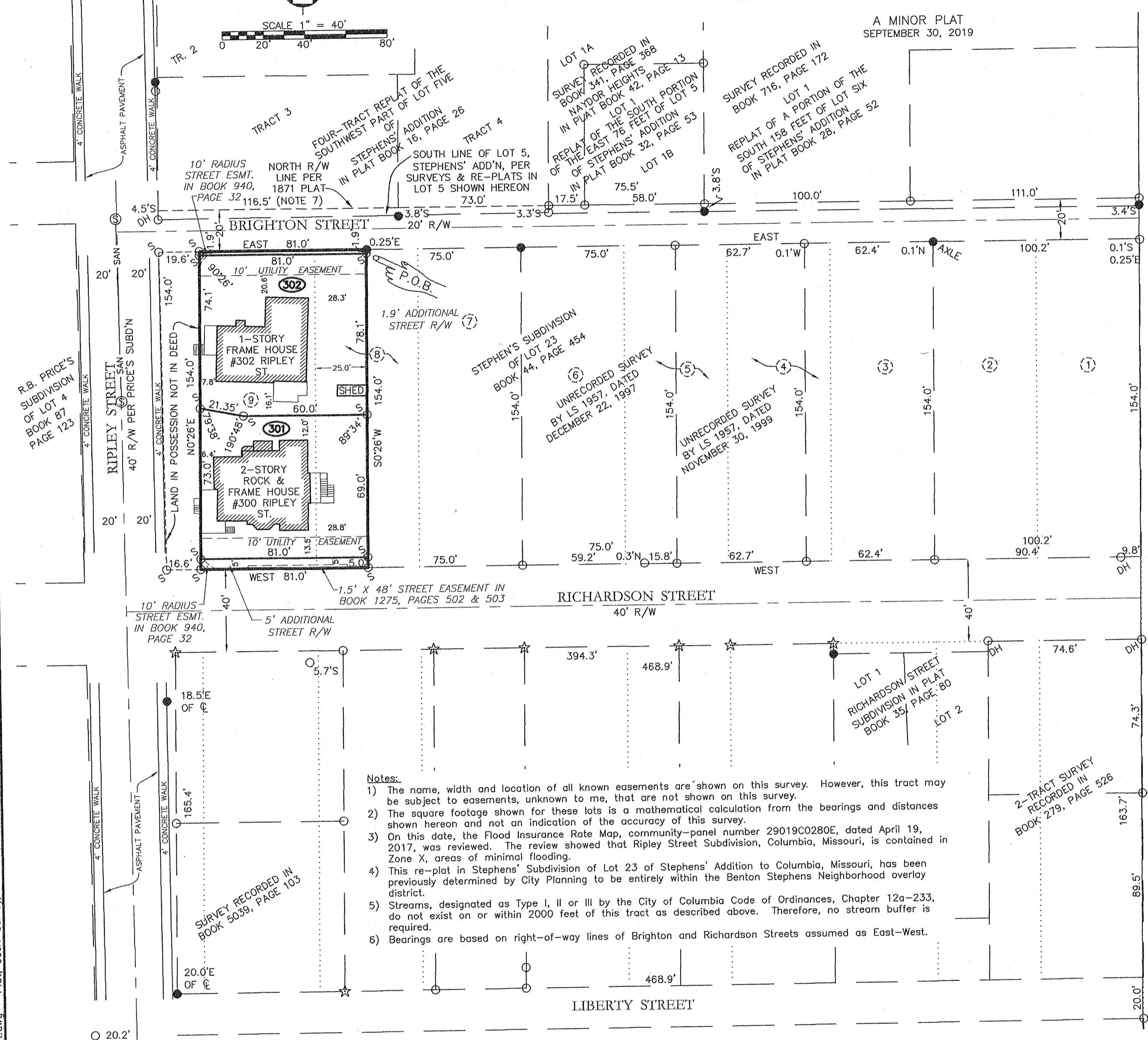


RIPLEY STREET SUBDIVISION

A REPLAT OF LOT 9 AND THE WEST HALF OF LOT 8 IN STEPHENS' SUBDIVISION OF LOT 23 OF STEPHENS' ADDITION TO COLUMBIA, MISSOURI

A MINOR PLAT
SEPTEMBER 30, 2019



- Notes:**
- The name, width and location of all known easements are shown on this survey. However, this tract may be subject to easements, unknown to me, that are not shown on this survey.
 - The square footage shown for these lots is a mathematical calculation from the bearings and distances shown hereon and not an indication of the accuracy of this survey.
 - On this date, the Flood Insurance Rate Map, community-panel number 29019C0280E, dated April 19, 2017, was reviewed. The review showed that Ripley Street Subdivision, Columbia, Missouri, is contained in Zone X, areas of minimal flooding.
 - This re-plat in Stephens' Subdivision of Lot 23 of Stephens' Addition to Columbia, Missouri, has been previously determined by City Planning to be entirely within the Benton Stephens Neighborhood overlay district.
 - Streams, designated as Type I, II or III by the City of Columbia Code of Ordinances, Chapter 12a-233, do not exist on or within 2000 feet of this tract as described above. Therefore, no stream buffer is required.
 - Bearings are based on right-of-way lines of Brighton and Richardson Streets assumed as East-West.

NOTES CONTINUED:

- The north right-of-way line of Brighton Street has been addressed by multiple re-plats on the north side, and surveys on both the north and south side of said street, as shown hereon. In my opinion, the four-tract replat of the Southwest Part of Lot 5 of Stephens' Addition to Columbia, recorded in Plat Book 16, Page 26 and dated 1982, encroached into the previously dedicated right-of-way for Brighton Street by the plat of Stephens' Subdivision of Lot 23 of Stephens' Addition to Columbia, Missouri, shown by the subdivision plat recorded in Book 44, Page 454 and dated May 1871, by the dimensions shown hereon.

LUECK SURVEYING
Ronald C. Lueck, PLS #1957
914 N. College Ave., Suite 2
Columbia, MO 65201
rlueck@socket.net
Phone: (573) 443-6219

Project Name: Ripley Street Subdivision
Project Location: 300 & 302 Ripley Street, Columbia, MO
Project Number: 2716 E 19
Date Prepared: August 23, 2019
Last Revised: December 18, 2019

Accepted by Ordinance of the City Council of Columbia, Missouri, this ____ day of _____, 2020.

Brian Treece - Mayor

Sheela Amin - City Clerk

RIPLEY STREET SUBDIVISION

A re-plat of a tract of land described by a Missouri General Warranty Deed recorded in Book 4643, Page 59, located in the north half of the southwest quarter of Section 7, T48N, R12W, in the City of Columbia, Boone County, Missouri, being Lot 9 and the west half of Lot 8 in Stephens' Subdivision of Lot 23 of Stephens' Addition to Columbia, Missouri, shown by the subdivision plat recorded in Book 44, Page 454, both of the Boone County records, and being more particularly described as follows:

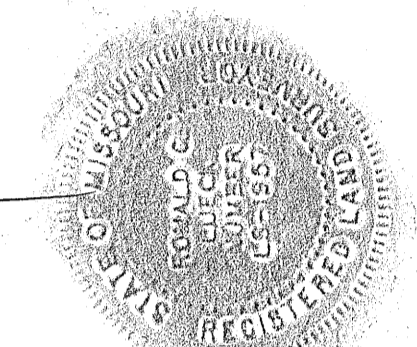
Beginning at the northeast corner of the west half of said Lot 8 in Stephens' Subdivision of Lot 23 of Stephens' Addition to the City of Columbia; thence S0°-26'W, along the east line of said west half, 154.0 feet to the southeast corner of the west half of said Lot 8 on the north right-of-way line of Richardson Street; thence West, along said right-of-way line, 81.0 feet to the southwest corner of said Lot 9; thence N0°-26'E, along the west line of last said Lot, 154.0 feet to the south right-of-way line of Brighton Street; thence East, along last said right-of-way line, 81.0 feet to the point of beginning and containing 12,473 square feet (0.286 acre).

I then divided this tract into the southern Lot 301, containing 5,631 square feet, the northern Lot 302, containing 6,283 square feet, the additional right-of-way tract for Richardson Street, containing 405 square feet, and the additional right-of-way tract for Brighton Street, containing 154 square feet, all as shown on this plat.

The results of the survey of this urban property, made for DeAna Grant and Amy Palmer, and executed in accordance with the current Missouri Standards for Property Boundary Surveys, are shown on this plat.

LUECK SURVEYING - Columbia, MO
BY:

Ronald C. Lueck
Ronald C. Lueck
Professional Land Surveyor
LS #1957



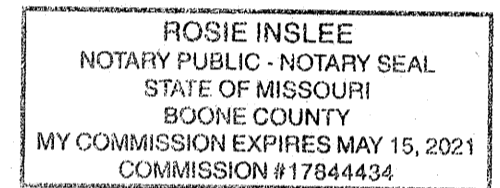
December 19, 2019

Subscribed and sworn to before me, a notary public in and for Boone County, Missouri, this

19 day of December, 2019.

My commission expires May 15, 2021.

Rosie Inslee
ROSIE INSLEE
Notary Public



KNOW ALL PERSONS BY THESE PRESENTS:

We, DeAna Grant and Amy Palmer, the sole owners of the above described tract, have caused the same to be surveyed and divided as shown on this plat. The street rights-of-way, 5 feet wide along Richardson Street and 1.9 feet wide along Brighton Street, and utility easements as shown hereon, are hereby dedicated to the City of Columbia for public use forever.

DeAna Grant
DeAna Grant

Amy Palmer
Amy Palmer

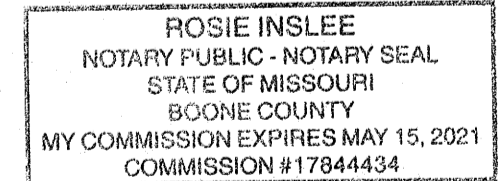
STATE OF MISSOURI } SS
COUNTY OF BOONE }

On this 19 day of December, 2019, before me appeared

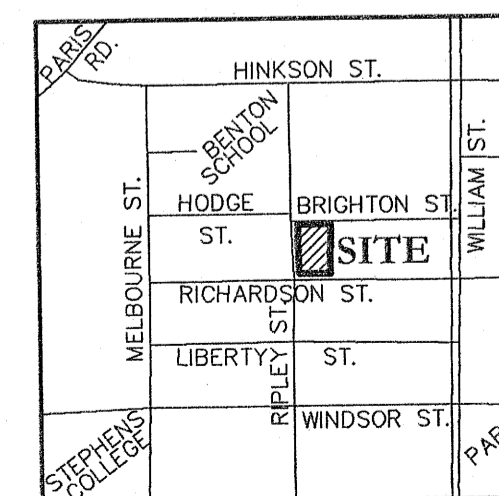
DeAna Grant and Amy Palmer, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in said county and state, the day and year first above written.

My commission expires May 15, 2021.

Rosie Inslee
ROSIE INSLEE
Notary Public



- LEGEND**
- EXISTING REBAR
 - EXISTING PIPE
 - _S SET IRON PIPE
 - _{DH} DRILL HOLE
 - ☆ EXISTING CROSS CUT IN CONCRETE
 - ⊙ SEWER MANHOLE OR CLEANOUT
 - SAN- SANITARY SEWER LINE



LOCATION MAP
1" = 600'±