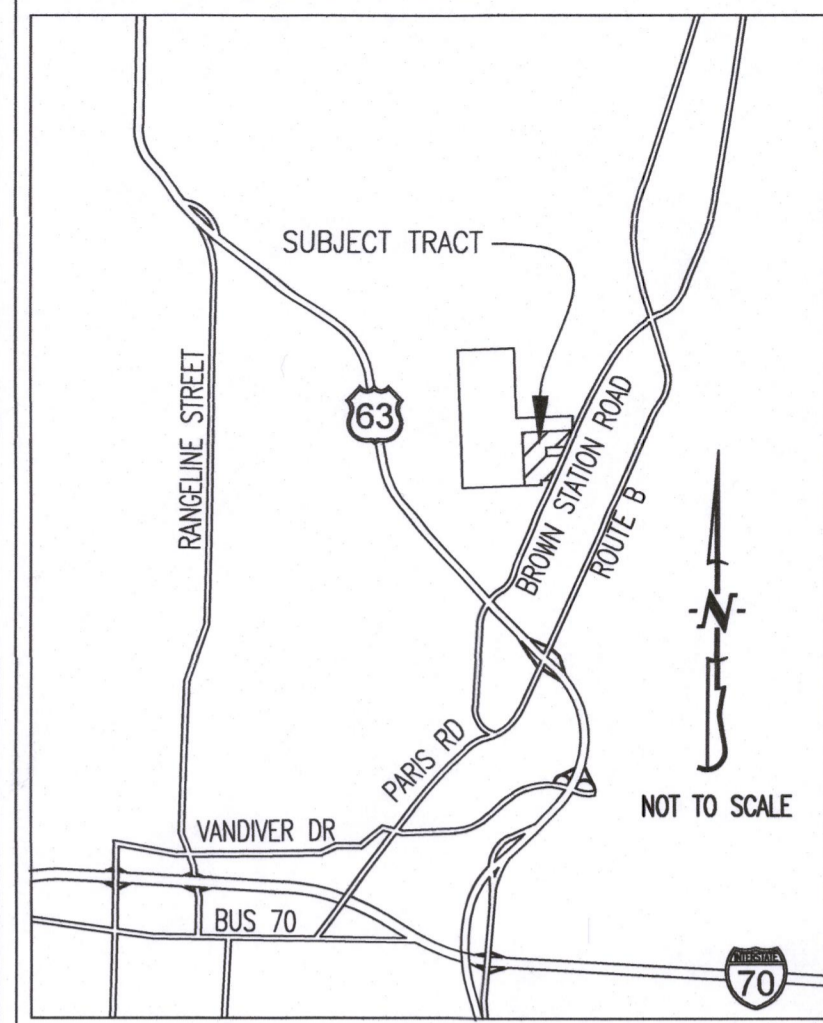
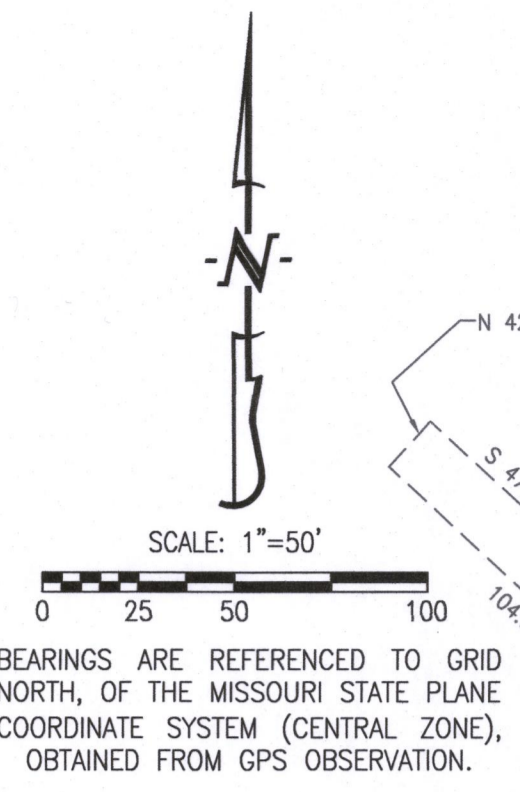


FINAL PLAT TUSCANY RIDGE, PLAT No. 3

A MAJOR SUBDIVISION LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 13, 2021



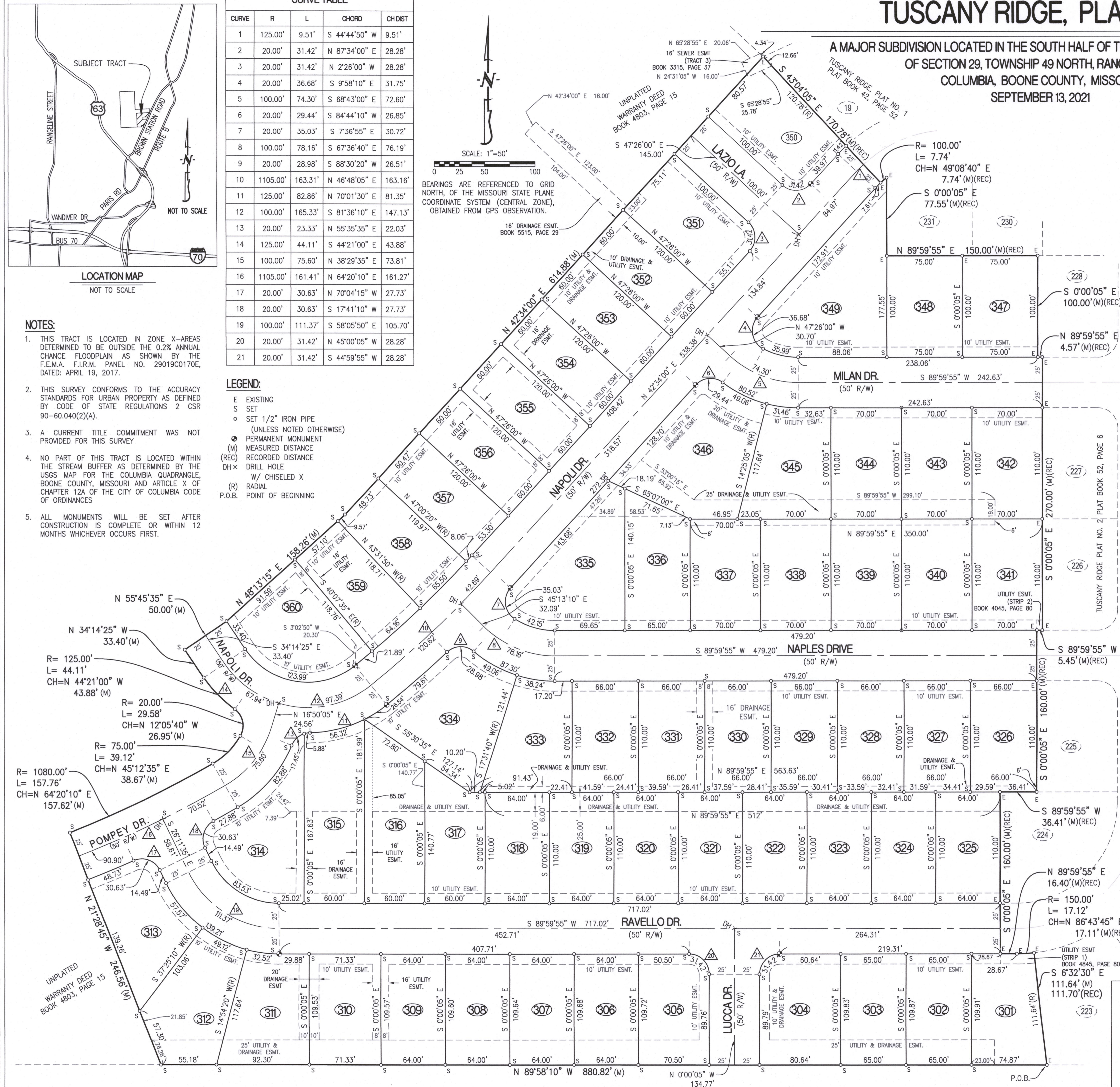
CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	125.00'	9.51'	S 44°44'50" W	9.51'
2	20.00'	31.42'	N 87°34'00" E	28.28'
3	20.00'	31.42'	N 2°26'00" W	28.28'
4	20.00'	36.68'	S 9°58'10" E	31.75'
5	100.00'	74.30'	S 68°43'00" E	72.60'
6	20.00'	29.44'	S 84°44'10" W	26.85'
7	20.00'	35.03'	S 7°36'55" E	30.72'
8	100.00'	78.16'	S 67°36'40" E	76.19'
9	20.00'	28.98'	S 88°30'20" W	26.51'
10	1105.00'	163.31'	N 46°48'05" E	163.16'
11	125.00'	82.86'	N 70°01'30" E	81.35'
12	100.00'	165.33'	S 81°36'10" E	147.13'
13	20.00'	23.33'	N 55°35'35" E	22.03'
14	125.00'	44.11'	S 44°21'00" E	43.88'
15	100.00'	75.60'	N 38°29'35" E	73.81'
16	1105.00'	161.41'	N 64°20'10" E	161.27'
17	20.00'	30.63'	N 70°04'15" W	27.73'
18	20.00'	30.63'	S 17°41'10" W	27.73'
19	100.00'	111.37'	S 58°05'50" E	105.70'
20	20.00'	31.42'	N 45°00'05" W	28.28'
21	20.00'	31.42'	S 44°59'55" W	28.28'



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

- 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. 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).
 - A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
 - NO PART OF THIS TRACT IS LOCATED WITHIN THE 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.

- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - DH x DRILL HOLE
 - W/ CHISELED X
 - (R) RADIAL
 - P.O.B. POINT OF BEGINNING



CERTIFICATION:
I HEREBY CERTIFY THAT IN OCTOBER OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR BC INVESTMENTS OF COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4803, PAGE 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 223, TUSCANY RIDGE PLAT NO. 2, RECORDED IN PLAT BOOK 52, PAGE 6 AND WITH THE SOUTH LINE OF SAID WARRANTY DEED, S 89°58'10"W, 880.82 FEET; THENCE N 21°28'45W, 246.56 FEET; THENCE 157.76 FEET ALONG A 1080.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 45°12'35"E, 38.67 FEET; THENCE 29.58 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 12°05'40"W, 26.95 FEET; THENCE 44.11 FEET ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 44°21'00"W, 43.88 FEET; THENCE N 34°14'25"W, 33.40 FEET; THENCE N 55°45'35"E, 50.00 FEET; THENCE N 48°13'15"E, 158.26 FEET; THENCE N 42°34'00"E, 614.88 FEET TO THE NORTHWEST CORNER OF LOT 19, TUSCANY RIDGE, PLAT NO. 1, RECORDED IN PLAT BOOK 42, PAGE 52; THENCE WITH THE WEST LINE OF SAID PLAT, S 43°04'05"E, 170.78 FEET TO THE SOUTH RIGHT OF WAY LINE OF NAPOLI DRIVE; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, 7.74 FEET ALONG A 100.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 49°08'40"E, 7.74 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE WEST LINES OF TUSCANY RIDGE PLAT NO. 2, RECORDED IN PLAT BOOK 52, PAGE 6, S 0°00'05"E, 77.55 FEET; THENCE N 89°59'55"E, 150.00 FEET; THENCE S 0°00'05"E, 100.00 FEET; THENCE N 89°59'55"E, 4.57 FEET; THENCE S 0°00'05"E, 270.00 FEET; THENCE S 89°59'55"W, 5.45 FEET; THENCE S 0°00'05"E, 160.00 FEET; THENCE S 89°59'55"W, 36.41 FEET; THENCE S 0°00'05"E, 160.00 FEET TO THE SOUTH RIGHT OF WAY LINE FOR SICILY DRIVE; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, N 89°59'55"E, 16.40 FEET; THENCE 17.12 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 86°43'45"E, 17.11 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND CONTINUING WITH SAID WEST LINE, S 6°32'30"E, 111.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.70 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

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

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF January IN THE YEAR 2022.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT BC INVESTMENTS OF COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THE HEREON 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 "TUSCANY RIDGE, PLAT NO. 3".

IN WITNESS WHEREOF, BC INVESTMENTS OF COLUMBIA, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 26th DAY OF January 2022.

Kersten K. Carlson
KERSTEN K. CARLSON, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

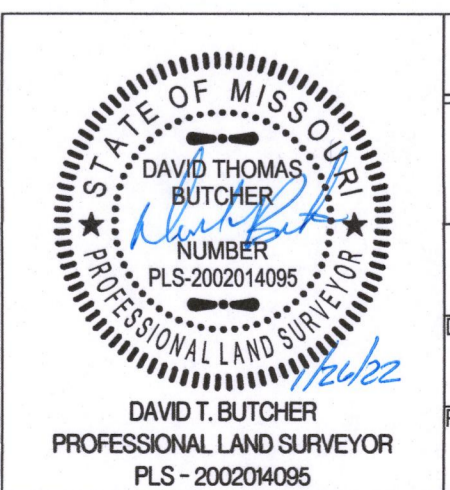
ON THIS 26th DAY OF January, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KERSTEN K. CARLSON, MEMBER OF BC INVESTMENTS OF COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2022.

BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK



TUSCANY RIDGE, PLAT NO. 3
A MAJOR SUBDIVISION LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 9/13/2021 SCALE: 1" = 50'

PROJECT: 051386 DRAWN BY: DWB

CROCKETT ENGINEERING CONSULTANTS
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MISSOURI 65203
(573) 447-0292
www.crockettengineering.com