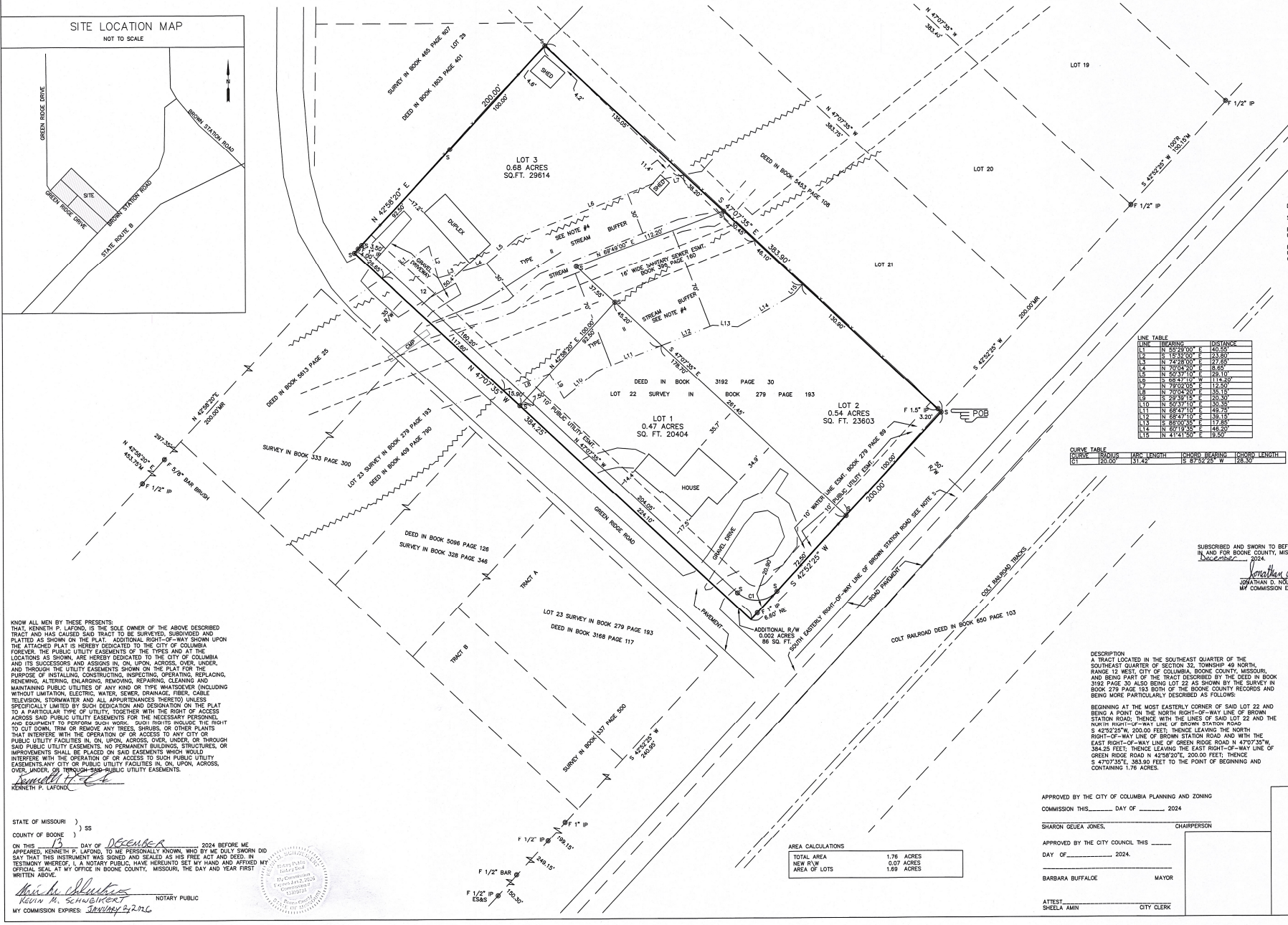
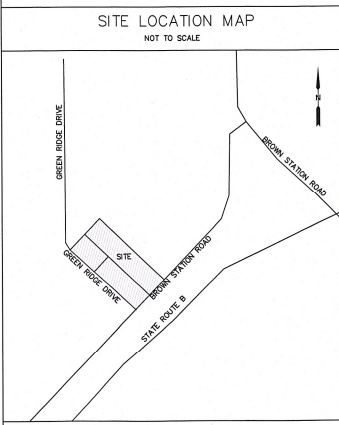
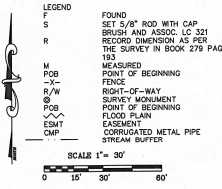


# LAFOND SUBDIVISION

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



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 83, 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 AS-AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO. 2201050202E, 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 124-2.33 THE STREAM BUFFER IS SHOWN.  
 4.) STREAM BUFFER DIMENSIONS ARE BASED ON STREAM BUFFER ASSIGNING 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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 42°52'25\"/>	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	131.42'	S 8°52'59\"/>	

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.  
 506 NICHOLS STREET, SUITE A  
 COLUMBIA, MO, 65201  
 (573) 442-3110  
 PLSC 321  
 KEVIN M. SCHWEIKERT  
 PLS 201302098

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI, THIS 17th DAY OF OCTOBER, 2024.  
 Jonathan D. Nolan  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: NOVEMBER 7, 2027



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. FURTHER, THE 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, MAINTAINING, 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 FACILITIES ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS.

*Kenneth P. Lafond*  
 KENNETH P. LAFOND

STATE OF MISSOURI )  
 ) SS  
 COUNTY OF BOONE )  
 ON THIS 17th DAY OF DECEMBER, 2024 BEFORE ME APPEARED KENNETH P. LAFOND, TO THE 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 HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN BOONE COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN ABOVE.

*Kevin M. Schweikert*  
 KEVIN M. SCHWEIKERT  
 MY COMMISSION EXPIRES: SEPTEMBER 2, 2026



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

BRUSH & ASSOCIATES, INC.  
 LAND SURVEYORS  
 506 NICHOLS STREET, SUITE A  
 COLUMBIA, MISSOURI 65201  
 PHONE: (573) 442-3110  
 FAX: (573) 442-4851  
 WWW.BRUSH-ENGINEERS.COM  
 PLSC 321  
 KEVIN M. SCHWEIKERT  
 PLS 201302098  
 DATE: SEPTEMBER 6, 2024



AREA CALCULATIONS

TOTAL AREA	1.78 ACRES
NEW R/W	0.07 ACRES
AREA OF LOTS	1.69 ACRES

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 SHARON GEJEA JONES, CHAIRPERSON  
 APPROVED BY THE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
 BARBARA BUFFALO, MAYOR  
 ATTEST  
 SHELIA AMIN, CITY CLERK