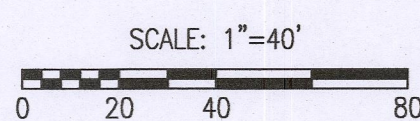


LOCATION MAP  
NOT TO SCALE



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

**LEGEND:**

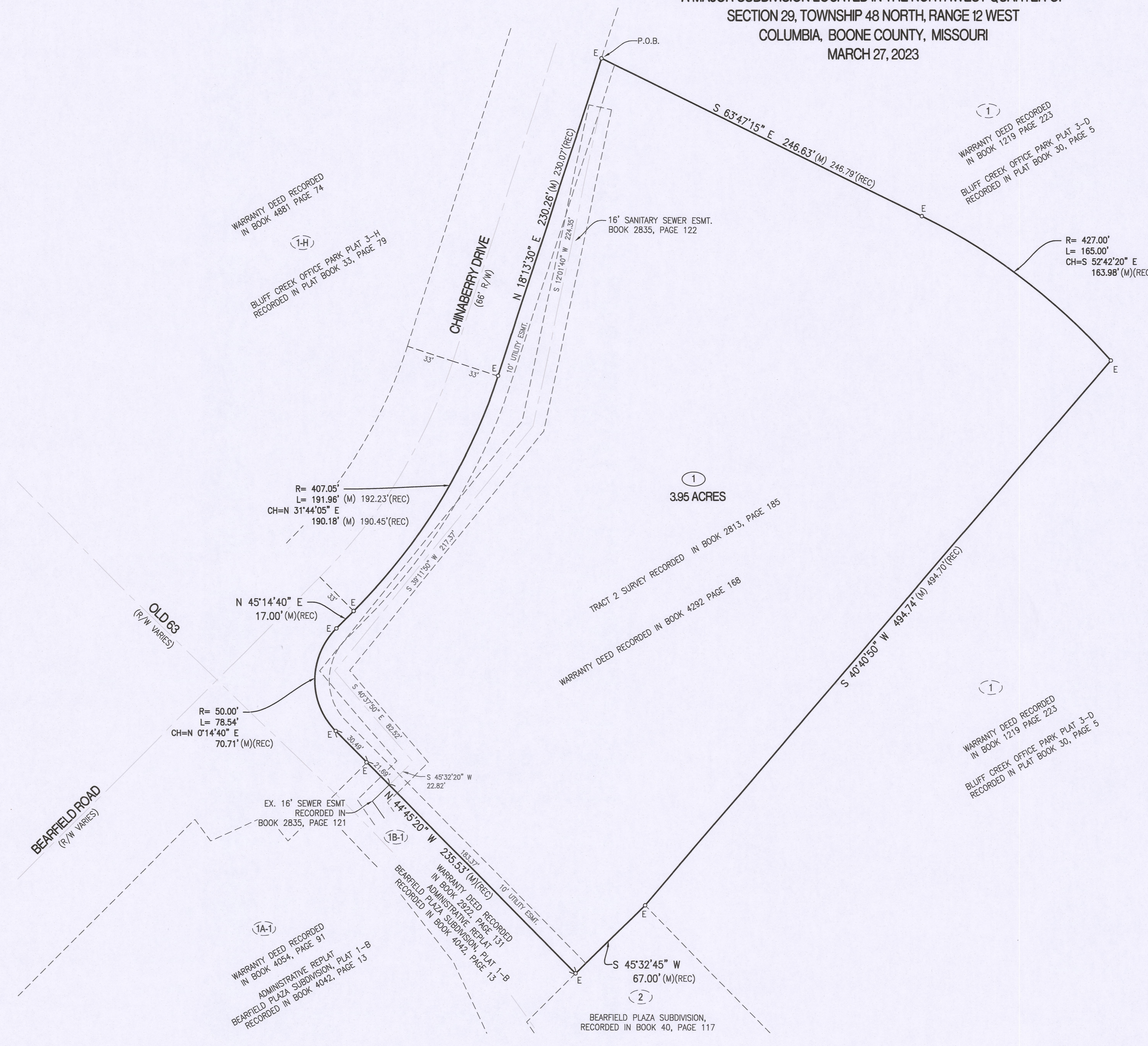
- E EXISTING
- S SET
- o SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH x DRILL HOLE
- w/ CHISELED X
- Δ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH

**NOTES:**

1. 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.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. 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
- 5.
6. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

# 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 CHINABERRY 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 CHINABERRY DRIVE, 78.54 FEET ALONG A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 01°4'40" 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

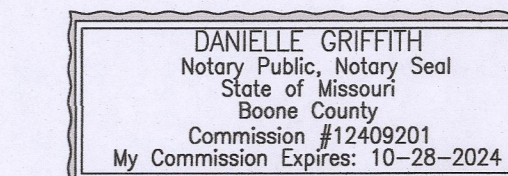
CORPORATE NUMBER: 2000151304

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF May IN THE YEAR 2023.

*Danielle Griffith*  
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 MANAGER, THIS 12 DAY OF May, 2023.  
BEACON STREET PROPERTIES, LLC

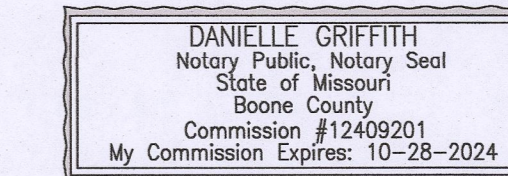
*Scott Linnemeyer*  
SCOTT LINNEMEYER, MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 12 DAY OF May, 2023 BEFORE ME PERSONALLY APPEARED SCOTT LINNEMEYER, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER 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 12 DAY OF May IN THE YEAR 2023.

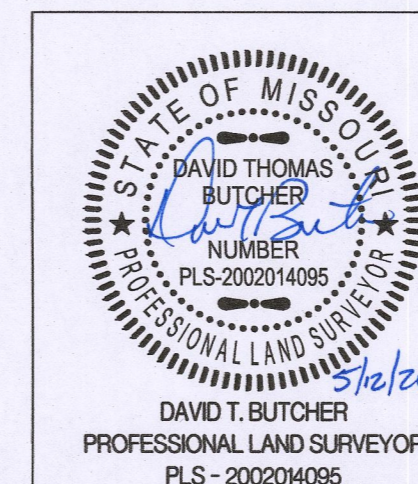
*Danielle Griffith*  
DANIELLE GRIFFITH, NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2024  
COMMISSION NUMBER 12409201



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



<b>BLUFF CREEK RECREATIONAL PARK, PLAT NO.1</b>	
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