

FINAL PLAT BOONE PRAIRIE VILLAGE, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE NORTH HALF OF
SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 12, 2024

KNOW ALL MEN BY THESE PRESENTS:

CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2024, I COMPLETED A SURVEY AND SUBDIVISION FOR SHOW-ME CENTRAL/HABITAT FOR HUMANITY, A MISSOURI NON-PROFIT CORPORATION OF A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST, AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4733, PAGE 185, AND BEING PART OF TRACTS 1 & 4 OF THE SURVEY RECORDED IN BOOK 1315, PAGE 238, AND PART BOONE PRAIRIE PLAT 2, RECORDED IN PLAT BOOK 39, PAGE 11, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BOONE PRAIRIE VILLAGE, PLAT NO. 1, AND WITH THE LINES THEREOF, S 88°36'20"E, 124.32 FEET; THENCE N 10°19'20"E, 50.09 FEET; THENCE S 72°24'20"E, 102.13 FEET; THENCE S 74°59'25"E, 64.56 FEET; THENCE S 28°48'30"E, 62.83 FEET; THENCE S 86°32'40"E, 37.01 FEET; THENCE N 81°42'45"E, 29.11 FEET; THENCE N 16°58'45"E, 27.34 FEET; THENCE N 7°33'25"E, 31.41 FEET; THENCE N 79°59'35"W, 33.51 FEET; THENCE N 26°24'50"E, 140.57 FEET; THENCE 25.53 FEET ALONG A 180.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 58°40'00"E, 25.50 FEET; THENCE N 35°23'45"E, 190.69 FEET TO THE NORTHEAST CORNER OF LOT 115 THEREOF; THENCE LEAVING THE LINES OF SAID BOONE PRAIRIE VILLAGE, PLAT NO. 1, S 59°56'25"E, 129.20 FEET; THENCE S 27°46'45"E, 109.73 FEET; THENCE S 1°20'45"W, 180.16 FEET; THENCE S 14°40'25"W, 50.00 FEET; THENCE 15.43 FEET ALONG A 180.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF N 77°46'55"W, 15.43 FEET; THENCE N 80°14'20"W, 14.48 FEET; THENCE S 5°25'00"W, 114.41 FEET; THENCE S 17°06'35"E, 78.52 FEET; THENCE S 63°49'00"W, 46.94 FEET; THENCE S 66°10'40"W, 338.09 FEET; THENCE S 1°40'50"W, 234.22 FEET; THENCE S 0°41'35"W, 50.00 FEET; THENCE 22.10 FEET ALONG A 250.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 86°46'30"W, 22.09 FEET; THENCE S 5°53'50"W, 138.49 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE WITH SAID SOUTH LINE, S 89°28'35"W, 269.91 FEET; THENCE WITH SOUTH LINE OF SAID TRACT 4, S 89°48'35"W, 66.29 FEET TO THE EAST RIGHT OF WAY LINE OF BROWN STATION ROAD; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, N 4°01'50"E, 152.18 FEET; THENCE 227.29 FEET ALONG A 5759.70-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 2°54'00"E, 227.28 FEET; THENCE S 88°13'50"E, 5.00 FEET; THENCE 37.74 FEET ALONG A 5764.70-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 1°34'55"E, 37.74 FEET; THENCE N 1°23'40"E, 461.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.50 ACRES.

THAT SHOW-ME CENTRAL/HABITAT FOR HUMANITY, A MISSOURI NON-PROFIT CORPORATION IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION 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. PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BOONE PRAIRIE VILLAGE, PLAT NO. 2"

IN WITNESS WHEREOF, SHOW-ME CENTRAL/HABITAT FOR HUMANITY, A MISSOURI NON-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR, THIS _____ DAY OF _____, 2025.

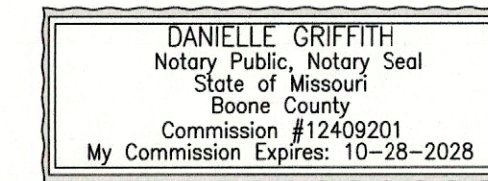
SHOW-ME CENTRAL/HABITAT FOR HUMANITY, A MISSOURI NON-PROFIT CORPORATION

AUSTIN VIEW, EXECUTIVE DIRECTOR

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AUSTIN VIEW EXECUTIVE DIRECTOR, OF THE SHOW-ME CENTRAL/HABITAT FOR HUMANITY, A MISSOURI NON-PROFIT CORPORATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

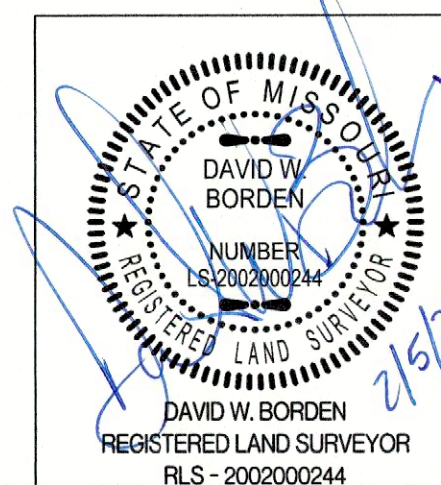
STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF FEBRUARY
IN THE YEAR 2025

Danielle Griffith
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



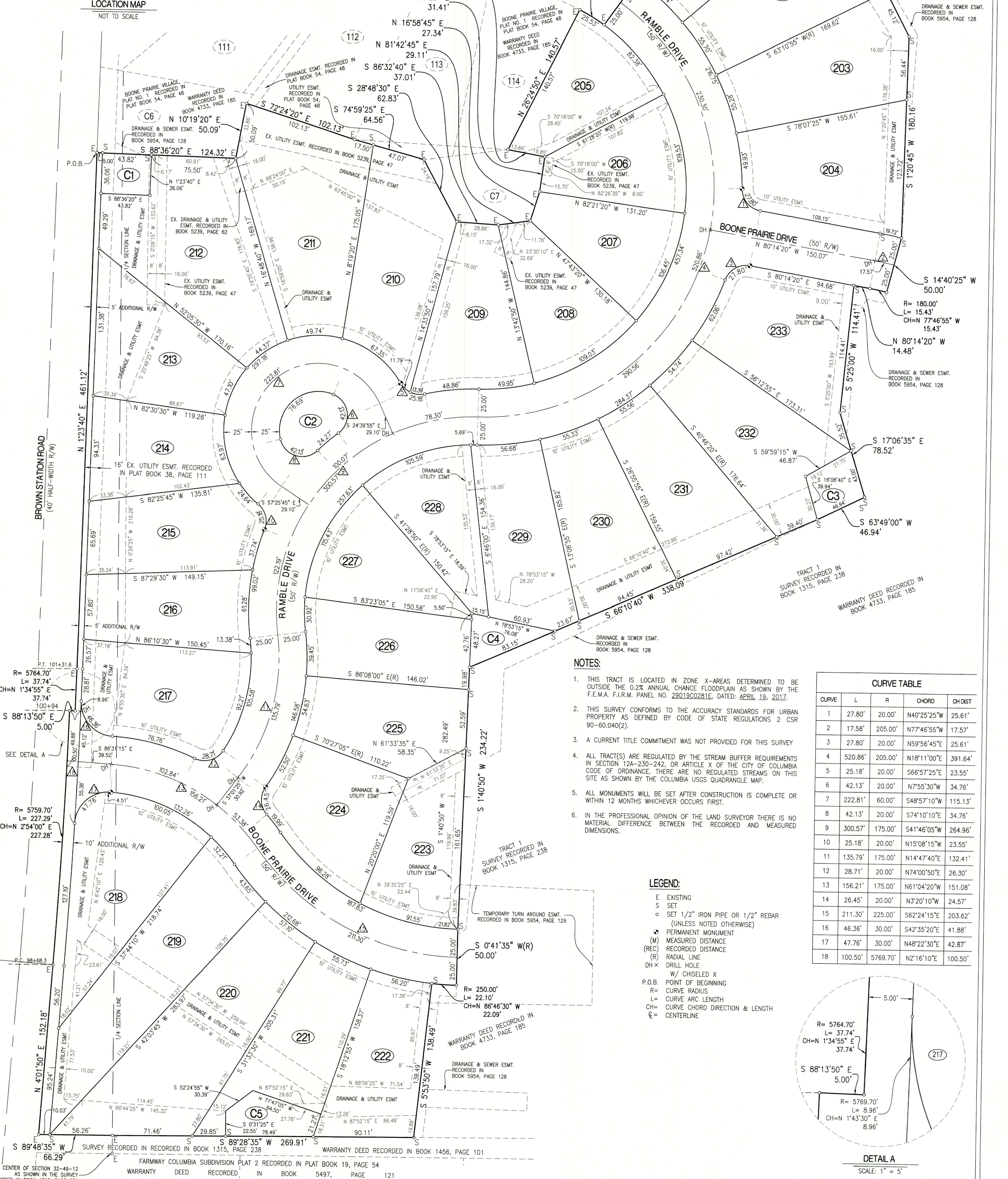
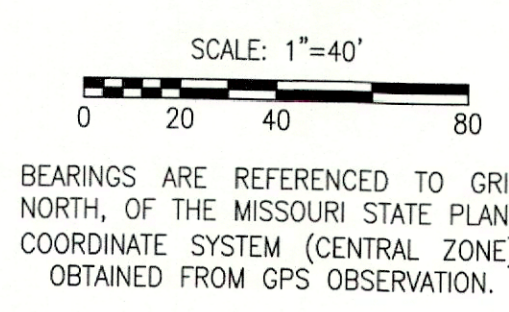
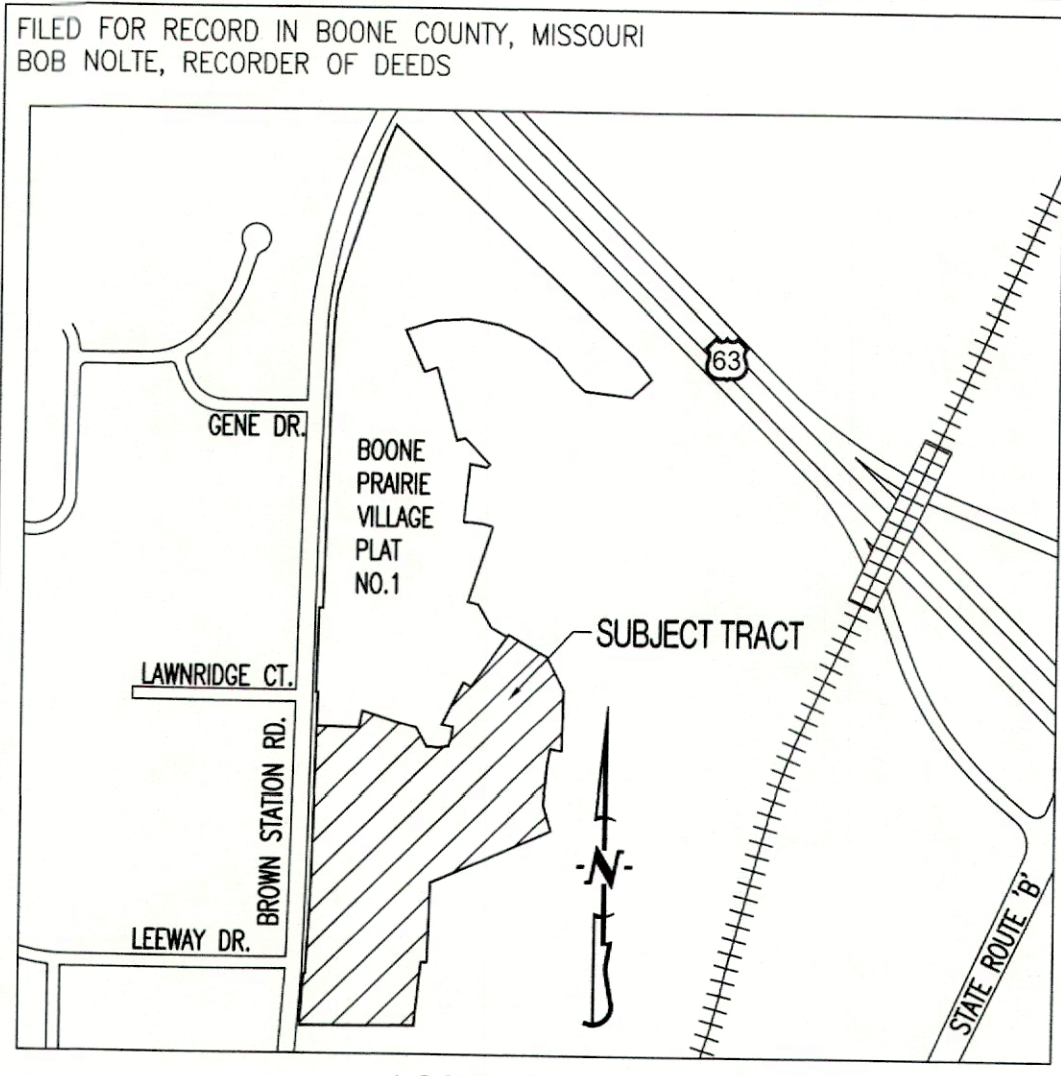
David W. Borden
DAVID W. BORDEN, PLS-2002000244
2/5/25
DATE



BOONE PRAIRIE VILLAGE PLAT NO.2	
A MAJOR SUBDIVISION SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 08/12/2024	SCALE: 1" = 40'
PROJECT: 160500	DRAWN BY: JWS
 CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

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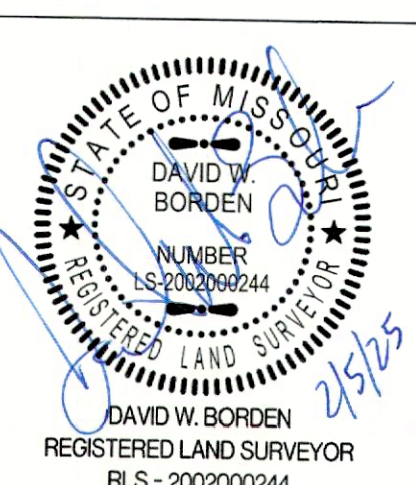
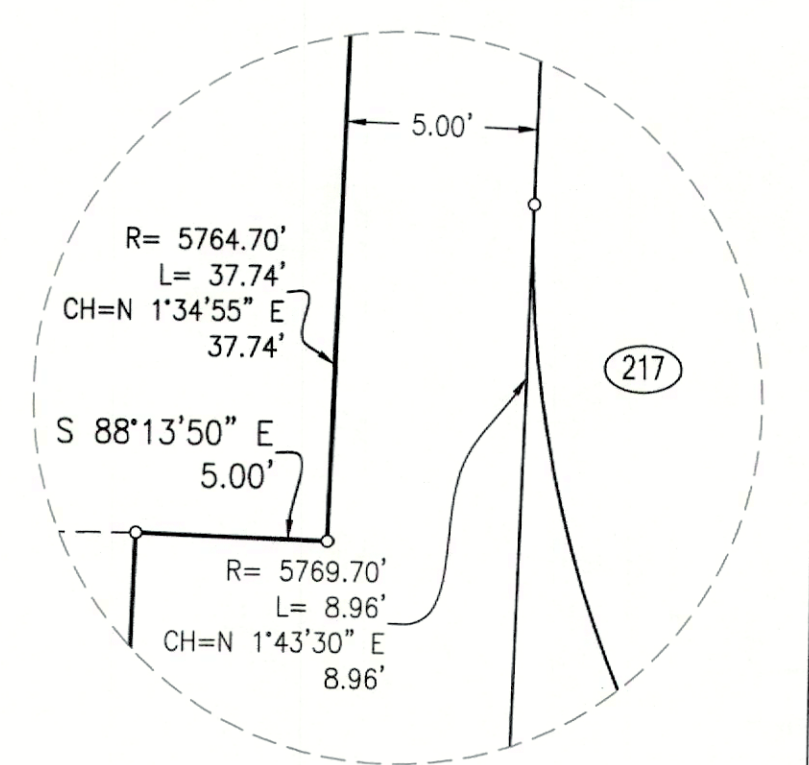
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SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 12, 2024



- 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. 29019C0281E, DATED: APRIL 18, 2012.
 - 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-230-242, OR ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCE. THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
 - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
 - IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.

CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
1	27.80'	20.00'	N40°25'25"W	25.61'
2	17.58'	205.00'	N77°46'55"W	17.57'
3	27.80'	20.00'	N59°56'45"E	25.61'
4	520.86'	205.00'	N18°11'00"E	391.64'
5	25.18'	20.00'	S66°57'25"E	23.55'
6	42.13'	20.00'	N7°55'30"W	34.76'
7	222.81'	60.00'	S48°57'10"W	115.13'
8	42.13'	20.00'	S74°10'10"E	34.76'
9	300.57'	175.00'	S41°46'05"W	264.96'
10	25.18'	20.00'	N15°08'15"W	23.55'
11	135.79'	175.00'	N14°47'40"E	132.41'
12	28.71'	20.00'	N74°00'50"E	26.30'
13	156.21'	175.00'	N61°04'20"W	151.08'
14	26.45'	20.00'	N3°20'10"W	24.57'
15	211.30'	225.00'	S62°24'15"E	203.62'
16	46.36'	30.00'	S42°35'20"E	41.88'
17	47.76'	30.00'	N48°22'30"E	42.87'
18	100.50'	5769.70'	N2°16'10"E	100.50'

- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE OR 1/2" 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= CURVE RADIUS
 - L= CURVE ARC LENGTH
 - CH= CURVE CHORD DIRECTION & LENGTH
 - C= CENTERLINE



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