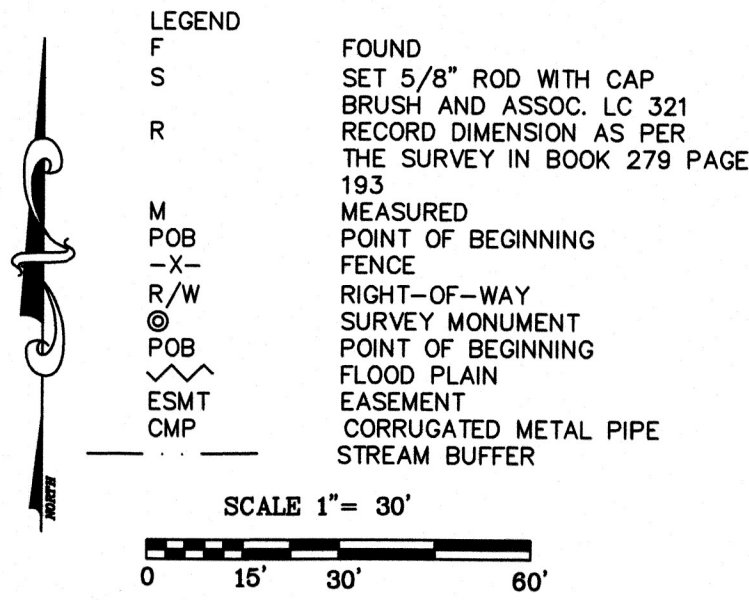
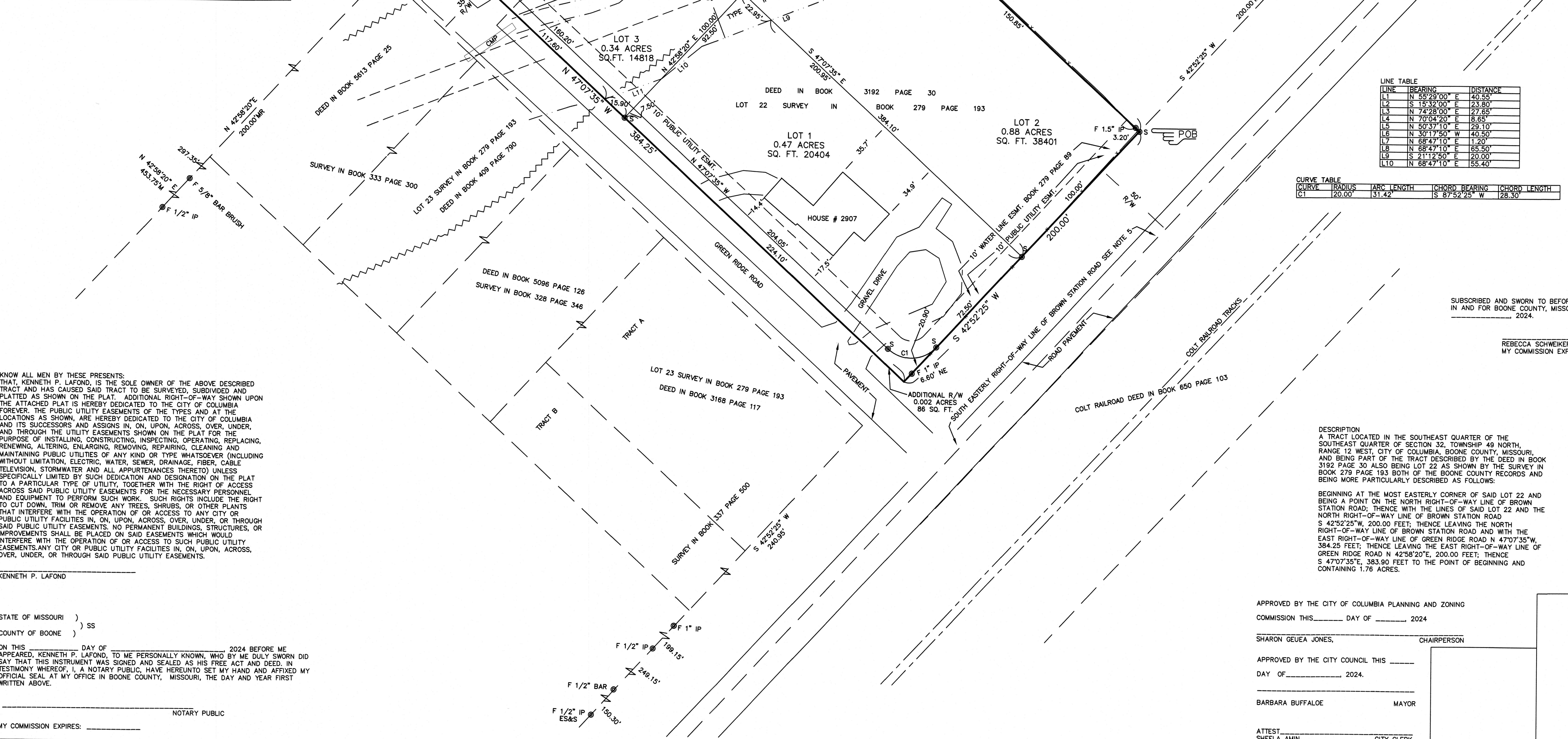
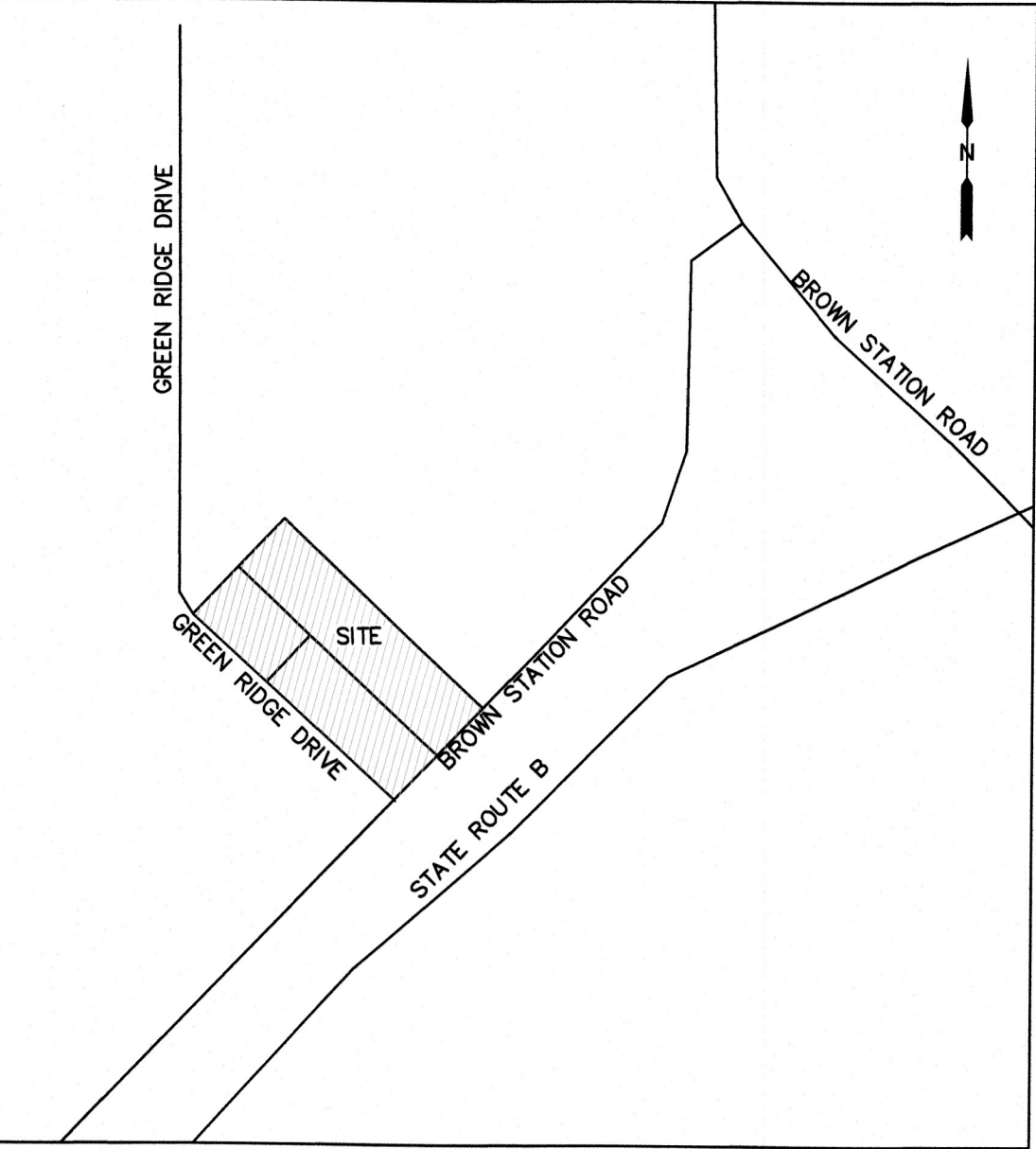


LAFOND SUBDIVISION
A MINOR SUBDIVISION
SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST
SUBMITTAL DATE: OCTOBER 21, 2024



SITE LOCATION MAP
NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°29'00" E	40.55'
L2	S 15°32'00" E	23.80'
L3	N 74°28'00" E	27.65'
L4	N 70°04'20" E	8.65'
L5	N 50°37'10" E	29.10'
L6	N 30°17'50" W	40.50'
L7	N 68°47'10" E	1.20'
L8	N 68°47'10" E	65.50'
L9	S 21°12'50" E	20.00'
L10	N 68°47'10" E	55.40'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	S 87°52'25" W	28.30'

DATE: OCTOBER 17, 2024

SURVEY FOR: KEN LAFOND

PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO TYPE
URBAN ACCURACY STANDARD 2 CSR 90-60.040

REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION
USING THE MODOT VRS NETWORK, NAD 1983, MISSOURI
CENTRAL ZONE
NOTES:

- 1.) CURRENT TITLE POLICY WAS NOT AVAILABLE FOR REVIEW OTHER
EASEMENTS MAY EXIST.
- 2.) THIS TRACT IS PARTLY LOCATED IN ZONE AE-AREAS
DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
AS SHOWN BY THE FEMA F.I.R.M. PANEL NO. 29019C0281E, APRIL
19, 2017 AND IS APPROXIMATELY SHOWN HEREON.
- 3.) AFTER REVIEW OF THE USGS 7.5 MIN. QUAD SHEET COLUMBIA
QUADRANGLE THERE IS A TYPE II STREAM AS DEFINED BY CITY OF
COLUMBIA CODE OF ORDINANCES 12A-233 THE STREAM BUFFER IS
SHOWN.
- 4.) STREAM BUFFER DIMENSIONS ARE BASED ON STREAM BUFFER
AVERAGING TO ACCOMMODATE FOR THE RESIDENTIAL STRUCTURE.
- 5.) BROWN STATION ROAD PAVEMENT IS NOT COMPLETELY LOCATED
WITHIN THE RIGHT-OF-WAY AS SHOWN BY THE SURVEY IN BOOK
259 PAGE 376 AND THE SURVEY IN BOOK 279 PAGE 193 AND THE
PLAT SHOWN IN PLAT BOOK 11 PAGE 312 ALL OF THE BOONE
COUNTY RECORDS.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS
SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN
ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT
MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC.
506 NICHOLS STREET SUITE A
COLUMBIA, MO. 65201
(573) 442-3110
PLSC 321

KEVIN M. SCHWEIKERT
PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC
IN AND FOR BOONE COUNTY, MISSOURI THIS _____ DAY OF
_____, 2024.

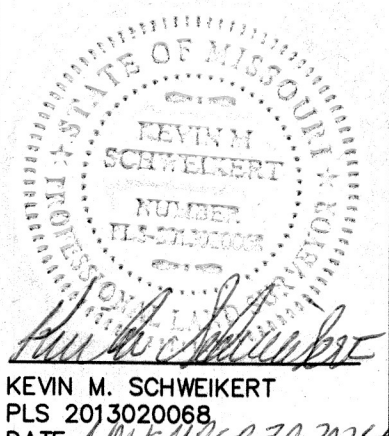
REBECCA SCHWEIKERT
MY COMMISSION EXPIRES: JANUARY 4, 2027

LAFOND SUBDIVISION

ADDRESS: 2907 BROWN STATION ROAD
DATE PLOTTED: OCTOBER 31, 2024

BRUSH AND
ASSOCIATES, INC.

LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201
PHONE : (573) 442-3110
FAX: (573) 442-4851
WWW.BRUSHENGVSURV.COM
PLSC 321



DESCRIPTION
A TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH,
RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI,
AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK
3192 PAGE 30 ALSO BEING LOT 22 AS SHOWN BY THE SURVEY IN
BOOK 279 PAGE 193 BOTH OF THE BOONE COUNTY RECORDS AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 22 AND
BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BROWN
STATION ROAD; THENCE WITH THE LINES OF SAID LOT 22 AND THE
NORTH RIGHT-OF-WAY LINE OF BROWN STATION ROAD
S 42°52'25"W, 200.00 FEET; THENCE LEAVING THE NORTH
RIGHT-OF-WAY LINE OF BROWN STATION ROAD AND WITH THE
EAST RIGHT-OF-WAY LINE OF GREEN RIDGE ROAD N 47°07'35"W,
384.25 FEET; THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF
GREEN RIDGE ROAD N 42°58'20"E, 200.00 FEET; THENCE
S 47°07'35"E, 383.90 FEET TO THE POINT OF BEGINNING AND
CONTAINING 1.76 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2024

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL THIS _____
DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

ATTEST
SHEELA AMIN, CITY CLERK

KENNETH P. LAFOND

STATE OF MISSOURI)
COUNTY OF BOONE) SS

ON THIS _____ DAY OF _____, 2024 BEFORE ME
APPEARED, KENNETH P. LAFOND, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN DID
SAY THAT THIS INSTRUMENT WAS SIGNED AND SEALED AS HIS FREE ACT AND DEED, IN
TESTIMONY WHEREOF, I, A NOTARY PUBLIC, HAVE HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI, THE DAY AND YEAR FIRST
WRITTEN ABOVE.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____