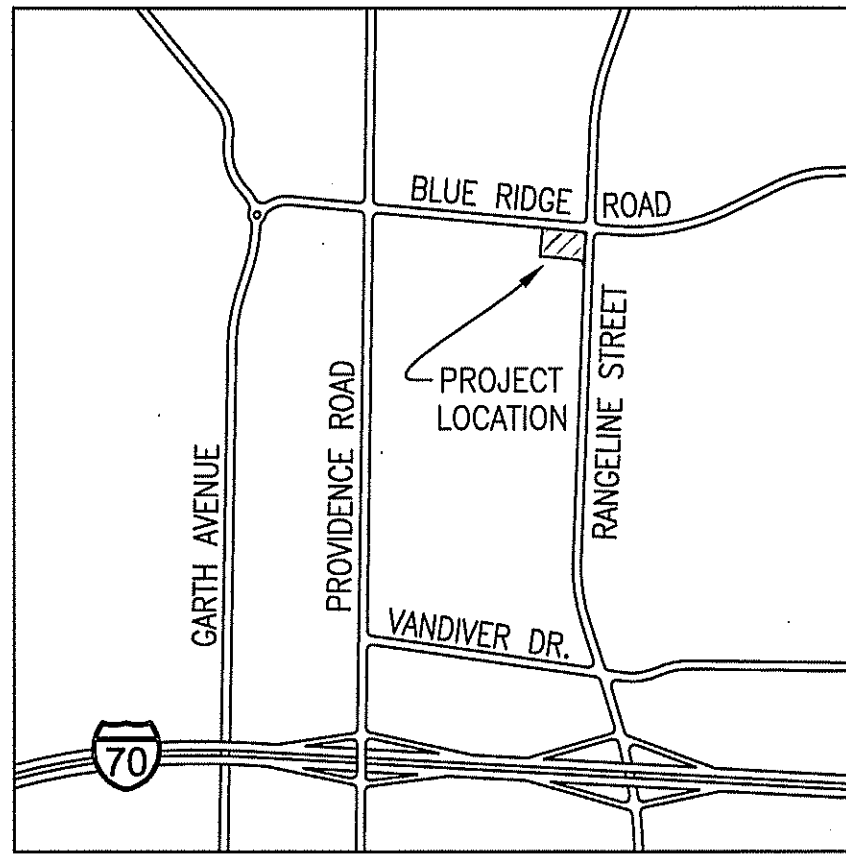
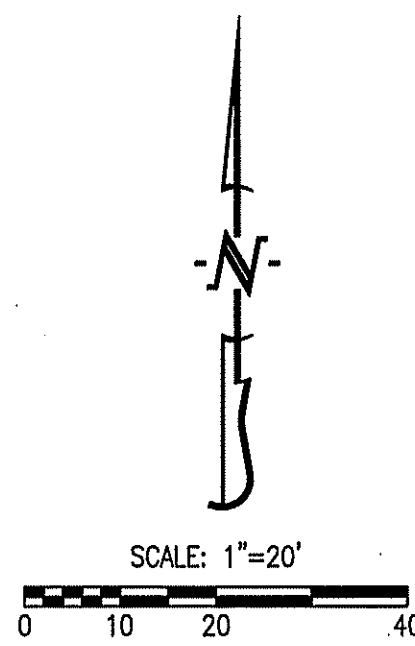


FINAL PLAT
BLUE RIDGE TOWN CENTRE, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 7, 2017



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
- 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DX × DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE. COLUMBIA USGS QUADRANGLE MAP.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- ALL OF LOT C1 SHALL CONTAIN AN IRREVOCABLE ACCESS EASEMENT AS SHOWN.
- THE ACCESS EASEMENT SHOWN IS INTENDED TO PROVIDE ACCESS TO THE REMAINDER OF THE PROPERTY AS WELL AS LOT 3. THIS EASEMENT MAY NOT BE REMOVED WITHOUT CITY OF COLUMBIA APPROVAL.

KNOW ALL MEN BY THESE PRESENTS:

THAT AEGIS INVESTMENT GROUP II, LLC 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 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 "BLUE RIDGE TOWN CENTRE, PLAT No. 2"

IN WITNESS WHEREOF, AEGIS INVESTMENT GROUP II, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2017.

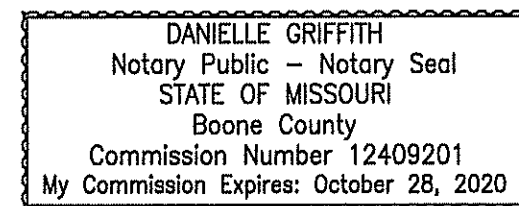
AEGIS INVESTMENT GROUP II, LLC

JACK MAHER, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

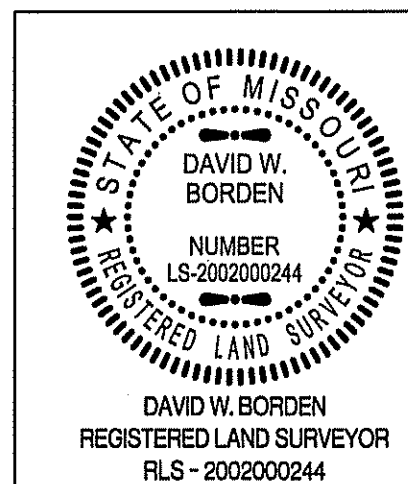
NOTARY PUBLIC
DANIELLE GRIFFITH
MY COMMISSION EXPIRES OCTOBER 28, 2020
COMMISSION NUMBER 12409201



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



BLUE RIDGE TOWN CENTRE, PLAT No. 2	
A FINAL MAJOR PLAT LOCATED IN SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 6/7/2017	SCALE: 1" = 20'
PROJECT: 150090	DRAWN BY: DWB
CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (572) 447-0292 www.crockettengineering.com	

CERTIFICATION:

I HEREBY CERTIFY THAT IN APRIL OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR AEGIS INVESTMENT GROUP II, LLC OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4048, PAGE 262 AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 3140, PAGE 9 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SURVEY AND WITH THE EAST LINE THEREOF S 2°23'15" W, 311.55 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE EAST LINE OF SAID SURVEY S 2°23'15" W, 56.23 FEET TO A POINT BEING 40 FEET LEFT OF CENTERLINE STATION 65+49.89 OF STATE ROUTE 763 (A.K.A. RANGE LINE STREET); THENCE WITH SAID WEST RIGHT OF WAY LINE 3°44'05" W, 61.90 TO A POINT 41.5 FEET LEFT OF CENTERLINE STATION 64+88 FEET OF SAID STATE ROUTE 763; THENCE S 2°29'20" W, 102.41 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, 47.12 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 42°30'25" W, 42.42 FEET; THENCE N 87°30'15" W, 264.42 FEET; THENCE N 2°23'15" E, 189.97 FEET; THENCE S 87°36'45" E, 296.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.29 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 MINIMUM 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 W. BORDEN, PLS-2002000244
6-7-17
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC
KENNETH FARRIS
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

