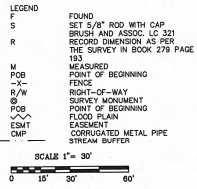
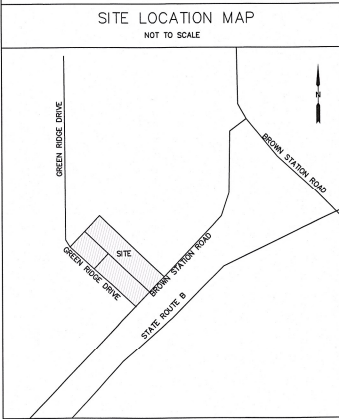


LAFOND SUBDIVISION
A MINOR SUBDIVISION
SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST
SUBMITTAL DATE: OCTOBER 21, 2024

SITE LOCATION MAP
NOT TO SCALE



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 NAD83 DATUM, 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 AC-AREAS
DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
AS SHOWN BY THE FEMA FIRM PANEL NO. 22018C0281E, 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 124-253 THE STREAM BUFFER IS
SHOWN.

4) STREAM BUFFER DIMENSIONS ARE BASED ON STREAM BUFFER
ADAPTING TO ACCOMMODATE FOR THE RESIDENTIAL STRUCTURE
AND TO INCREASE BUILDABLE AREA FOR LOT 3.

5) BROWN STATION ROAD PAVEMENT IS NOT COMPLETELY LOCATED
WITHIN THE RIGHT-OF-WAY AS SHOWN BY THE SURVEY IN BOOK
289 PAGE 378 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 SUPERVISION AS SHOWN
ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT
MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC.
508 NICHOLS STREET, SUITE A
COLUMBIA, MO. 65201
(313) 442-3110
PLSC 321

KEVIN M. SCHWERT
PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC
IN AND FOR BOONE COUNTY, MISSOURI, THIS 16 DAY OF
December, 2024.

JONATHAN D. NOLAN
NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 7, 2027



LAFOND SUBDIVISION

ADDRESS: 2907 BROWN STATION ROAD
DATE PLOTTED: DECEMBER 6, 2024

BRUSH AND
ASSOCIATES, INC.

LAND SURVEYORS
508 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201
PHONE: (313) 442-3110
FAX: (313) 442-4851
WWW.BRUSH-AND-ASSOCIATES.COM
PLSC 321



DESCRIPTION
OF THE TRACT LOCATED IN THE SOUTHWEST QUARTER OF THE
SOUTHWEST 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
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°07'30"E, 383.80 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 GELUEA JONES, CHAIRPERSON

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

BARBARA BUFFALO, MAYOR

ATTEST
SHEILA AMIN, CITY CLERK

AREA CALCULATIONS
TOTAL AREA 1.76 ACRES
NEW R/W 0.07 ACRES
AREA OF LOTS 1.69 ACRES

KNOW ALL MEN BY THESE PRESENTS
THAT KENNETH P. LAFOND, IS THE SOLE OWNER OF THE ABOVE DESCRIBED
TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND
PLATTED AS SHOWN ON THE PLAT. ADDITIONAL RIGHT-OF-WAY SHOWN UPON
THE ATTACHED PLAT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA
FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, REPLACING,
REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND
MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING
WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE
TELEVISION, STORMWATER AND ALL APPURTENANCES THEREON) UNLESS
SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT
TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS
ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL
AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT
TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS
THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR
PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH
SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR
IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD
INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY
EASEMENTS ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS,
OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS.

KENNETH P. LAFOND

STATE OF MISSOURI)
COUNTY OF BOONE)
ON THIS 15 DAY OF DECEMBER, 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.

KEVIN M. SCHWERT
NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 7, 2027

