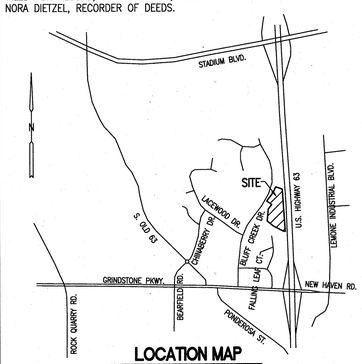
FILED FOR RECORD, BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS.

JOB # 17182.01
BLUFF CREEK ESTATES PLAT 9



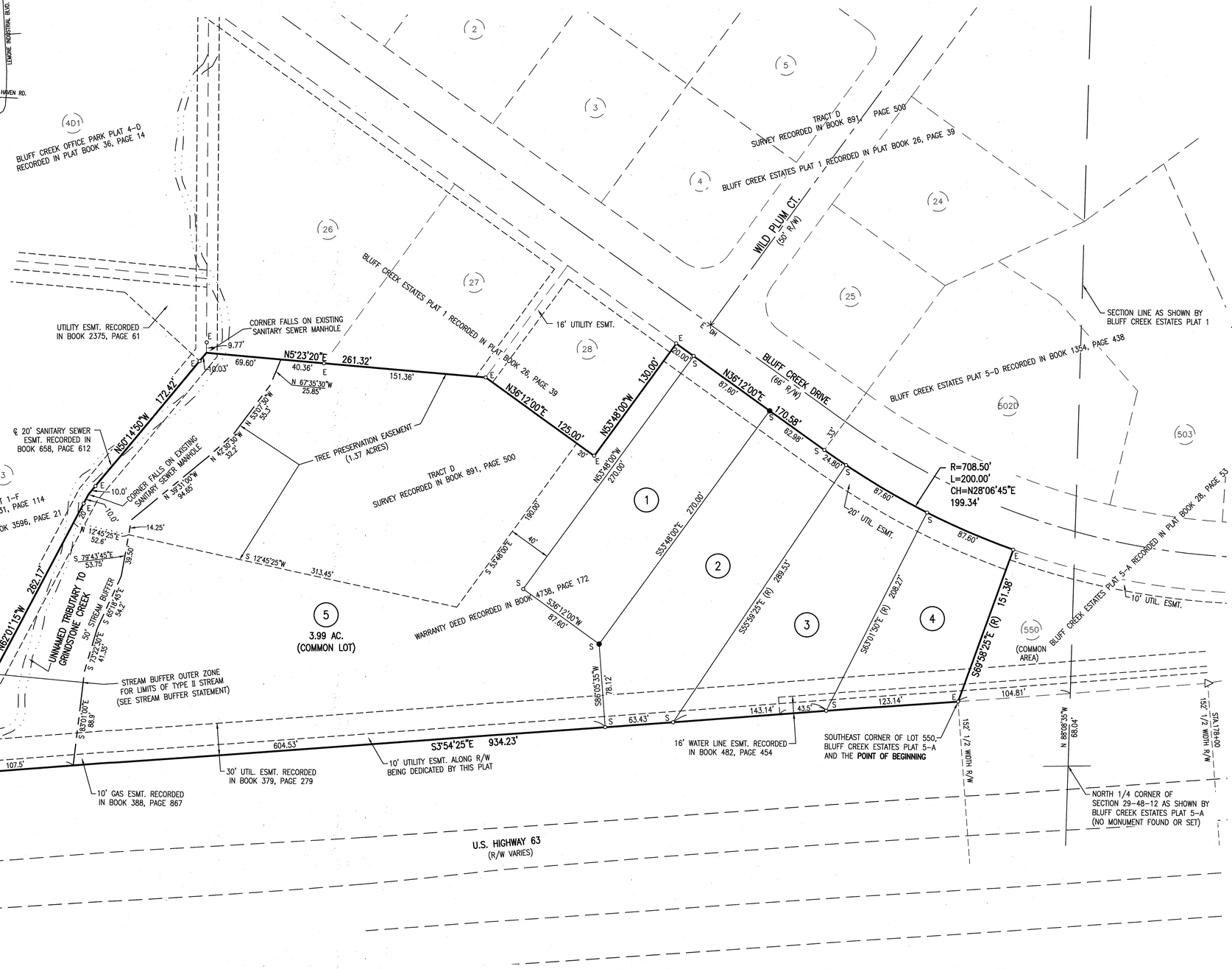
LOCATION MAP
(NOT TO SCALE)

SCALE: 1" = 50'
0 25 50 100

BEARINGS ARE REFERENCED TO EAST RIGHT-OF-WAY LINE OF BLUFF CREEK DRIVE AS SHOWN BY BLUFF CREEK ESTATES PLAT 1, RECORDED IN PLAT BOOK 26, PAGE 39.

LEGEND

- o IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP "A.C. 2007000167"
- ● PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- IP IRON PIPE
- RE REBAR
- (R) RADIAL LINE
- X_{DH} DRILL HOLE WITH CHISELED "X"
- ℄ CENTERLINE
- —x— FENCE
- — — — STREAM BUFFER



KNOW ALL MEN BY THESE PRESENTS

MARY G. SAPP, TRUSTEE OF THE ELVIN E SAPP REVOCABLE TRUST, BEING SOLE OWNER OF THE DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, MARY G. SAPP HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ELVIN E. SAPP REVOCABLE TRUST

Mary G Sapp
MARY G. SAPP, TRUSTEE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 20th DAY OF December, IN THE YEAR 2017, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARY G. SAPP, TRUSTEE OF THE ELVIN E. SAPP REVOCABLE TRUST, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED ON BEHALF OF SAID ELVIN E. SAPP REVOCABLE TRUST.

Betty Lou Cobb
BETTY LOU COBB
NOTARY PUBLIC
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2019

BETTY LOU COBB
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires December 6, 2019
Commission #15690689

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4738, PAGE 172 AND PART OF TRACT D OF THE SURVEY RECORDED IN BOOK 891, PAGE 500 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 550, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63 AND THE EAST LINE OF SAID TRACT D OF THE SURVEY RECORDED IN BOOK 891, PAGE 500; THENCE FROM THE POINT OF BEGINNING, WITH SAID EAST LINE OF TRACT D, S3°54'25"E, 934.23 FEET TO THE NORTHEAST CORNER OF LOT 3 OF BLUFF RIDGE PLAT 1-F, RECORDED IN BOOK 3031, PAGE 114; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID LOT 3, S88°47'20"W, 29.95 FEET; THENCE N62°01'15"W, 262.17 FEET; THENCE N50°14'50"W, 172.42 FEET TO THE SOUTHEAST CORNER OF LOT 26, BLUFF CREEK ESTATES PLAT 1, RECORDED IN PLAT BOOK 26, PAGE 39; THENCE LEAVING THE NORTH LINE OF SAID LOT 3 AND WITH THE LINES OF SAID BLUFF CREEK ESTATES PLAT 1, N5°23'20"E, 261.32 FEET; THENCE N36°12'00"E, 125.00 FEET; THENCE N53°48'00"W, 130.00 FEET TO THE EAST RIGHT OF WAY LINE OF BLUFF CREEK DRIVE (FORMERLY EAST POINTE DRIVE) AS SHOWN BY SAID BLUFF CREEK ESTATES PLAT 1; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N36°12'00"E, 170.58 FEET TO THE SOUTHERNMOST CORNER OF BLUFF CREEK DRIVE (FORMERLY EAST POINTE DRIVE) AS SHOWN BY SAID BLUFF CREEK ESTATES PLAT 5-A; THENCE LEAVING THE LINES OF SAID BLUFF CREEK PLAT 1, WITH THE LINES OF SAID BLUFF CREEK ESTATES PLAT 5-A AND CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE, 200.00 FEET ALONG A 708.50-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N28°06'45"E, 199.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 550; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 550, S69°58'25"E, 151.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.17 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

BETTY LOU COBB
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires December 6, 2019
Commission #15690689

James R. Jeffries
JAMES R. JEFFRIES PLS-2500
Dec. 18 2017
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18th DAY OF DECEMBER, 2017.

Betty Lou Cobb
BETTY LOU COBB
NOTARY PUBLIC
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2019

APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2018.

BRIAN TREESE, MAYOR

SHEELA AMIN, CITY CLERK

NOTES

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT.
3. THE TREE PRESERVATION EASEMENT SHOWN ON THIS PLAT IS INTENDED TO MEET THE REQUIREMENTS OF CHAPTER 29-9.4(C) OF THE UNIFIED DEVELOPMENT CODE.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 29019C0291E, EFFECTIVE DATE APRIL 19, 2017.

STREAM BUFFER STATEMENT

THE TYPE II STREAM BUFFER LIMIT SHOWN ON THIS PLAT IS INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA, MISSOURI. U.S.G.S. QUADRANGLE MAP "COLUMBIA" WAS USED TO DETERMINE THE TYPE OF STREAM.

FINAL PLAT

BLUFF CREEK ESTATES PLAT 9

LOCATED IN SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, MISSOURI

DATE	JOB NUMBER	JAMES R. JEFFRIES
OCTOBER 16, 2017	17182.01	PROFESSIONAL LAND SURVEYOR PLS-2500

STATE OF MISSOURI
JAMES R. JEFFRIES
NUMBER LS-2500
REGISTERED LAND SURVEYOR

James R. Jeffries
DATE: Dec. 18 2017

RESERVED FOR RECORDER'S STAMP

ALLSTATE CONSULTANTS
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
ALLSTATE CONSULTANTS LLC
MO PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY #2007000167