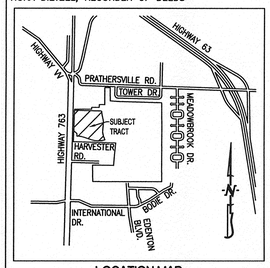
FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

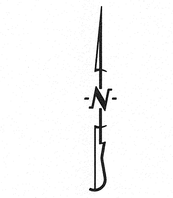


LOCATION MAP
NOT TO SCALE

CURVE TABLE				
CURVE	R	L	CHORD	CH DIST
1	775.00'	226.93'	N 80°13'20" W	226.12'
2	777.00'	459.15'	N 88°45'45" W	452.49'

NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0165D, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 0611722, DATED APRIL 24, 2006.
4. 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. HOWEVER A STREAM BUFFER IS SHOWN FOR THE NEARBY STREAM, SHOWN BY THE BROWNS USGS QUADRANGLE MAP.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.

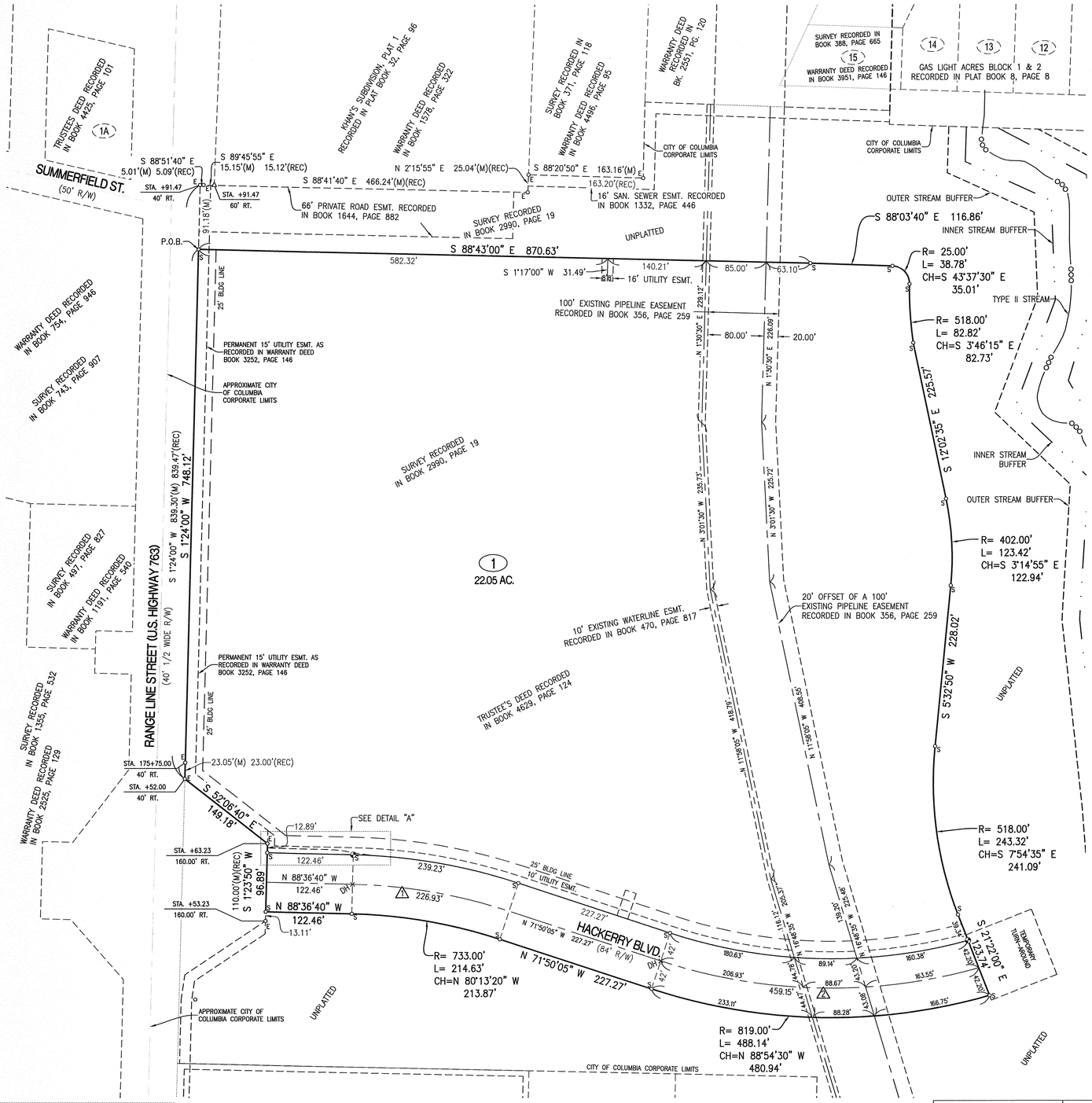


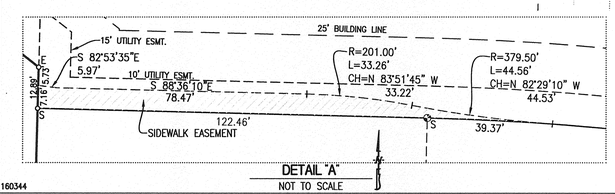
SCALE: 1"=80'
0 40 80 160

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





DETAIL "A"
NOT TO SCALE

160344

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 6th DAY OF March, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK ord#023103

FINAL PLAT
BASS CROSSING, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER 12, 2016
CASE #17-47

CERTIFICATION:

I HEREBY CERTIFY THAT IN DECEMBER OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR ESS PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 2990, PAGE 19 AND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4629, PAGE 124 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 763 AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 2990, PAGE 19; THENCE WITH THE WEST LINE THEREOF, S 1°24'00"W, 91.18 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID EAST RIGHT-OF-WAY LINE, S 88°43'00"E, 870.63 FEET; THENCE S 88°03'40"E, 116.86 FEET; THENCE 38.78 FEET ALONG A 25.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 43°37'30"E, 35.01 FEET; THENCE 82.82 FEET ALONG A 518.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 3°46'15"E, 82.73 FEET; THENCE S 12°02'35"E, 225.57 FEET; THENCE 123.42 FEET ALONG A 402.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 3°14'55"E, 122.94 FEET; THENCE S 5°32'50"W, 228.02 FEET; THENCE 243.32 FEET ALONG A 518.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 7°54'35"E, 241.09 FEET; THENCE S 21°22'00"E, 123.74 FEET; THENCE 488.14 FEET ALONG A 819.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 88°54'30"W, 480.94 FEET; THENCE N 71°50'05"W, 227.27 FEET; THENCE 214.63 FEET ALONG A 733.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 80°13'20"W, 213.87 FEET; THENCE N 88°36'40"W, 122.46 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE WITH THE EAST RIGHT-OF-WAY LINE THEREOF, N 1°23'50"E, 96.89 FEET; THENCE N 52°06'40"W, 149.18 FEET; THENCE N 1°24'00"E, 748.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.05 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
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095

2/8/2017
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 8th DAY OF February, 2017.

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

KENNETH FARRIS
Notary Public – Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT ESS PROPERTIES, 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 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 "BASS CROSSING, PLAT NO. 1"

IN WITNESS WHEREOF, ESS PROPERTIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 16 DAY OF February, 2017.

ESS PROPERTIES, LLC

KEITH BENNETT, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 16 DAY OF February, 2017 BEFORE ME PERSONALLY APPEARED KEITH BENNETT, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

ANGELA C. REGAN — NOTARY PUBLIC
MY COMMISSION EXPIRES:
COMMISSION NUMBER:

ANGELA C. REGAN
My Commission Expires
March 3, 2018
Boone County
Commission #14588020

DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
2/8/17

DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS - 2002014095

BASS CROSSING, PLAT No. 1		
A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI		
CORPORATE NUMBER: 2000151304		CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 12/12/2016	SCALE: 1" = 80'	
PROJECT: 160344	DRAWN BY: KWF	

Recorded in Boone County, Missouri
Date and Time: 03/08/2017 at 10:29:26 AM
Instrument #: 2017004314 Book: 51 Page: 15
Instrument Type: PLAT
Recording Fee: $69.00 S
No. of Pages: 1
Nora Dietzel, Recorder of Deeds
COUNTY OF BOONE MISSOURI

BASS CROSSING, PLAT No. 1