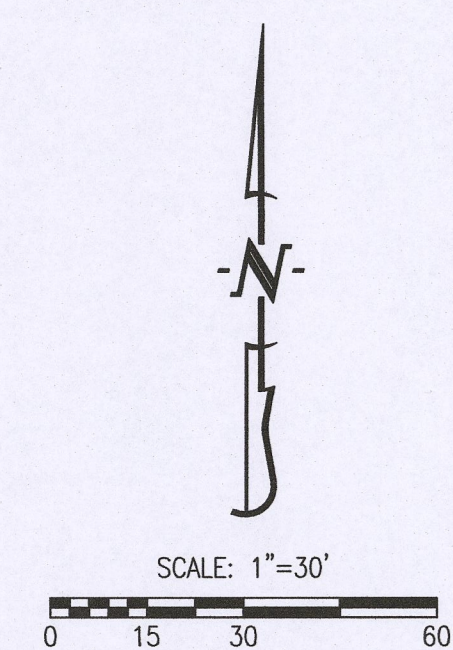


LOCATION MAP  
NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH

NOTES:

- PORTIONS OF THIS TRACT ARE LOCATED IN ZONE X - SHADED AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0280E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT WAS PRELIMINARY PLATTED PRIOR TO JANUARY 2, 2007, AND IS EXEMPT FROM THE STREAM BUFFER REQUIREMENTS OF CHAPTER 12A ARTICLE X, AS PER CHAPTER 12A ARTICLE X SECTION 12A-232(A)(2).
- THIS TRACT (LOT 4A-1 AND LOT 4A-2) IS SUBJECT TO THE CONDOMINIUM DECLARATION, RECORDED IN BOOK 2647, PAGE 21.

# FINAL PLAT LAKE BROADWAY, PLAT No. 2A

A REPLAT OF LOT 4A, LAKE BROADWAY, A REPLAT OF LOT 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI  
APRIL 29, 2024



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BARBARA BUFFALO, MAYOR  
ATTEST:  
SHEELA AMIN, CITY CLERK

CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2024, I COMPLETED A SURVEY AND SUBDIVISION FOR BROADWAY OFFICE PARK, L.L.C. OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 4A, LAKE BROADWAY, A REPLAT OF LOT 4 ADMINISTRATIVE PLAT RECORDED IN BOOK 2597, PAGE 138 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 5856, PAGE 9 AND THE WARRANTY DEED RECORDED IN BOOK 4747, PAGE 9 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4A, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF PERSHING ROAD AND WITH SAID EAST RIGHT OF WAY LINE, N 1°20'55" E, 271.67 FEET; THENCE TRANSITION FROM SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF GARY STREET, 50.27 FEET ALONG A 30.00-RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 49°20'55" E, 44.59 FEET; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 82°39'05" E, 348.12 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE ALONG THE EAST LINE OF SAID LOT 4A, SAID LINE BEING THE WEST LINE OF LOT 4B AS SHOWN BY LAKE BROADWAY, A REPLAT OF LOT 4, RECORDED IN BOOK 2597, PAGE 138, S 7°26'05" W, 128.70 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, AS SHOWN BY LAKE BROADWAY, PLAT NO. 2, RECORDED IN PLAT BOOK 33, PAGE 74; THENCE LEAVING SAID EAST LINE AND WITH SAID NORTH LINE, N 56°04'00" W, 10.91 FEET; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT 4A, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES, S 66°29'05" W, 19.15 FEET; THENCE S 22°15'40" W, 50.18 FEET; THENCE S 14°54'30" W, 31.10 FEET; THENCE S 6°29'40" W, 58.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4A; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID LOT 4A, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2296, PAGE 941, N 88°39'05" W, 308.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.27 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

*David W. Borden*  
DAVID W. BORDEN, PLS-2002000244  
1-7-25  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF January IN THE YEAR 2024.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2026  
COMMISSION NUMBER 14965667

KENNETH FARRIS  
Notary Public, Notary Seal  
State of Missouri  
Cole County  
Commission #14965667  
My Commission Expires: 04-22-2026

KNOW ALL MEN BY THESE PRESENTS:

THAT BROADWAY OFFICE PARK, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND FIFTH STREET PROPERTIES, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, ARE THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANIES HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING.

PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, 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) 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.

THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "LAKE BROADWAY, PLAT NO. 2A".

IN WITNESS WHEREOF, BROADWAY OFFICE PARK, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND FIFTH STREET PROPERTIES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 7 DAY OF January, 2025.

BROADWAY OFFICE PARK, L.L.C.

*David L. Knight*  
DAVID L. KNIGHT, MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 7th DAY OF January IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. KNIGHT, MANAGER, OF BROADWAY OFFICE PARK, L.L.C., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2026  
COMMISSION NUMBER 14965667

KENNETH FARRIS  
Notary Public, Notary Seal  
State of Missouri  
Cole County  
Commission #14965667  
My Commission Expires: 04-22-2026

FIFTH STREET PROPERTIES, L.L.C.

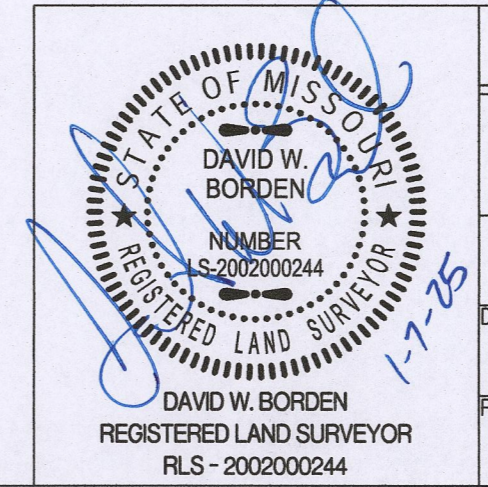
*Adam Dushoff*  
ADAM DUSHOFF, MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 9th DAY OF January IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ADAM DUSHOFF, MEMBER, OF FIFTH STREET PROPERTIES, L.L.C., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2026  
COMMISSION NUMBER 14965667

KENNETH FARRIS  
Notary Public, Notary Seal  
State of Missouri  
Cole County  
Commission #14965667  
My Commission Expires: 04-22-2026



LAKE BROADWAY, PLAT NO. 2A

A REPLAT OF LOT 4A, LAKE BROADWAY ADMINISTRATIVE PLAT  
SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304



DATE: 4/29/2024  
PROJECT: 190075  
SCALE: 1" = 30'  
DRAWN BY: DWB