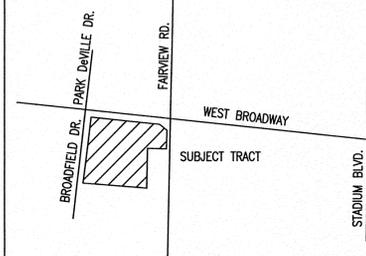


FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
NORA DIETZEL, RECORDER OF DEEDS

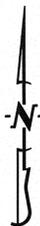
# ADMINISTRATIVE PLAT BROADWAY FARMS, PLAT No. 13-A

A REPLAT OF LOTS 194, BROADWAY FARMS PLAT NO. 13 AND LOT 1B OF THE ADMINISTRATIVE  
SUBDIVISION REPLAT OF LOT 1 OF BROADWAY FARMS PLAT NO. 2, LOCATED IN THE  
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
AUGUST 20, 2015



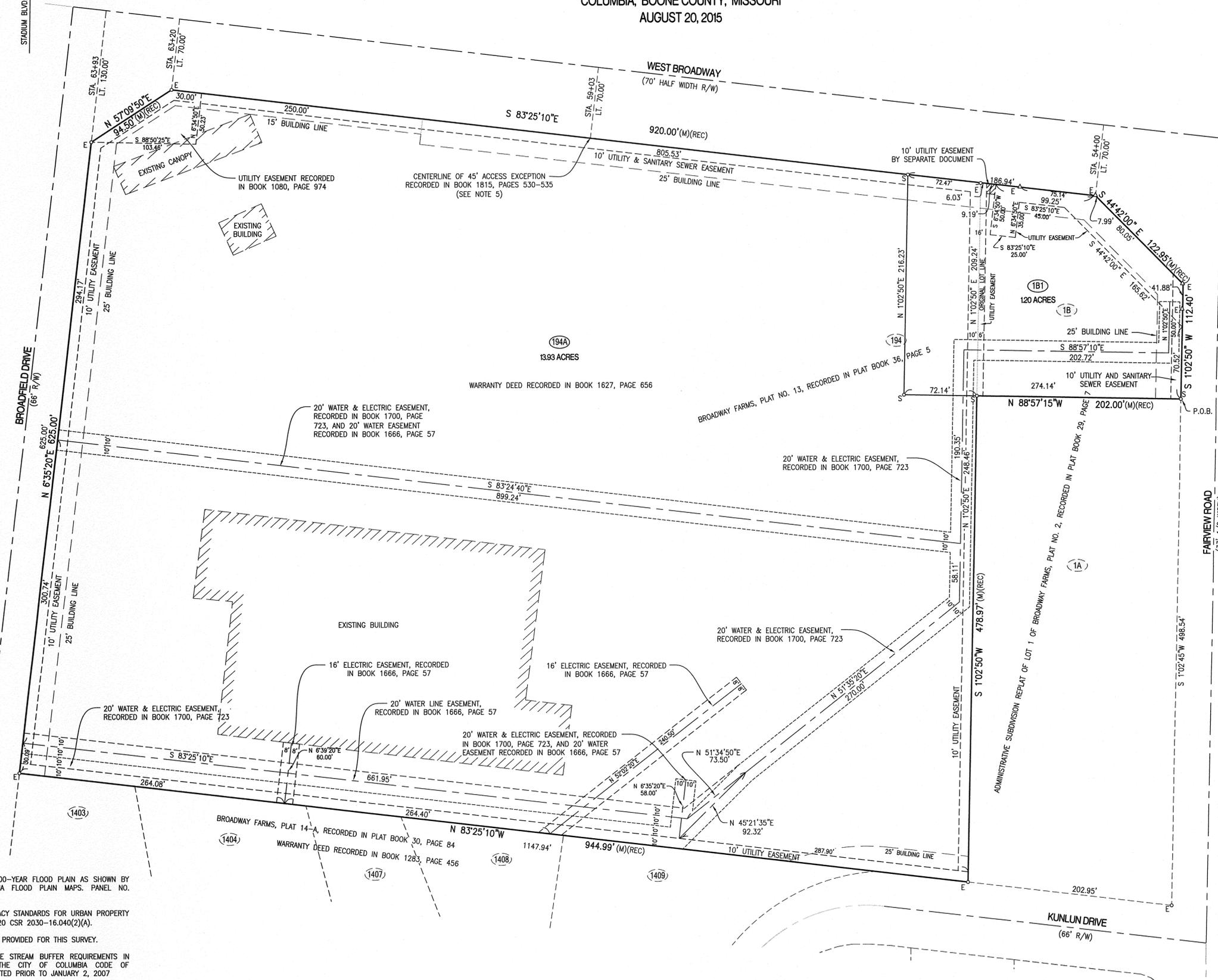
LOCATION MAP  
NOT TO SCALE

- LEGEND:**
- E EXISTING
  - S SET
  - 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - ▲ RIGHT-OF-WAY MARKER
  - P.O.B. POINT OF BEGINNING



SCALE: 1"=50'  
0 25 50 100

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



**NOTES:**

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C02600, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. SUBJECT PARCEL WAS PLATTED PRIOR TO JANUARY 2, 2007
5. DIRECT ACCESS TO BROADWAY IS PROHIBITED EXCEPT AS SHOWN ABOVE.

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN AUGUST OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR HY-VEE, INC., OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 194 OF A REPLAT OF LOT 194, BROADWAY FARMS, PLAT NO. 13, RECORDED IN PLAT BOOK 36, PAGE 5, AND BEING ALL OF LOT 1B OF THE ADMINISTRATIVE SUBDIVISION REPLAT OF LOT 1 OF BROADWAY FARMS, PLAT NO. 2, RECORDED IN PLAT BOOK 29, PAGE 7, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1627, PAGE 656 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1B, AND WITH THE SOUTH LINE THEREOF, N 88°57'15"W, 202.00 FEET TO THE EAST LINE OF SAID LOT 194; THENCE LEAVING THE LINES OF SAID LOT 1B AND WITH THE LINES OF SAID LOT 194, S 1°02'50"W, 478.97 FEET; THENCE N 83°25'10"W, 944.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADFIELD DRIVE; THENCE WITH SAID EAST RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF SAID LOT 194, N 6°35'20"E, 625.00 FEET; THENCE N 57°09'50"E, 94.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH SAID SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY, S 83°25'10"E, 920.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1B; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND WITH THE LINES OF SAID LOT 1B, S 44°42'00"E, 122.95 FEET; THENCE S 1°02'50"W, 112.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.13 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
2608 NORTH STADIUM BLVD.  
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095

9/8/2015  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 8<sup>th</sup> DAY OF September, 2015.

*Kenneth Farris* NOTARY PUBLIC  
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14965667

KENNETH FARRIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission #14965667  
My Commission Expires: April 22, 2018

APPROVED TO BE REPLATTED PER SECTION 25-31 CITY OF COLUMBIA SUBDIVISION REGULATIONS THIS 6<sup>TH</sup> DAY OF SEPTEMBER, 2015.

*Timothy Teddy*  
TIMOTHY TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT

Recorded in Boone County, Missouri  
Date and Time: 09/16/2015 at 04:11:30 PM  
Instrument #: 2015019967 Book: 4497 Page: 92  
Instrument Type: SUR  
Recording Fee: \$29.00 S  
No. of Pages: 1

*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds