

FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.

FINAL PLAT
BRISTOL LAKE PLAT 1

A PLANNED UNIT DEVELOPMENT
JUNE 13, 2005

R=948.70'
L=474.15'
CH=S 13°08'00"E
469.23'

BOONE COUNTY MO SEP 07 2005

LEGEND

- IRON PIPE
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" IRON PIPE
- x-x FENCE
- (REC.) RECORD MEASUREMENT
- R/W RIGHT-OF-WAY
- PM PERMANENT MONUMENT

SCALE: 1" = 60'
0 30 60 120



SEE SHEET 3 OF 3

MATCHLINE
SEE SHEET 3 OF 3

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.

DAVID T. BUTCHER, PLS-2002014095
JUNE 25, 2005
DATE

BRISTOL LAKE PLAT 1

A PLANNED UNIT DEVELOPMENT
JUNE 13, 2005

NOTES

1. THIS IS AN URBAN PROPERTY BOUNDARY SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY COMMITMENT # C 3720-20-9813-31-625, DATED: JANUARY 9, 2003.
6. LOT 97 IS LESS THAN THE REQUIRED MINIMUM AREA. THEREFORE IT SHOULD BE CONSIDERED A COMMON AREA LOT UNTIL IT IS REPLAIED AS PART OF THE DEVELOPMENT OF THE ADJACENT PROPERTY.
7. BRISTOL LAKE PARKWAY IS DEDICATED ON THIS PLAT AS A HALF WIDTH BY THE OWNER. THE REMAINING HALF WIDTH RIGHT-OF-WAY AS SHOWN ON THE PUD PLAN AND APPROVED BY THE THE CITY COUNCIL BY ORDINANCE NUMBER 18541.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY'S FLOOD PLAIN MAPS, PANEL #290034 0136 B, DATED: JUNE 15, 1983.

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.

DAVID T. BUTCHER, PLS, 2002014095
JULY 25, 2005
DATE

CURVE DATA				
	Δ	R	L	Q T
A	12°56'25"	500.00'	112.93'	56.71'
B	41°34'35"	500.00'	362.83'	189.82'
C	60°04'05"	1100.00'	1153.23'	635.96'
D	72°11'40"	250.00'	315.01'	182.29'
E	64°54'00"	375.00'	424.77'	238.44'
F	26°15'55"	1256.30'	575.91'	293.11'
G	88°43'35"	100.00'	154.86'	97.80'
H	35°43'05"	200.00'	124.68'	64.44'
J	76°44'55"	300.00'	401.86'	237.56'
K	53°29'20"	300.00'	280.07'	151.18'
L	33°45'00"	675.00'	397.62'	204.76'
M	87°13'15"	300.00'	456.69'	285.79'
N	90°00'00"	100.00'	157.08'	100.00'
O	9°06'10"	1556.30'	247.27'	123.90'
P	28°38'10"	948.70'	474.15'	242.14'
Q	29°03'25"	1051.30'	533.16'	272.44'
AA	90°00'00"	30.00'	47.12'	—
BB	53°01'40"	20.00'	18.51'	—
CC	41°34'05"	20.00'	14.51'	—
DD	60°56'05"	20.00'	21.27'	—
EE	54°58'30"	20.00'	19.19'	—
FF	58°33'25"	20.00'	20.44'	—
II	44°29'25"	20.00'	15.53'	—
JJ	92°26'50"	20.00'	32.27'	—
KK	90°00'00"	20.00'	31.42'	—
MM	92°07'55"	20.00'	32.16'	—
NN	87°10'00"	30.00'	45.64'	—
PP	83°51'10"	20.00'	29.27'	—
QQ	82°30'20"	20.00'	28.80'	—
RR	101°07'35"	20.00'	35.30'	—
SS	47°48'50"	20.00'	16.69'	—

SCALE: 1" = 60'

BEARINGS ARE REFERENCED TO
THE SURVEY RECORDED IN BOOK
2537, PAGE 9.

LEGEND

- IRON PIPE
- ⊕ EXISTING 1/2" IRON PIPE
- ⊕ SET 1/2" IRON PIPE
- FENCE
- RECORD MEASUREMENT
- RIGHT-OF-WAY
- PERMANENT MONUMENT

