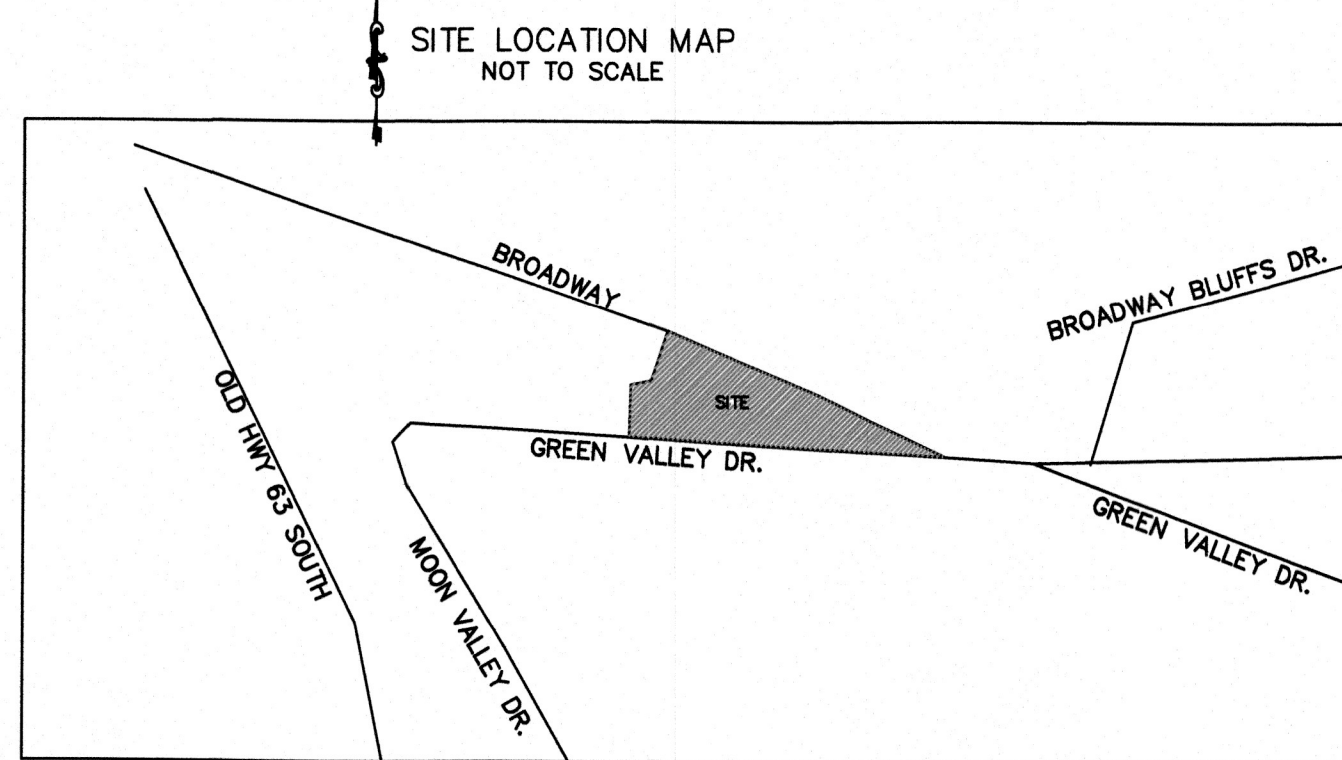


BROADWAY OFFICE SUBDIVISION  
A MINOR SUBDIVISION PLAT  
NORTHEAST QUARTER OF SECTION 18 AND THE NORTHWEST  
QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST

SUBMITTAL DATE: AUGUST 30, 2021



DESCRIPTION:  
A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 5446 PAGE 29 AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4102 PAGE 143 AND BEING ALL OF THE TRACT DESCRIBED BY THE DEED IN BOOK 5404 PAGE 122 ALL OF THE BOONE COUNTY RECORDS;

STARTING AT THE EAST QUARTER CORNER OF SAID SECTION 18 AS SHOWN BY THE SURVEY IN BOOK 653 PAGE 480 OF THE BOONE COUNTY RECORDS; THENCE WITH THE EAST LINE OF SAID SECTION 18 N 00°54'40"E, 1728.04 FEET TO THE NORTH LINE OF LOT 1 OF BROADWAY VILLAGE SUBDIVISION AS SHOWN IN PLAT BOOK 18 PAGE 58 OF THE BOONE COUNTY RECORDS; THENCE CONTINUING WITH THE EAST LINE OF SAID SECTION 18 N 00°54'40"E, 25.03 FEET TO THE NORTH LINE OF SAID SUBDIVISION THE CENTER LINE OF GREEN VALLEY DRIVE; THENCE LEAVING THE EAST LINE OF SAID SECTION 18 AND BEGINNING:

THENCE FROM THE POINT OF BEGINNING N 86°32'20"W, 689.73 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4478 PAGE 43 OF THE BOONE COUNTY RECORDS; THENCE WITH THE EAST LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4478 PAGE 43 N 03°27'40"E, 116.68 FEET; THENCE LEAVING THE EAST LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4478 PAGE 43 N 03°27'40"E, 43.24 FEET; THENCE N 20°05'40"E, 68.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST BROADWAY; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE S 70°34'20"E, 150.59 FEET; THENCE S 70°34'20"E, 162.49 FEET; THENCE S 66°16'20"E, 200.66 FEET; THENCE S 69°54'45"E, 146.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.65 ACRES.

TOTAL BOUNDARY	1.65 ACRES
ADDITIONAL DEDICATED RIGHT-OF-WAY	-0.37 ACRES
LOT 1 ACREAGE	1.28 ACRES

LEGEND  
F FOUND 5/8" ROD  
WITH CAP BRUSH AND  
ASSOC. LC 321 UNLESS  
OTHERWISE NOTED  
S SET 5/8" ROD  
WITH CAP BRUSH AND  
ASSOC. LC 321 UNLESS  
OTHERWISE NOTED  
IP IRON PIPE  
PT PINCHED TOP  
R/W RIGHT-OF-WAY  
FENCE  
C CENTERLINE  
SURVEY MONUMENT  
M FOUND RIGHT-OF-WAY MONUMENT  
MEASURED DISTANCE  
R RECORD DISTANCE  
CC CUT CROSS  
(653-480) BOOK AND PAGE OF RECORDED DOCUMENT  
POB POINT OF BEGINNING

SCALE 1" = 30'  
0 15' 30' 60'

DATE: AUGUST 27, 2021

SURVEY FOR: DAN HAGAN

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

REFERENCE BEARING:  
GRID NORTH AS PER GPS OBSERVATION USING THE MODOT  
NETWORK.

NOTES:  
1.) THIS TRACT LIES WITHIN ZONE X (UNSHADED), AREAS  
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN AS PER THE FEMA FIRM PANEL MAP  
#29019C0263E DATED: APRIL 19, 2017.

2.) AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA  
QUADRANGLE, THERE ARE NO TYPE I, II, OR III STREAMS AS  
DEFINED BY CITY OF COLUMBIA CODE OF ORDINANCES  
12A-233.

3.) CURRENT TITLE INSURANCE POLICY WAS NOT AVAILABLE  
FOR REVIEW OTHER EASEMENTS MAY EXIST

4.) SIDEWALKS TO BE CONSTRUCTED ALONG GREEN VALLEY  
AT THE TIME OF PERMITTING AND CONSTRUCTION.

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  
LC 321

KEVIN M. SCHWEIKERT LS 2013020068

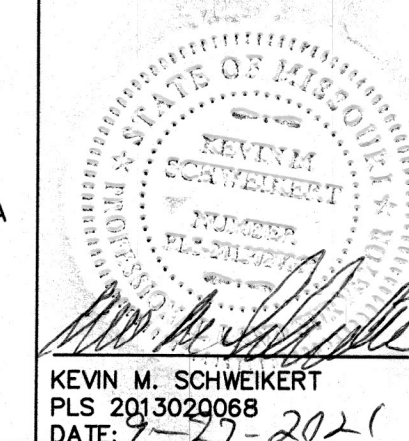
SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC  
IN AND FOR BOONE COUNTY, MISSOURI THIS 27  
DAY OF September 2021.

JONATHAN D. NOLAN NOTARY PUBLIC  
MY COMMISSION EXPIRES: AUGUST 11, 2023

BROADWAY OFFICE  
SUBDIVISION

BRUSH AND  
ASSOCIATES, INC.

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



KEVIN M. SCHWEIKERT  
PLS 2013020068  
DATE: 7-27-2021

APPROVED BY THE CITY COUNCIL PURSUANT TO  
ORDINANCE # \_\_\_\_\_ THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 2021.

BRIAN TREECE MAYOR

SHEELA AMIN CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING

COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

SARA LOE, CHAIRPERSON

KNOW ALL MEN BY THESE PRESENTS:  
THAT, DAN HAGAN, IS THE SOLE OWNER OF A PART OF THE ABOVE  
DESCRIBED TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED,  
SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT. THE EASEMENTS  
AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE  
CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. RIGHT-OF-WAY AS  
SHOWN ON THE ATTACHED PLAT FOR GREEN VALLEY DRIVE IS HEREBY  
DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER.

DAN HAGAN  
STATE OF MISSOURI )  
COUNTY OF BOONE ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
BEFORE ME APPEARED, DAN HAGAN, TO ME PERSONALLY KNOWN, WHO  
BY ME DULY SWORN DID SAY THAT THIS INSTRUMENT WAS SIGNED AND  
SEALED AS THEIR 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: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:  
THAT, THE HAGAN TRUST (EIN 45-6159017), IS THE SOLE OWNER OF A  
PART OF THE ABOVE DESCRIBED TRACT AND HAS CAUSED SAID TRACT  
TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT.  
THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY  
DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER  
RIGHT-OF-WAY AS SHOWN ON THE ATTACHED PLAT FOR GREEN VALLEY  
DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC  
USE FOREVER.

DAN HAGAN TRUSTEE  
STATE OF MISSOURI )  
COUNTY OF BOONE ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
BEFORE ME APPEARED, DAN HAGAN, TRUSTEE OF THE HAGAN TRUST  
(EIN 45-6159017) TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN  
DID SAY THAT THIS INSTRUMENT WAS SIGNED AND SEALED AS THE  
FREE ACT AND DEED OF SAID TRUST, 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: \_\_\_\_\_