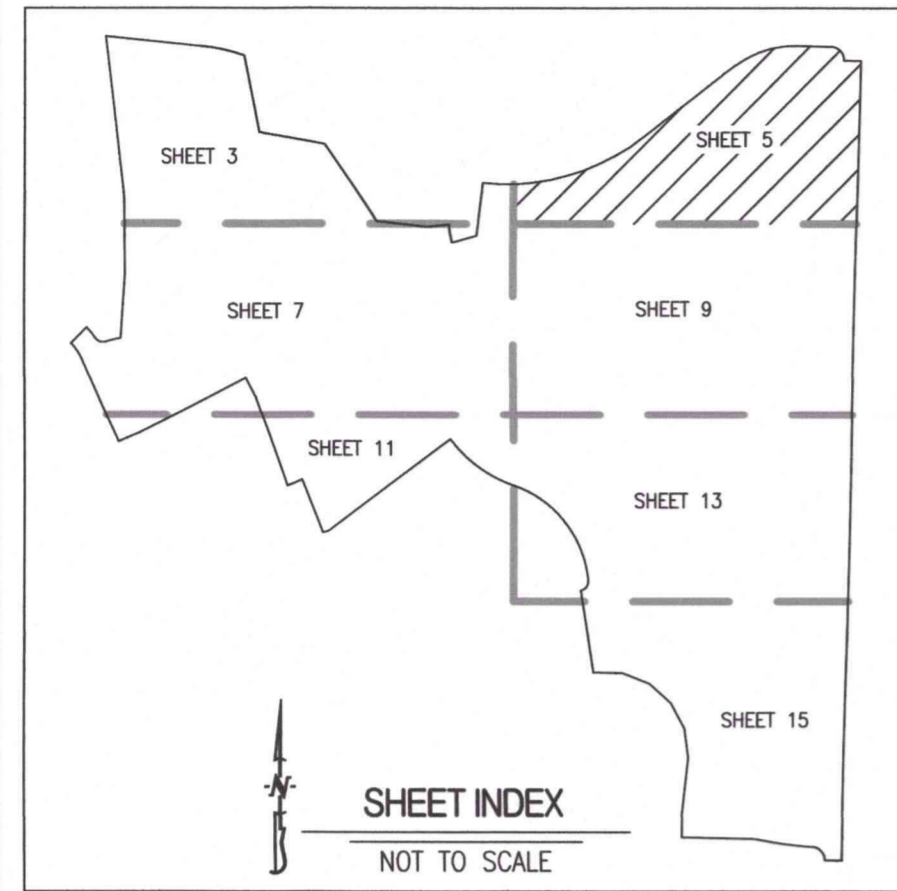


LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 5/30/2023	SCALE: 1" = 40'
PROJECT: 14032	DRAWN BY: JWS
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

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.



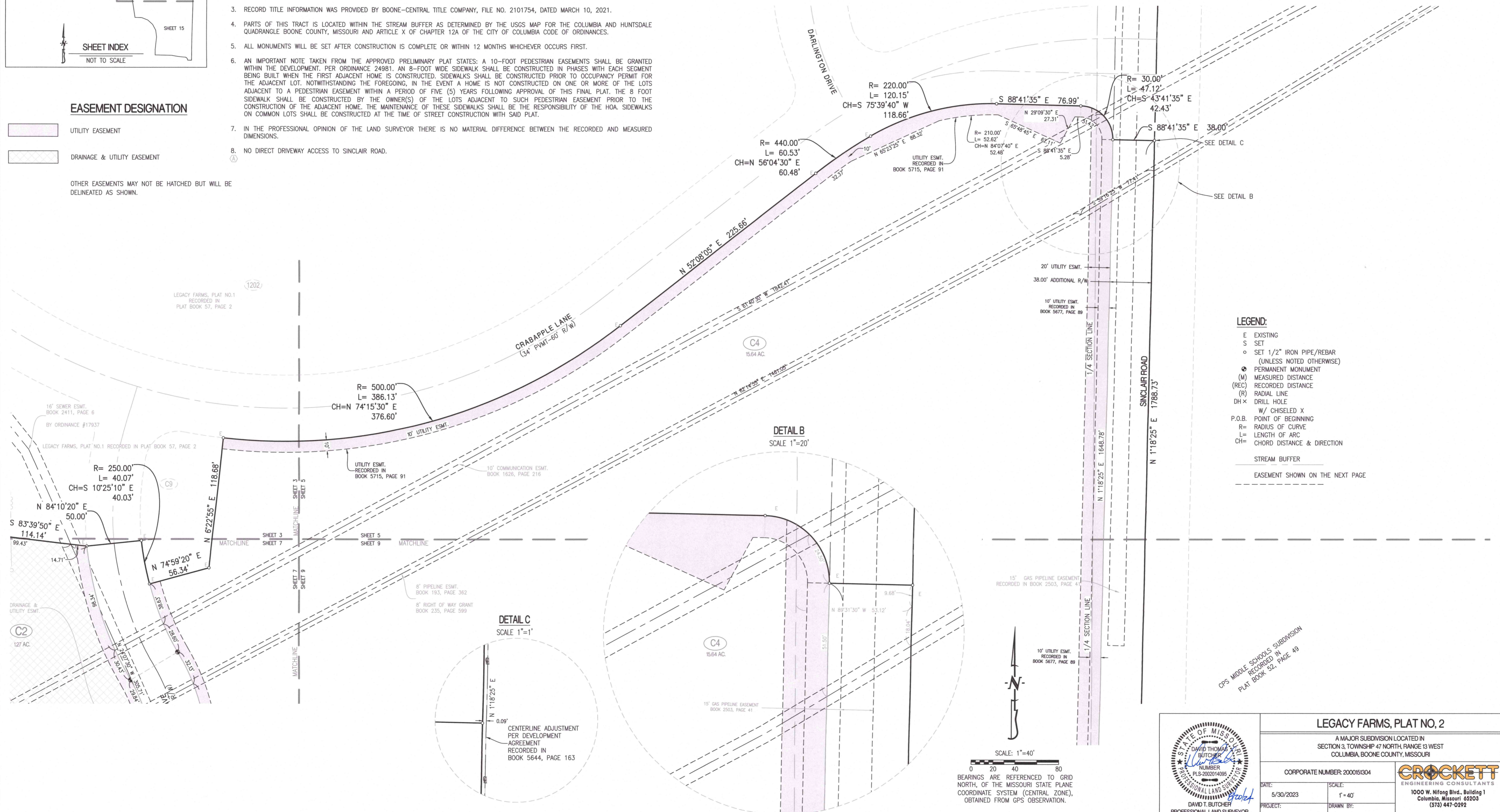
EASEMENT DESIGNATION

- UTILITY EASEMENT
- DRAINAGE & UTILITY EASEMENT

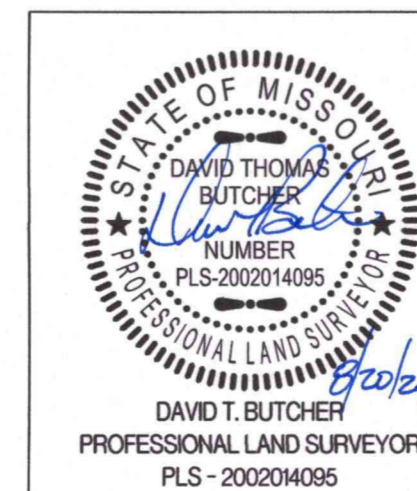
OTHER EASEMENTS MAY NOT BE HATCHED BUT WILL BE
DELINEATED AS SHOWN.

NOTES:

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- ### 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



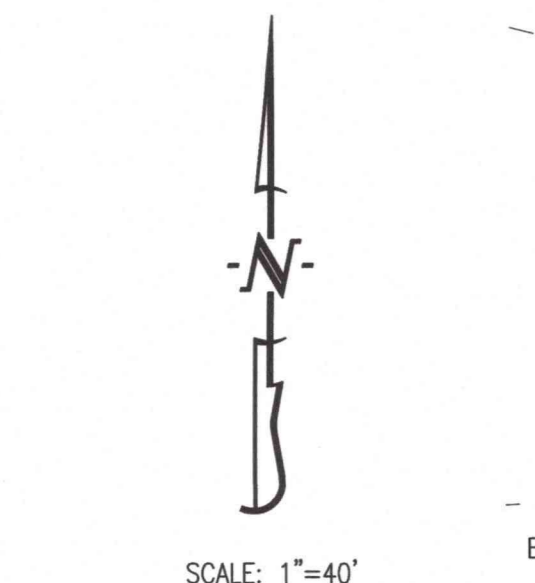
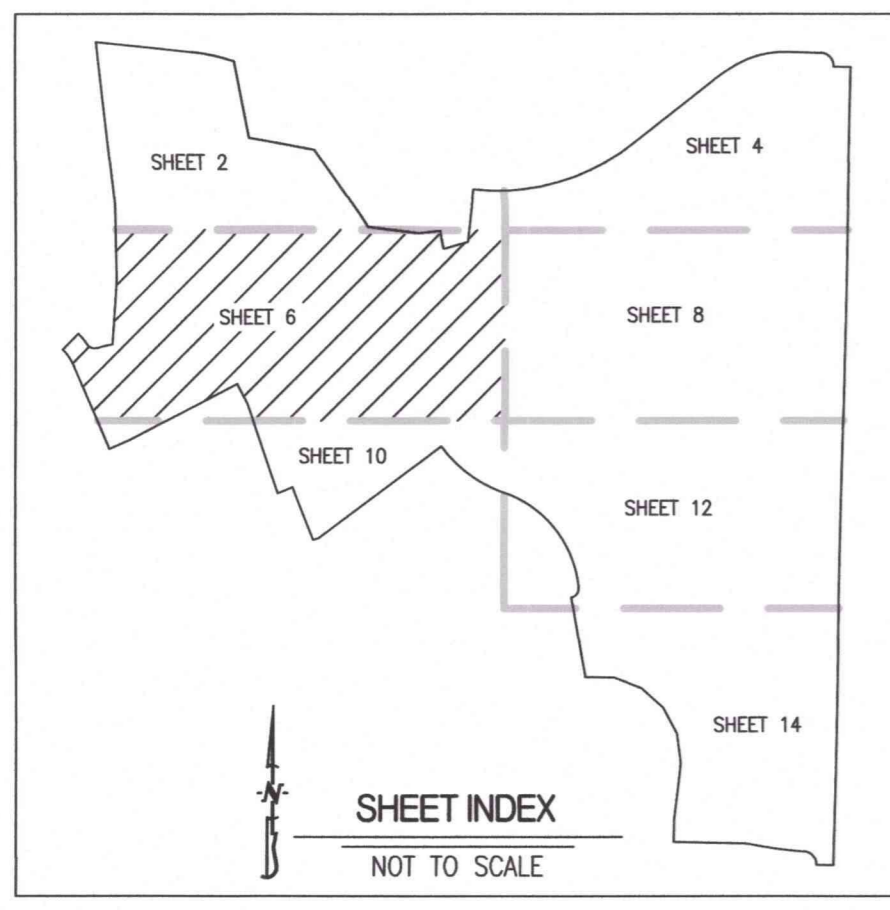
LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	SCALE: 1"=40'
DATE: 5/30/2023	PROJECT: 14032
DRAWN BY: JWS	

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

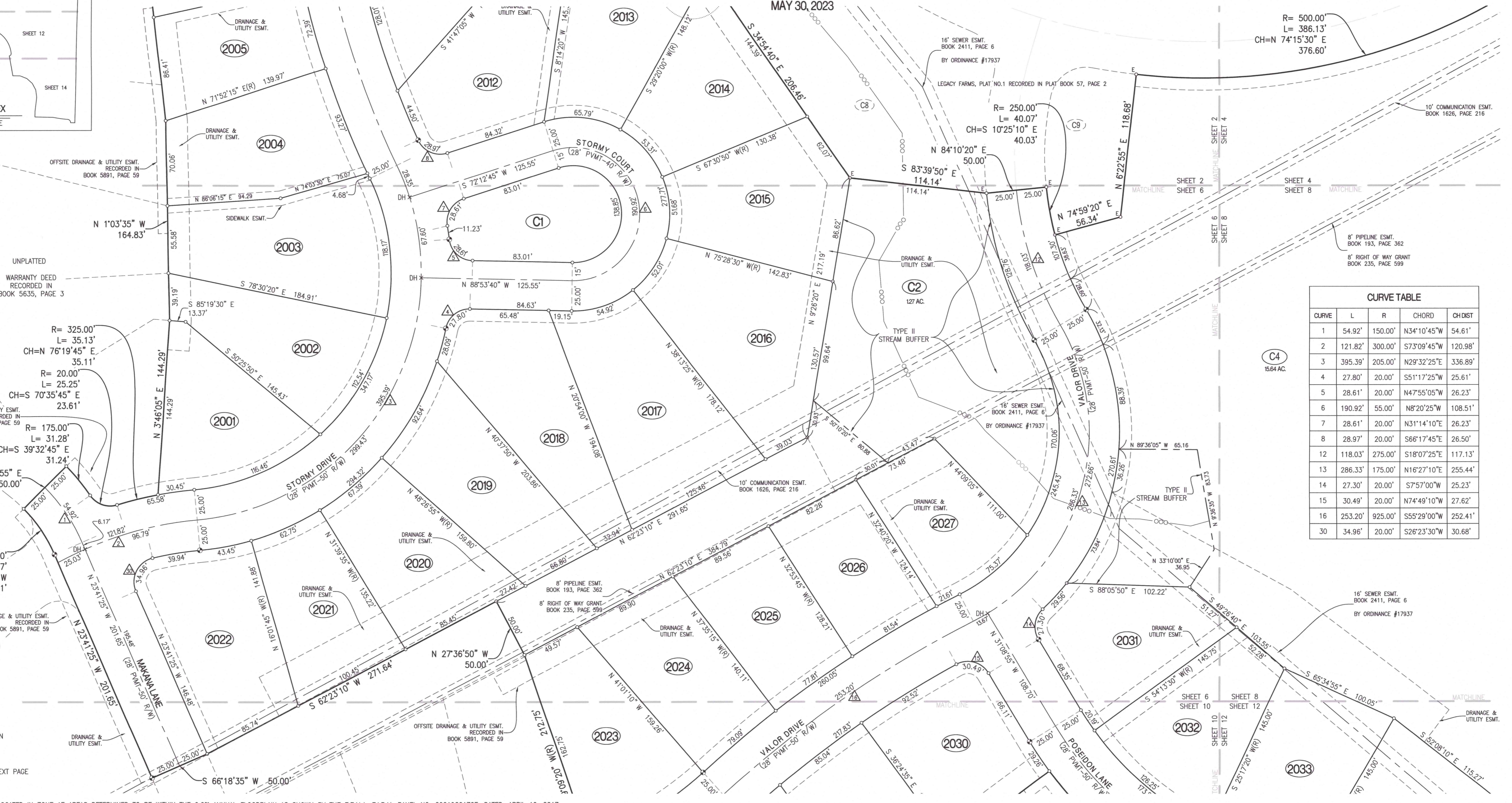
*SEE SHEET 7 OF 15
FOR EASEMENT IN THIS AREA.



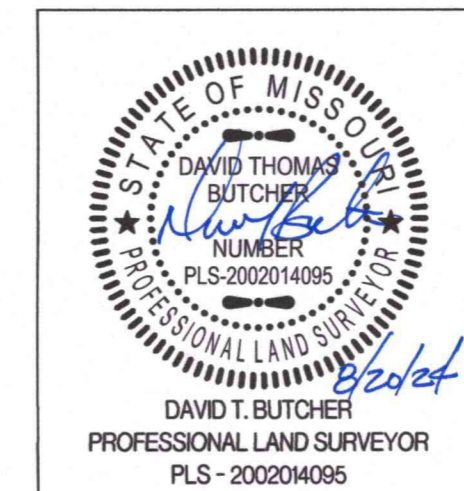
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
 - ⊙ PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
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 - R= RADIUS OF CURVE
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 - EASEMENT SHOWN ON THE NEXT PAGE

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 8. NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.



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'
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'
12	118.03'	275.00'	S18°07'25"E	117.13'
13	286.33'	175.00'	N16°27'10"E	255.44'
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

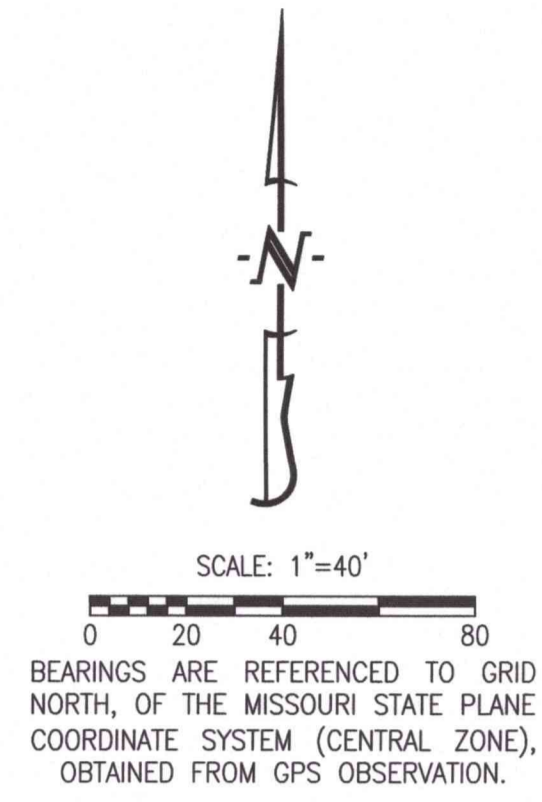
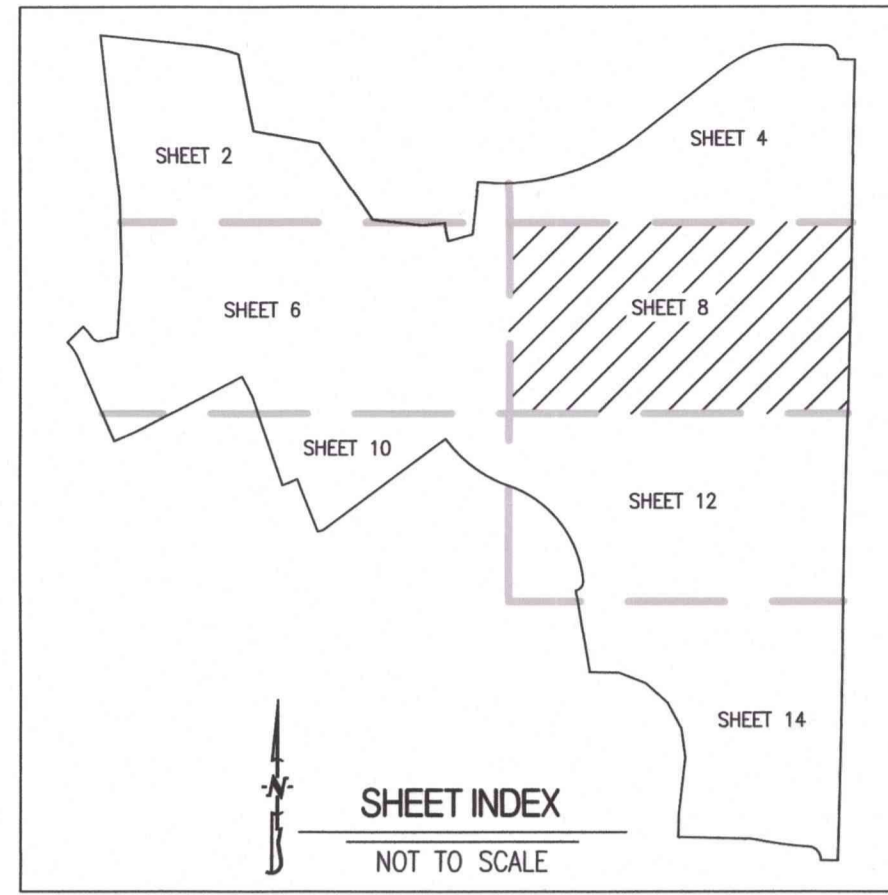
SCALE: 1" = 40'
DRAWN BY: JWS

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

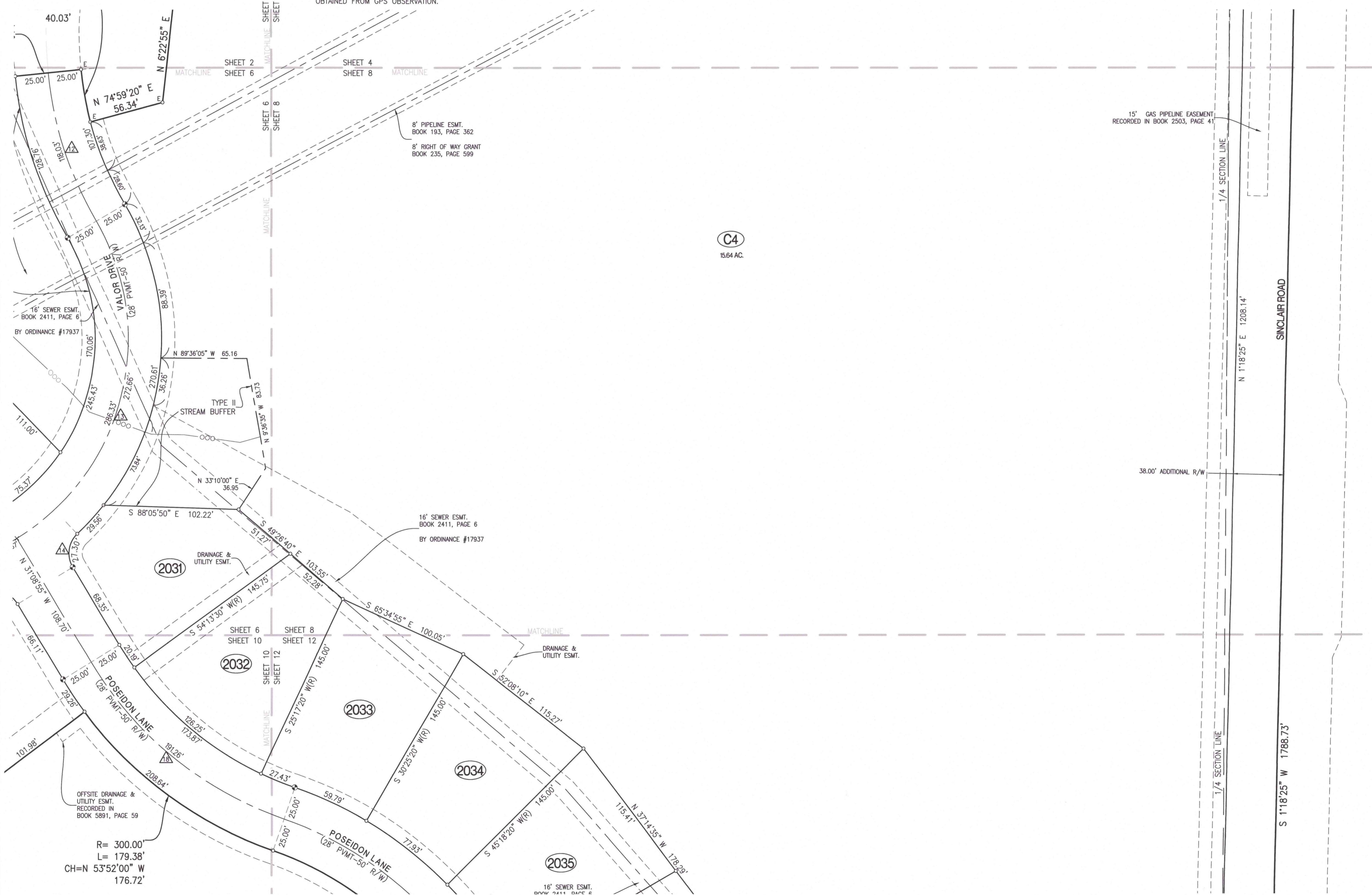
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

*SEE SHEET 9 OF 15
FOR EASEMENT IN THIS AREA.



NOTES:

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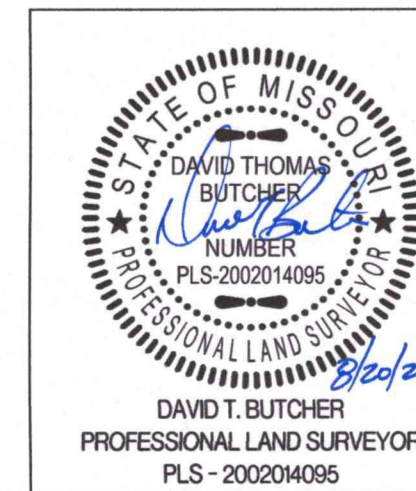


CURVE TABLE				
CURVE	L	R	CHORD	CHDST
12	118.03'	275.00'	S18°07'25"E	117.13'
13	286.33'	175.00'	N16°27'10"E	255.44'
14	27.30'	20.00'	S7°57'00"W	25.23'
18	191.26'	275.00'	S51°04'20"E	187.43'

- LEGEND:**
- E EXISTING
 - S SET
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 - ⊕ PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
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 - STREAM BUFFER
 - - - - - EASEMENT SHOWN ON THE NEXT PAGE

CPS MIDDLE SCHOOLS SUBDIVISION
PLAT BOOK 52, PAGE 49

WARRANTY DEED
RECORDED IN
BOOK 4810, PAGE 33



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'

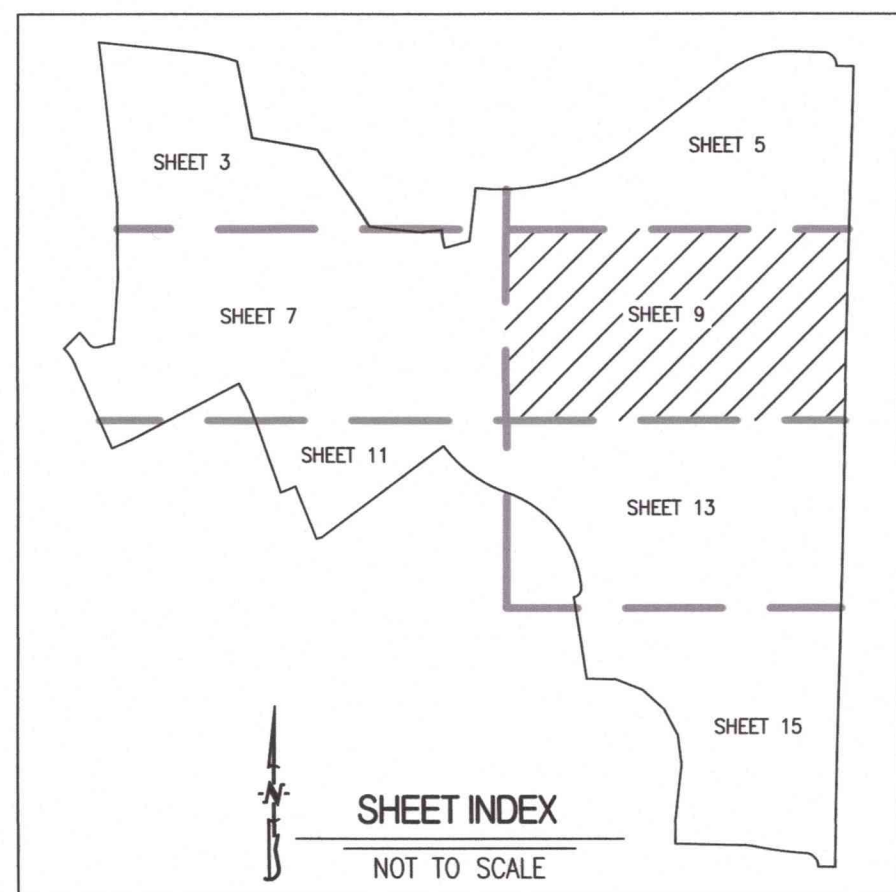
PROJECT: 14032 DRAWN BY: JWS

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:

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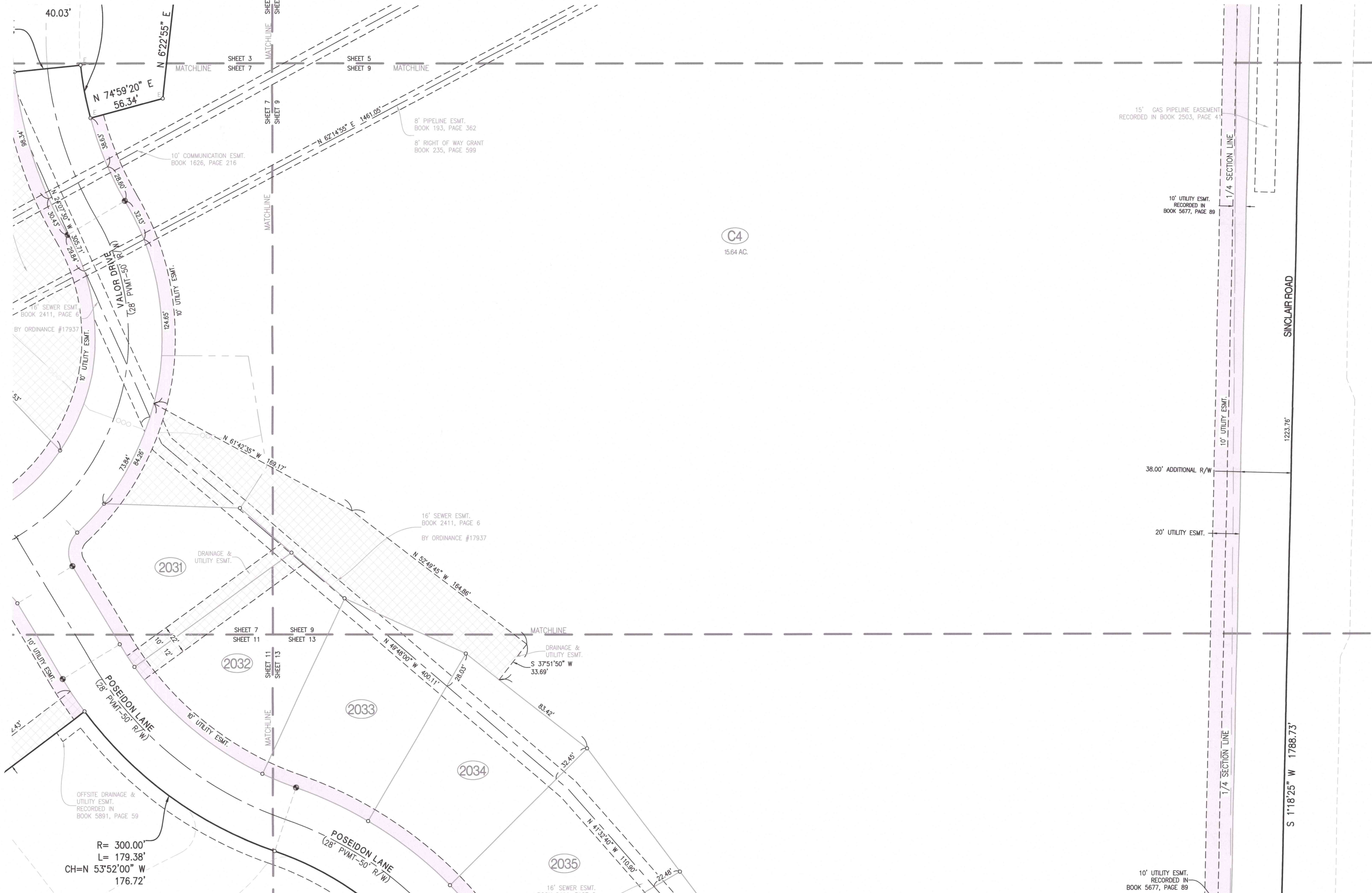
SCALE: 1"=40'
0 20 40 80
BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

STREAM BUFFER

EASEMENT SHOWN ON THE NEXT PAGE

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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

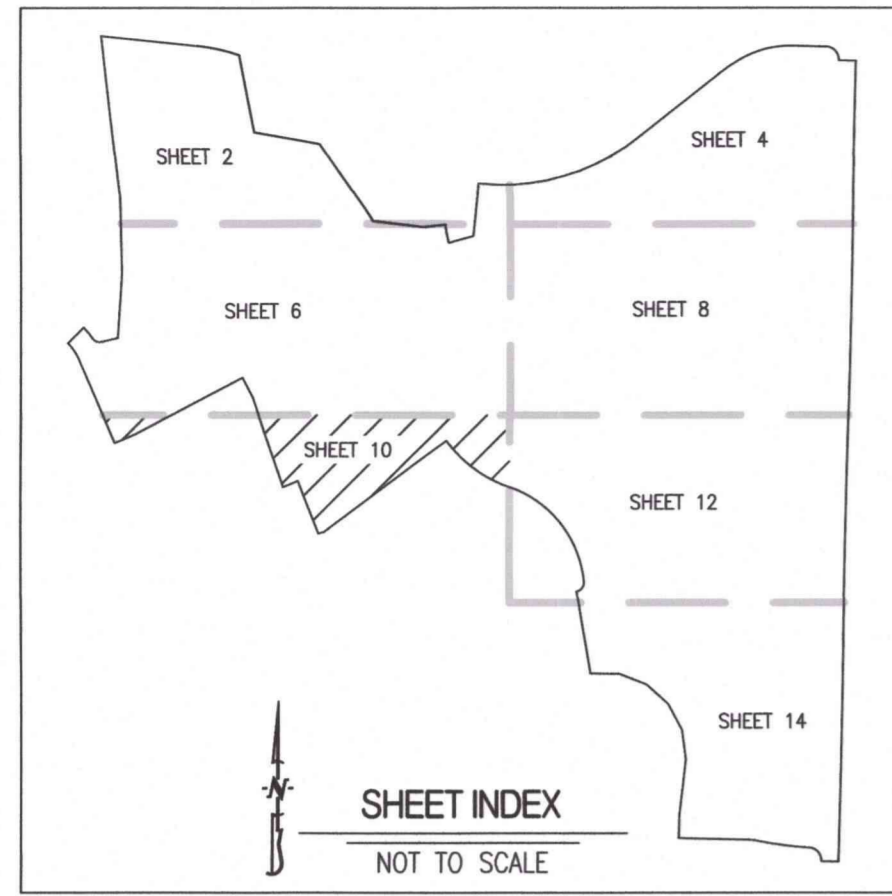
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		LEGACY FARMS, PLAT NO. 2	
		A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200061304			
DATE: 5/30/2023	SCALE: 1" = 40'		
PROJECT: 140132	DRAWN BY: JWS	1000 W. Nifong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

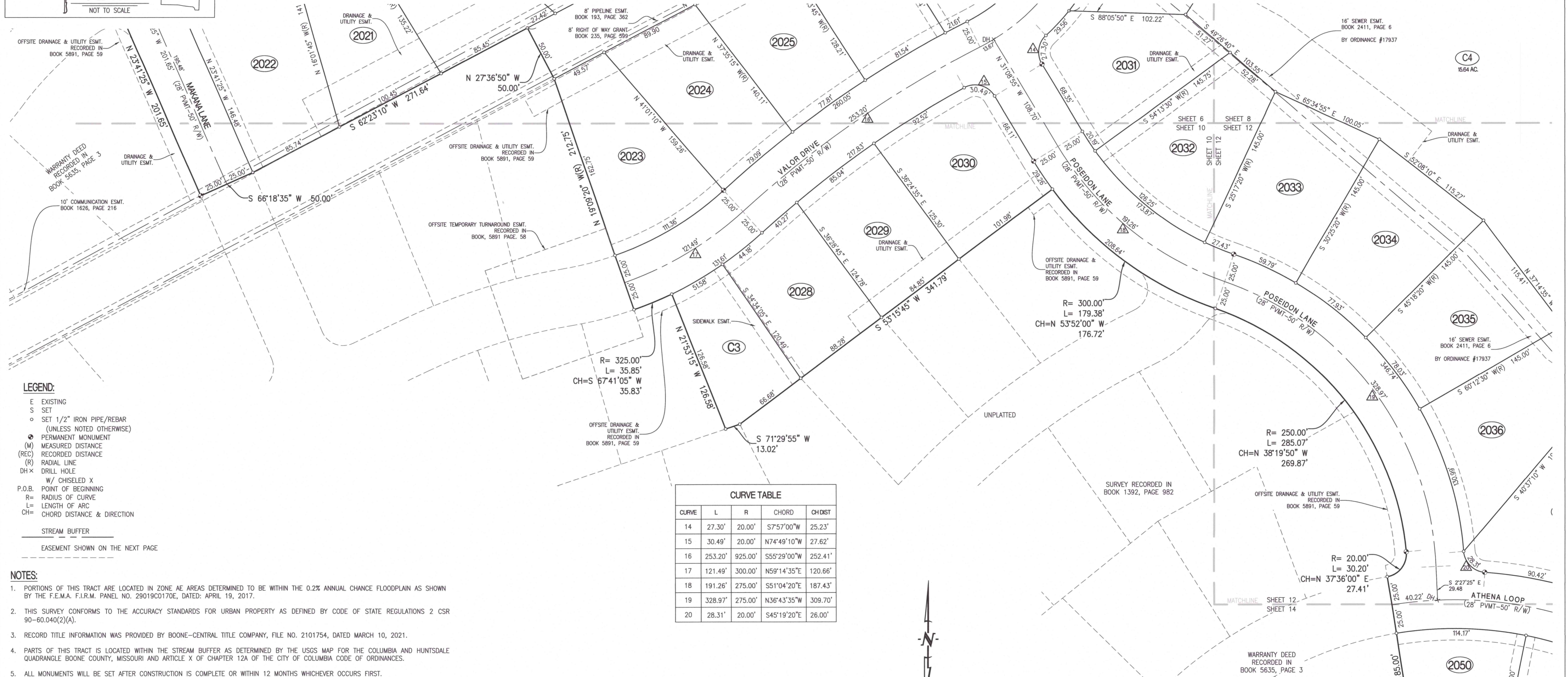
FINAL PLAT LEGACY FARMS, PLAT No. 2

*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

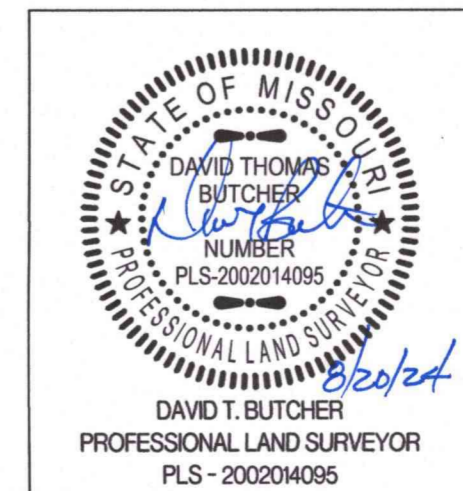
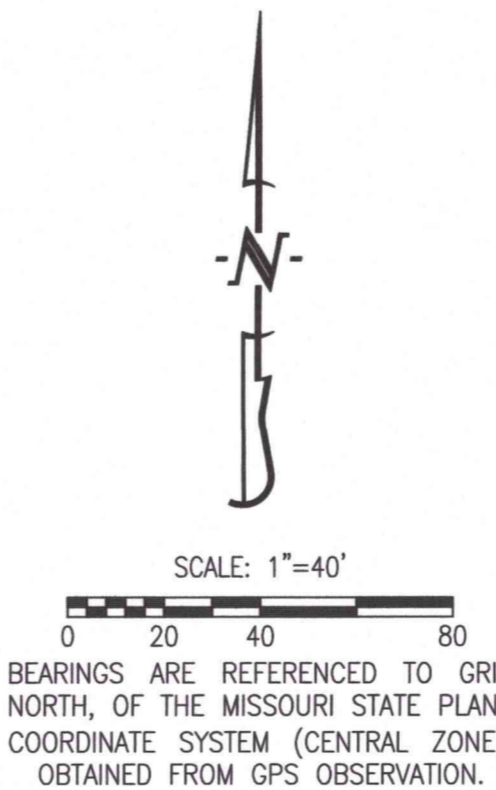


CURVE	L	R	CHORD	CHDIST
14	27.30'	20.00'	S75°7'00"W	25.23'
15	30.49'	20.00'	N74°49'10"W	27.62'
16	253.20'	925.00'	S55°29'00"W	252.41'
17	121.49'	300.00'	N59°14'35"E	120.66'
18	191.26'	275.00'	S51°04'20"E	187.43'
19	328.97'	275.00'	N36°43'35"W	309.70'
20	28.31'	20.00'	S45°19'20"E	26.00'

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 - SET 1/2" IRON PIPE/REBAR
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STREAM BUFFER
EASEMENT SHOWN ON THE NEXT PAGE

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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: 200051304

DATE: 5/30/2023
PROJECT: 440132

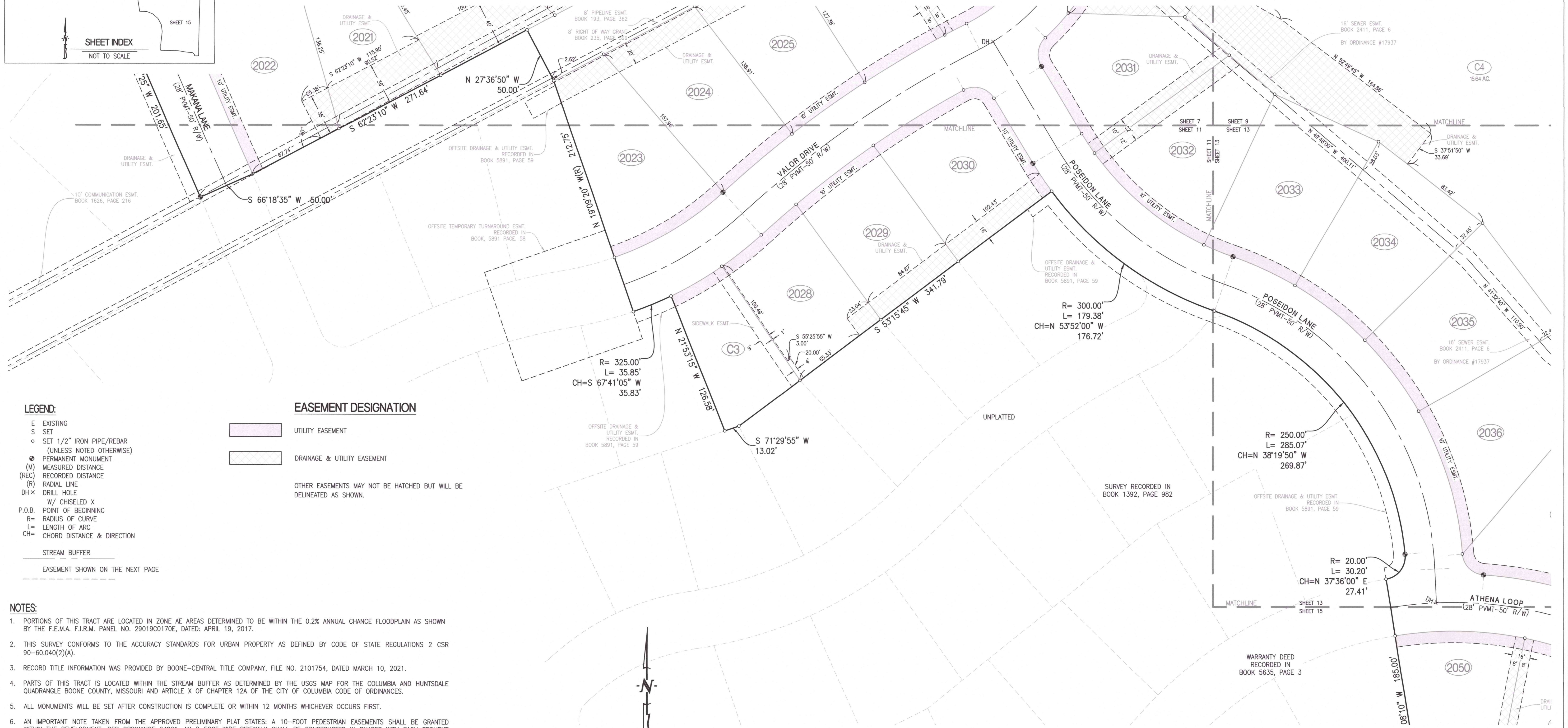
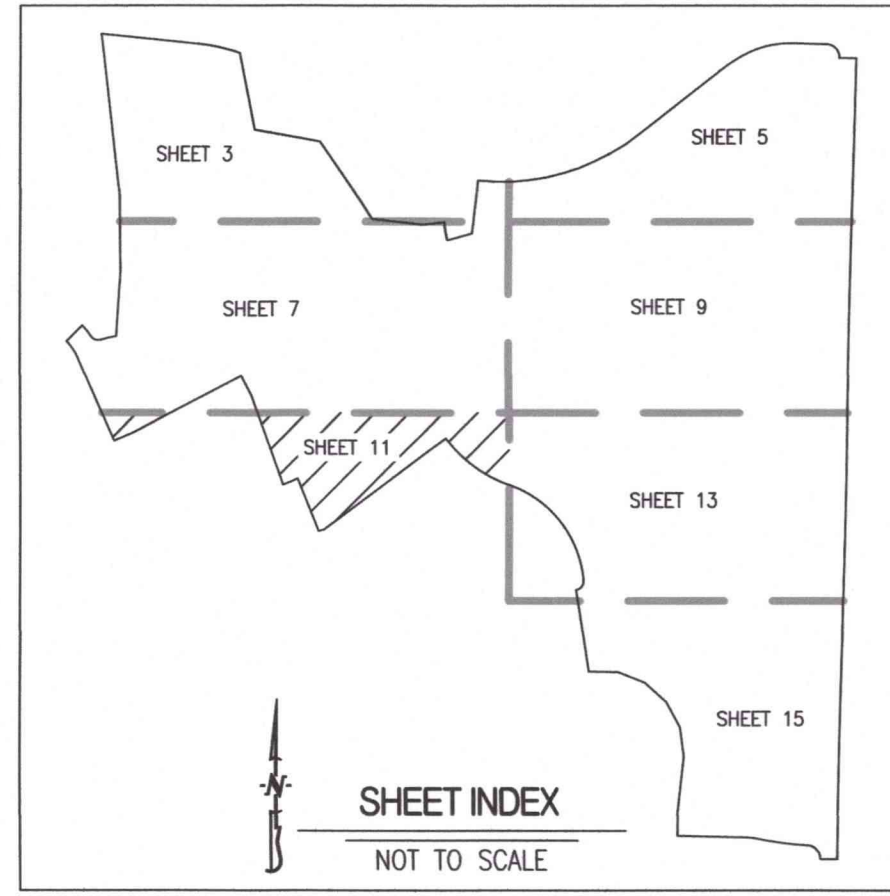
SCALE: 1" = 40'
DRAWN BY: JWS

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

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

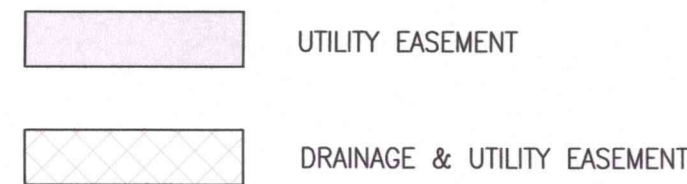
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023



LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE/REBAR
(UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (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

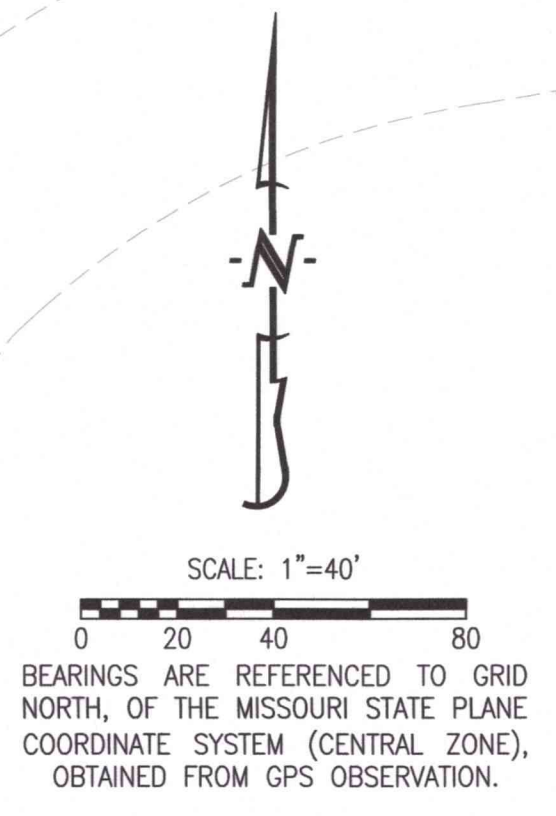
EASEMENT DESIGNATION



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.
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.
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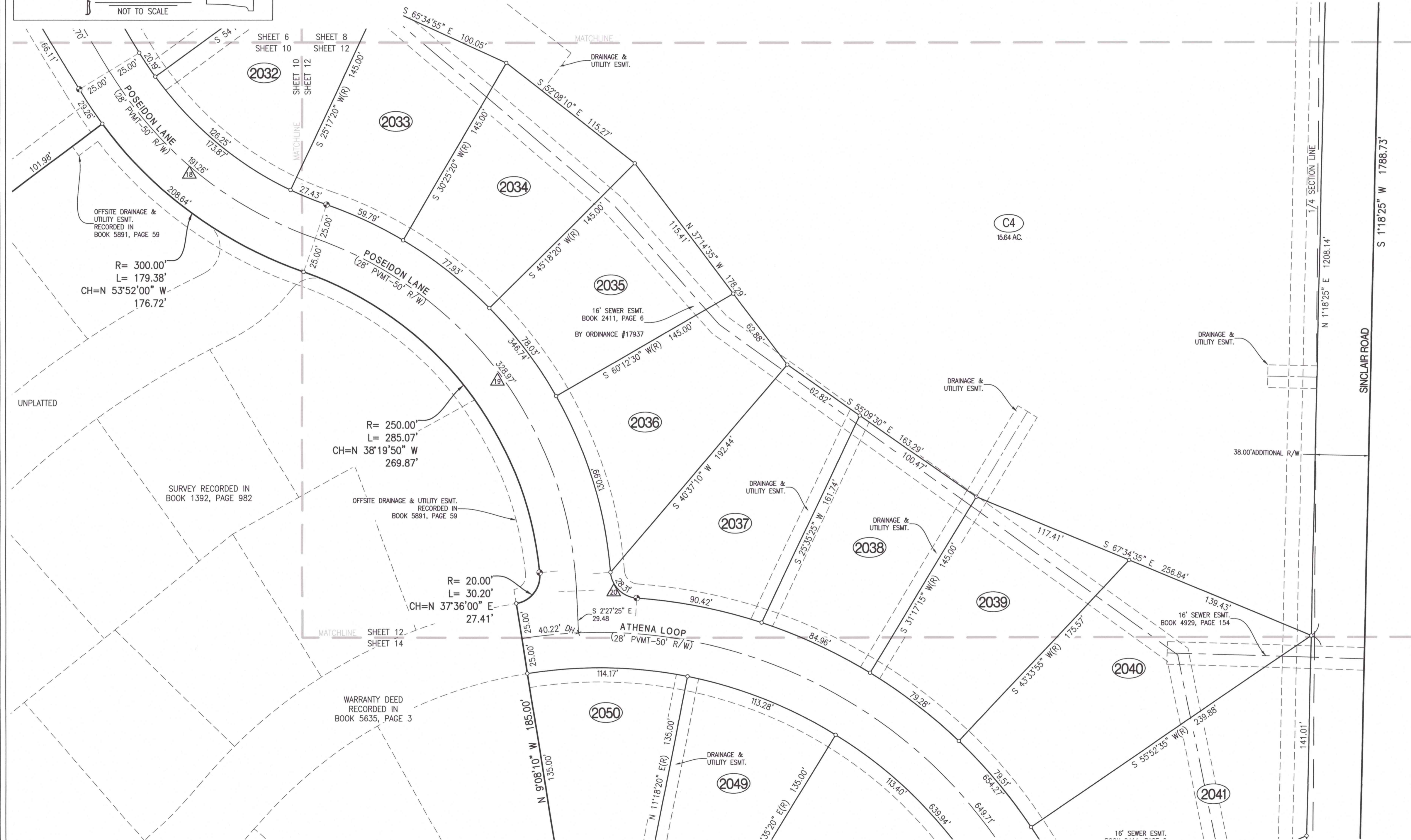
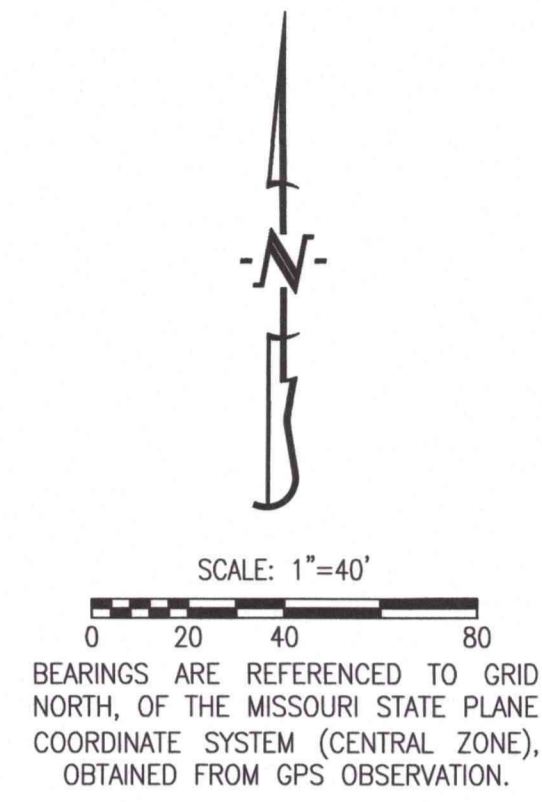
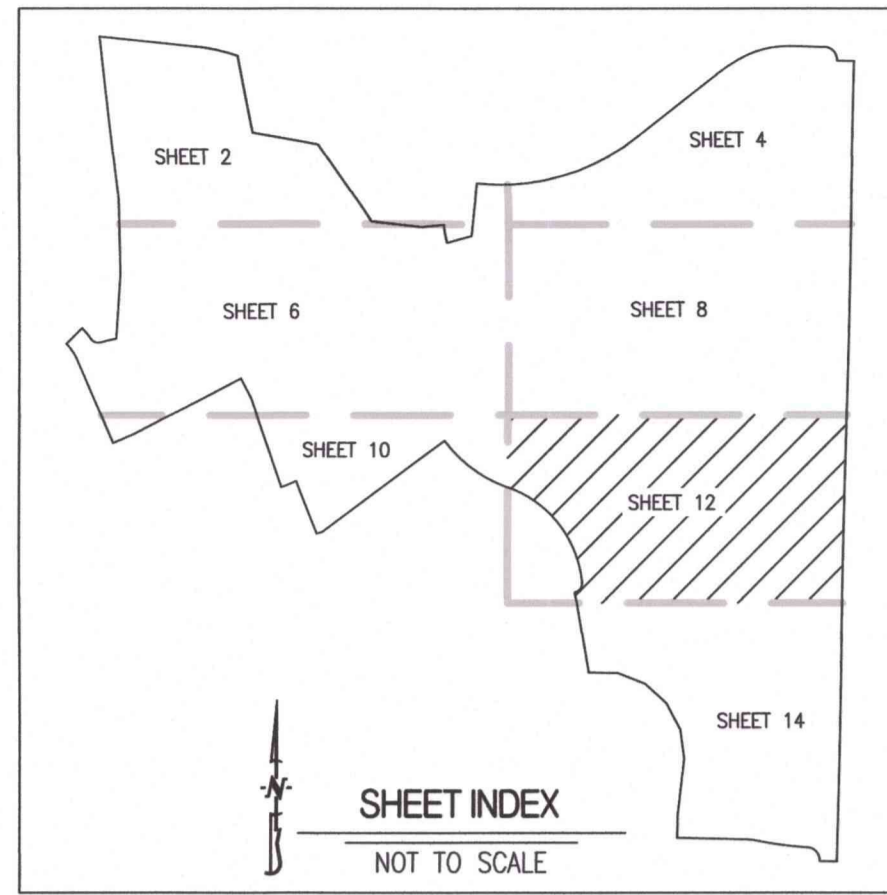


<p>DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS-2002014095</p>	LEGACY FARMS, PLAT NO. 2	
	A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200051304		
DATE: 5/30/2023	SCALE: 1" = 40'	<p>1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>
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.



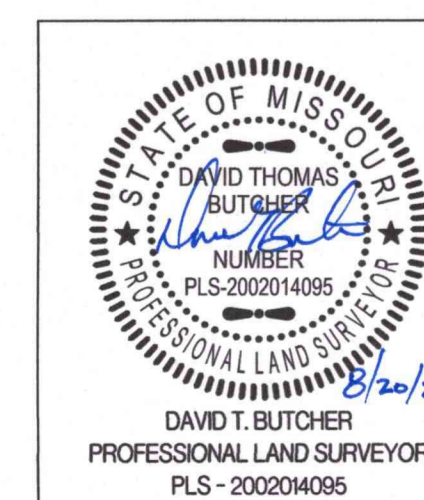
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- NO DIRECT DRIVEWAY ACCESS TO SINCLAIR ROAD.

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
- (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
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- EASEMENT SHOWN ON THE NEXT PAGE



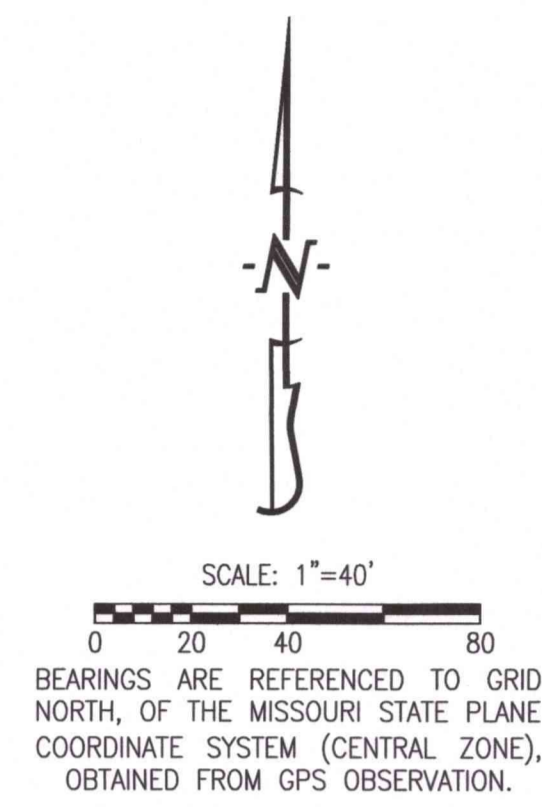
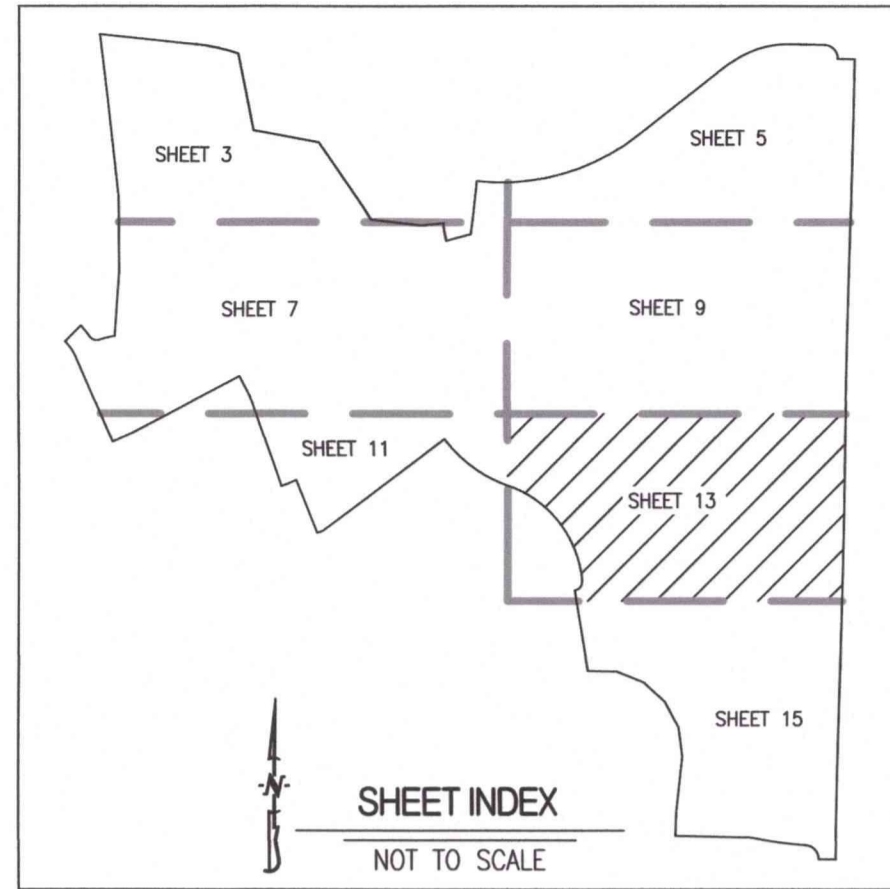
LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151004	
DATE: 5/30/2023	SCALE: 1" = 40'
PROJECT: 14032	DRAWN BY: JWS

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

FINAL PLAT LEGACY FARMS, PLAT No. 2

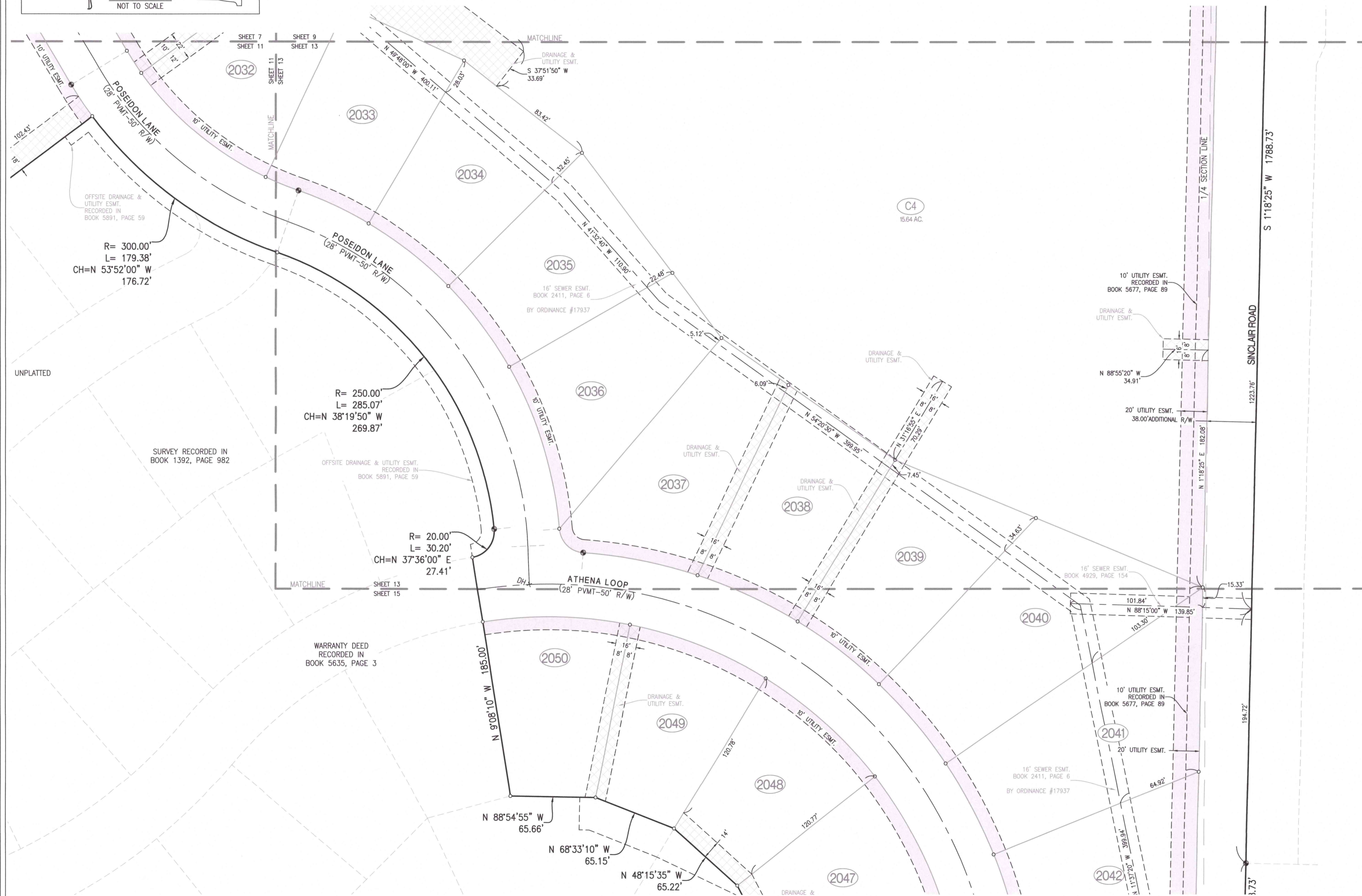
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

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



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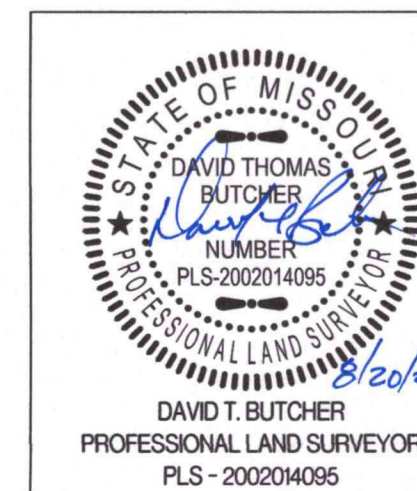
LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- ⊕ PERMANENT MONUMENT
- (M) MEASURED 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

EASEMENT DESIGNATION

- UTILITY EASEMENT
- DRAINAGE & UTILITY EASEMENT

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

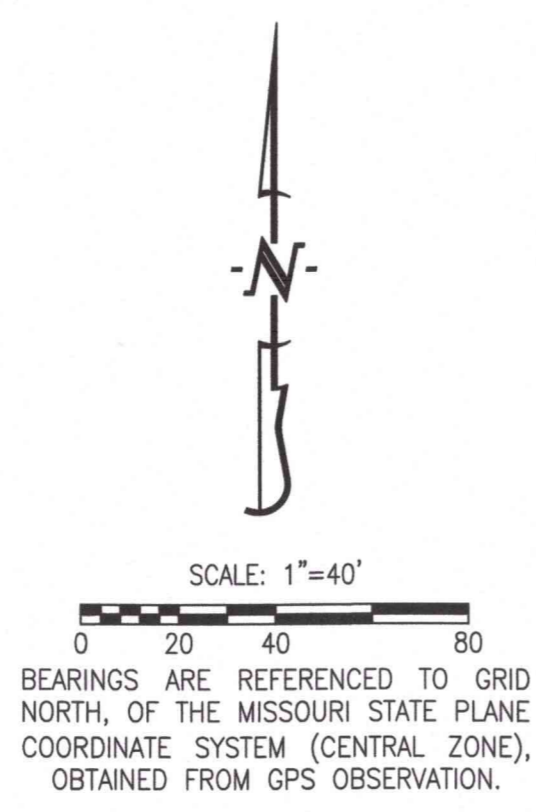
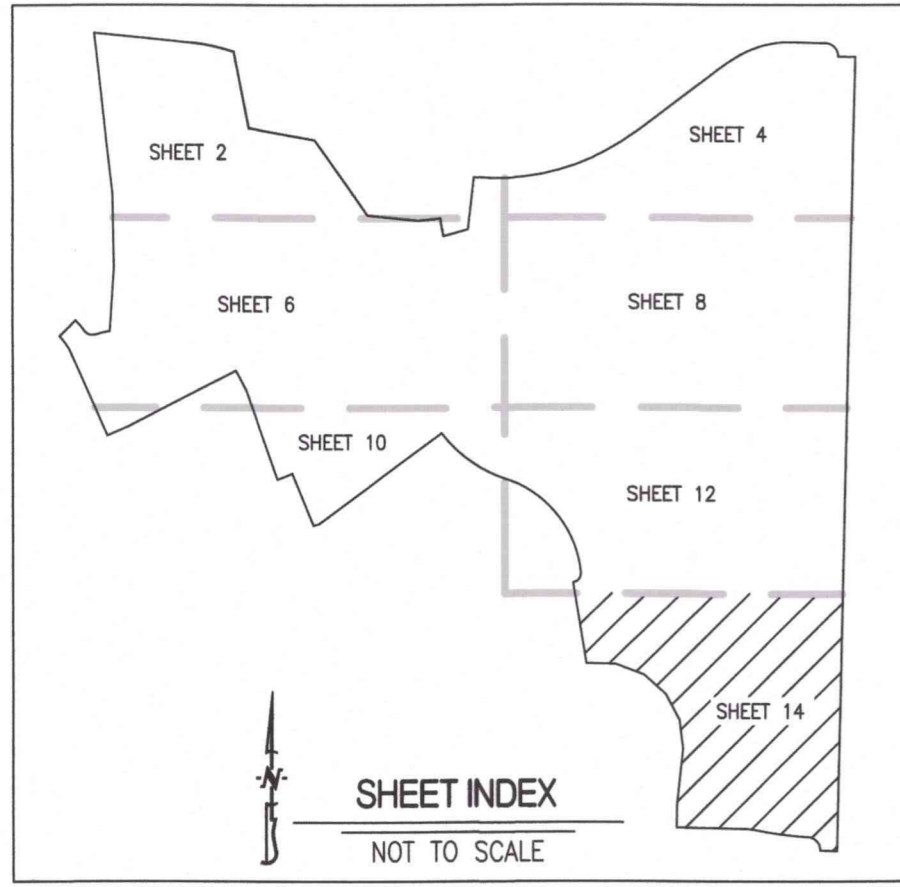


LEGACY FARMS, PLAT NO. 2	
A MAJOR SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: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

FINAL PLAT LEGACY FARMS, PLAT No. 2

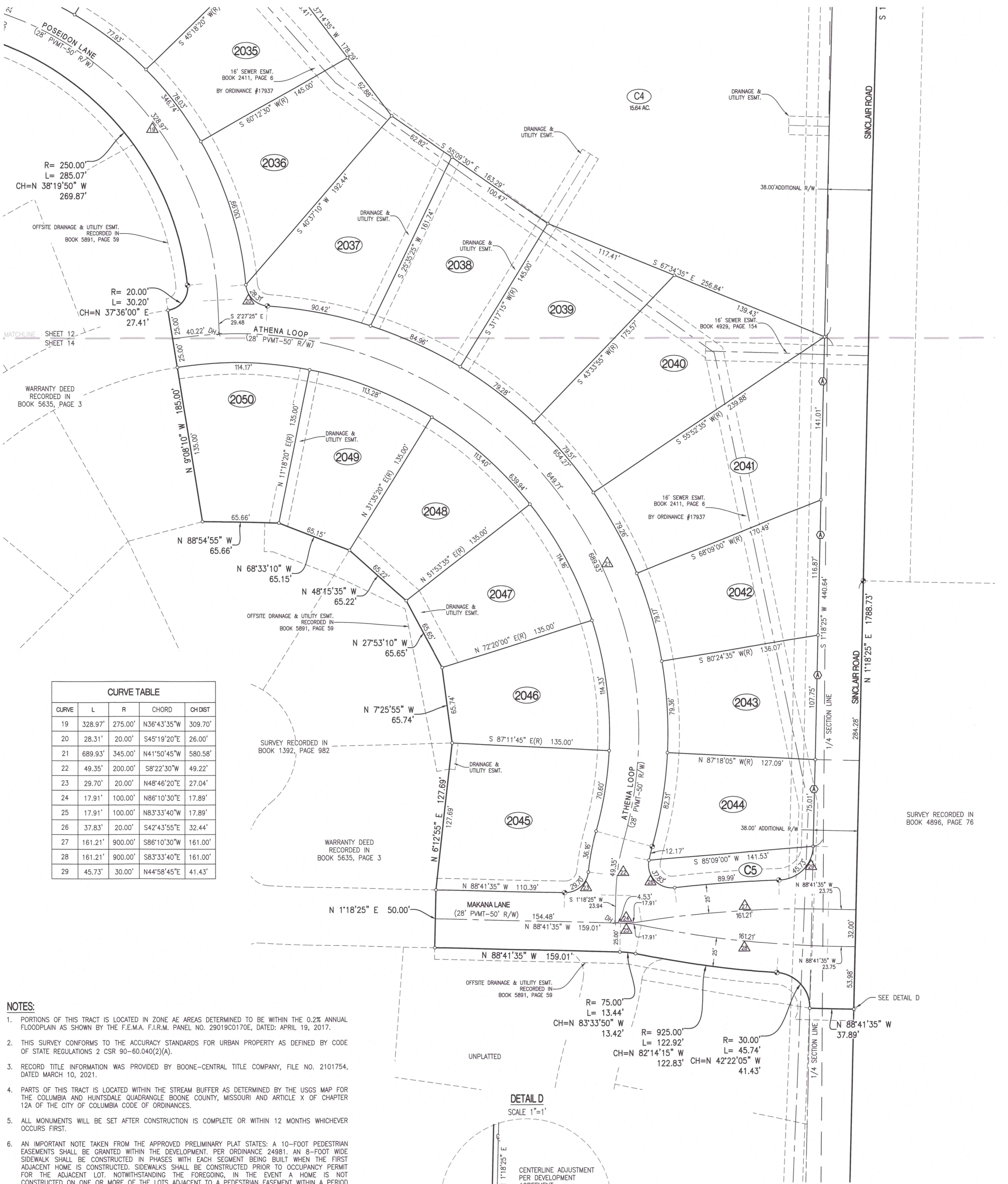
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

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



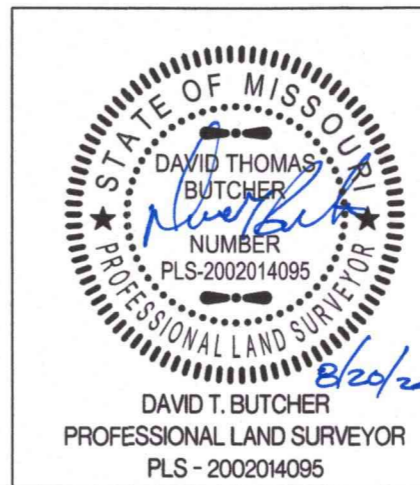
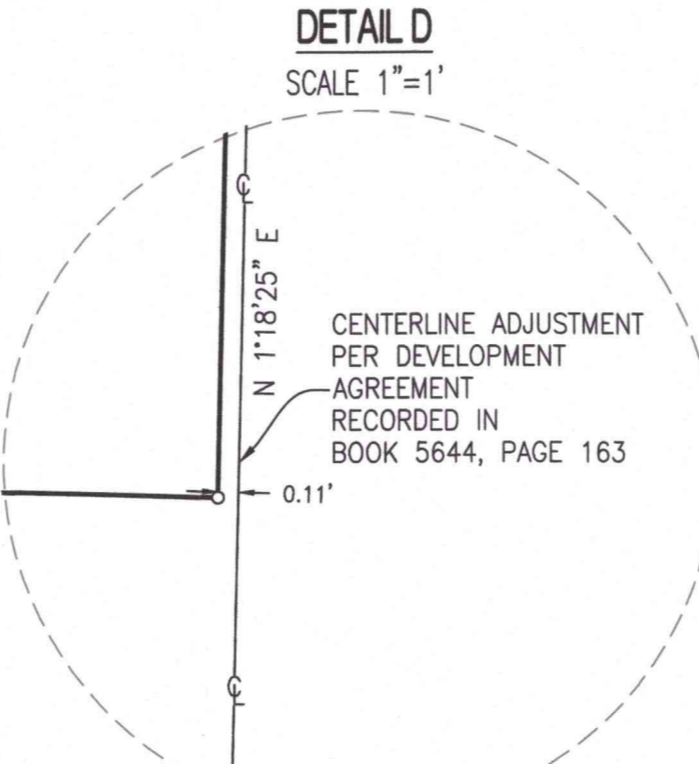
- LEGEND:**
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 - S SET
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STREAM BUFFER
EASEMENT SHOWN ON THE NEXT PAGE



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:**
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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: 2000160304

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

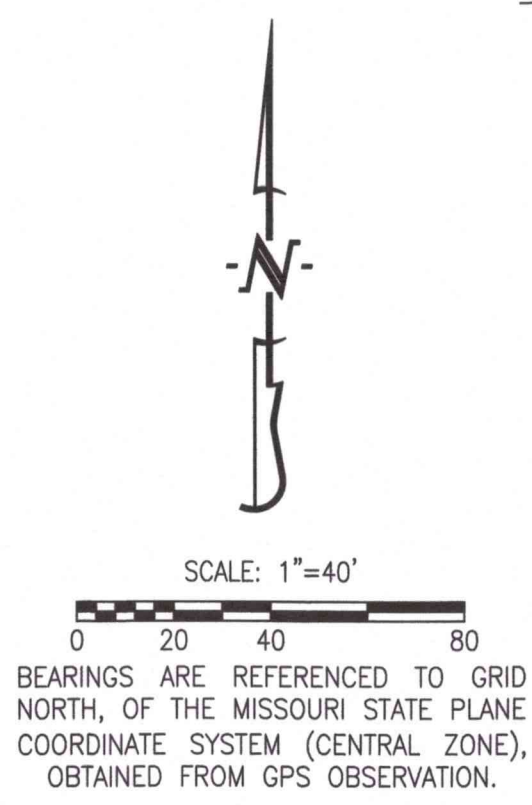
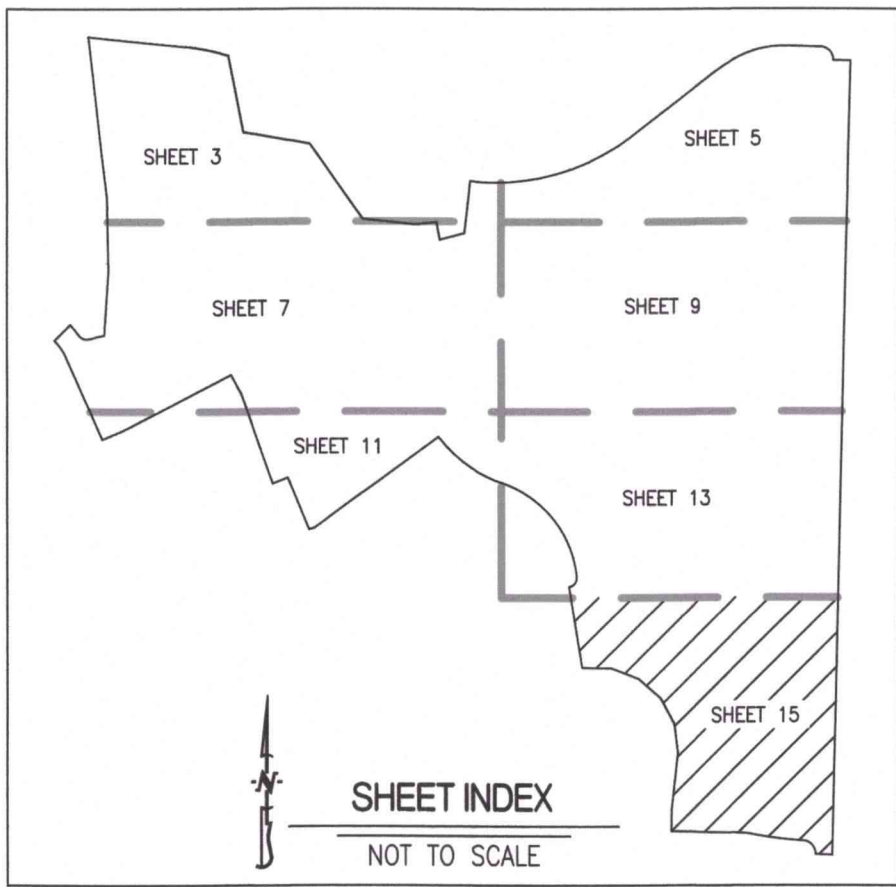
PROJECT: 140132 DRAWN BY: JWS

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1000 W. Nilong Blvd., Building 1
Columbia, Missouri 65203
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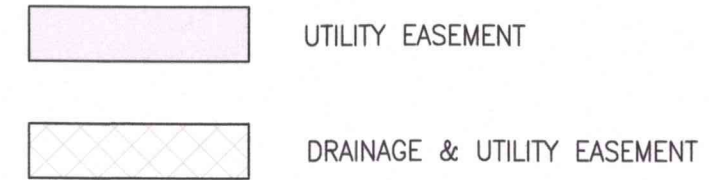
FINAL PLAT LEGACY FARMS, PLAT No. 2

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COLUMBIA, BOONE COUNTY, MISSOURI
MAY 30, 2023

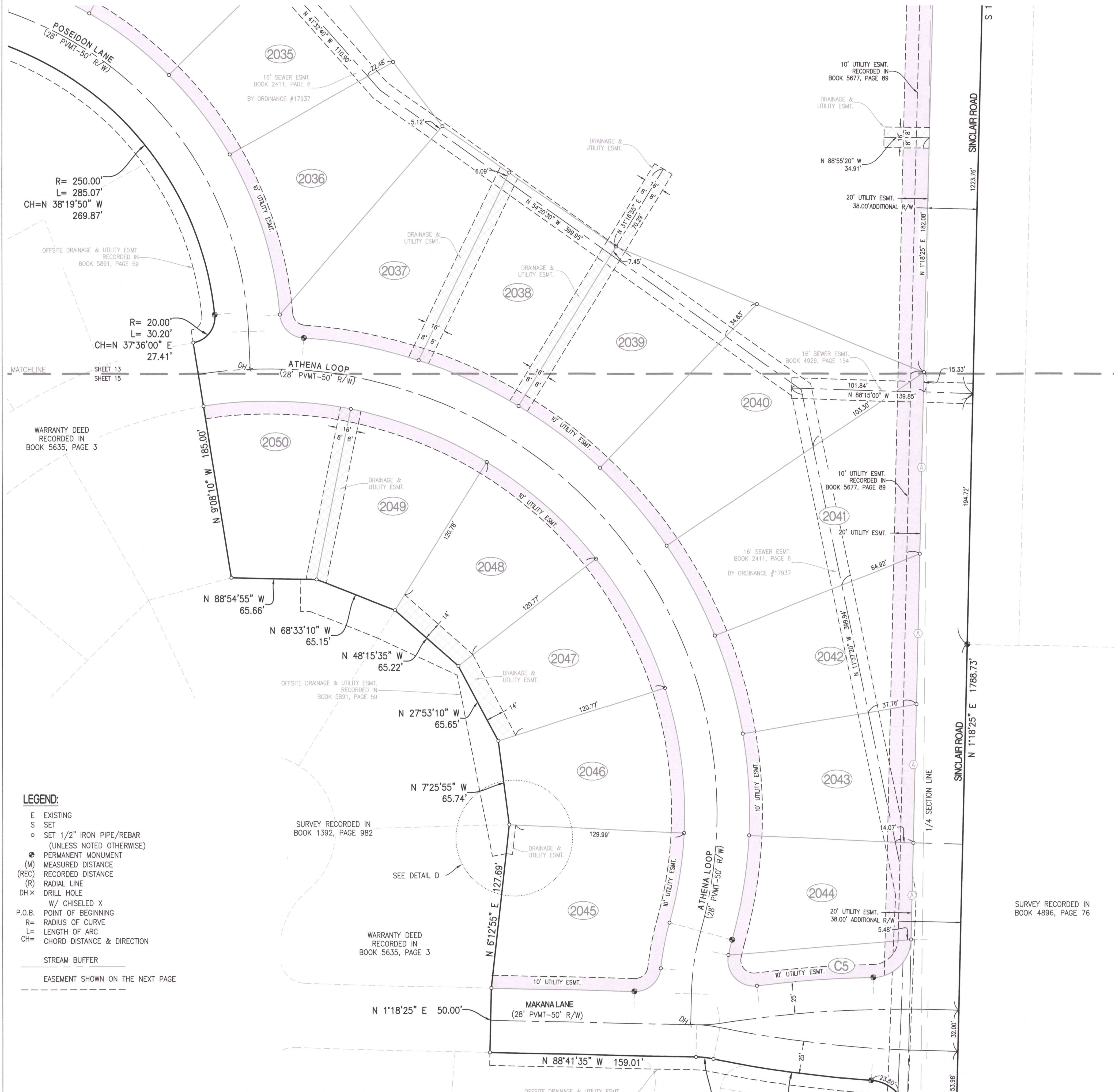
*SEE SHEET 14 OF 15
FOR PROPERTY LINE
DIMENSIONS IN THIS AREA.



EASEMENT DESIGNATION

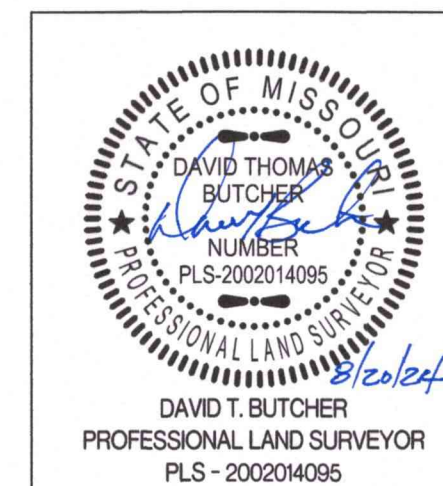
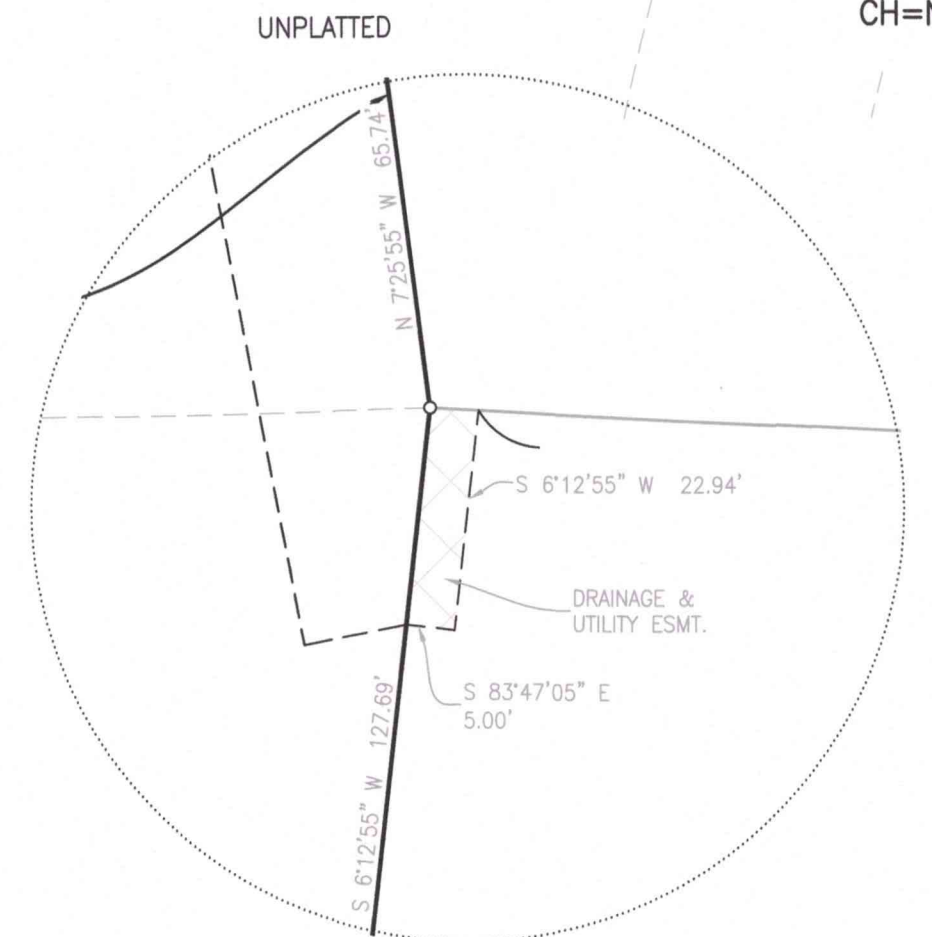


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 - (M) MEASURED DISTANCE
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 - R= RADIUS OF CURVE
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- STREAM BUFFER
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- NOTES:**
1. PORTIONS OF 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.
 5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
 6. 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.
 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.



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	
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	