

**NOTES:**

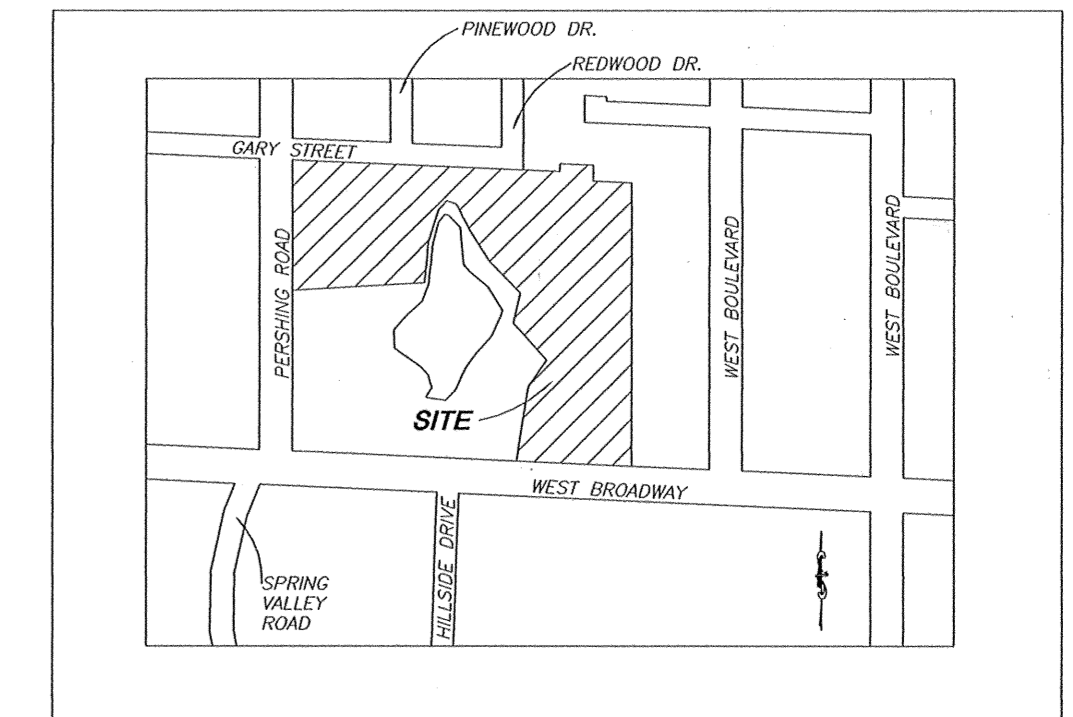
1. ALL BUILDINGS ON THIS PLAT ARE SHOWN IN THEIR "AS-BUILT" LOCATIONS.
2. THE 100-YEAR FLOOD PLAIN LIMIT SHOWN IS AS INTERPOLATED FROM PANEL 290036 0011 C (DEC. 28, 1982) OF THE FIRM AS ADOPTED BY THE CITY OF COLUMBIA. THE FLOOD PLAIN LIMITS AS SHOWN DO NOT NECESSARILY REPRESENT THE ACTUAL LIMITS CORRESPONDING TO THE TOPOGRAPHY EXISTING AT THE TIME OF THIS SURVEY.
3. THE PROPERTY CLASSIFICATION FOR THIS TRACT IS "URBAN."
4. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY GUARANTY LAND TITLE INSURANCE, INC. FILE NO. C0210759, DATED: OCTOBER 30, 2002
5. TRACT IS SUBJECT TO RIGHT-OF-WAY OF KIMBERLY PLACE OVER THAT PART OF THE SUBJECT PROPERTY EMBRACED THEREIN.

**FLOOD PLAIN STATEMENT**

THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAPS.

ADMINISTRATIVE PLAT  
**LAKE BROADWAY**  
A REPLAT OF LOT 4.

SEPTEMBER 8, 2004



LOCATION MAP  
NOT TO SCALE

**CERTIFICATION**

THIS IS TO CERTIFY THAT IN SEPTEMBER, 2004, I COMPLETED A SURVEY FOR BROADWAY OFFICE PARK, LLC OF LOT 4 OF LAKE BROADWAY PLAT 2 AS RECORDED IN PLAT BOOK 33, PAGE 74 OF THE RECORDS OF BOONE COUNTY, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, CONTAINING 7.44 ACRES.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 4, LAKE BROADWAY PLAT 2, IN ORDER TO CREATE TWO LOTS TO BE KNOWN AS LOTS 4A AND 4B.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
A CIVIL GROUP

JAY GEBHARDT  
JAY GEBHARDT L.S. 2001001909  
DATE 9/22/04

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2004.

Suzanne M. Gebhardt  
SUZANNE M. GEBHARDT

NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 18, 2007.

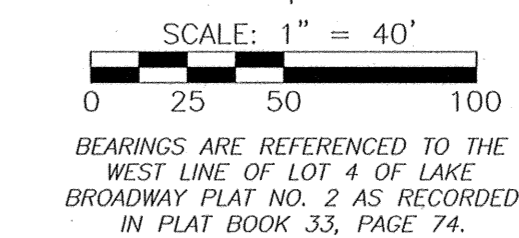
STATE OF MISSOURI }  
COUNTY OF BOONE } SS DOCUMENT NUMBER

**LEGEND**

- SET IRON PIPE CAP #2001006115
- E EXISTING
- (R) RECORD
- ⊕ CENTERLINE
- - - EXISTING FENCE
- EXISTING IRON PIPE

A CIVIL GROUP  
CIVIL ENGINEERING, PLANNING, SURVEYING  
610 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (619)811-5150, FAX: (619)811-1071

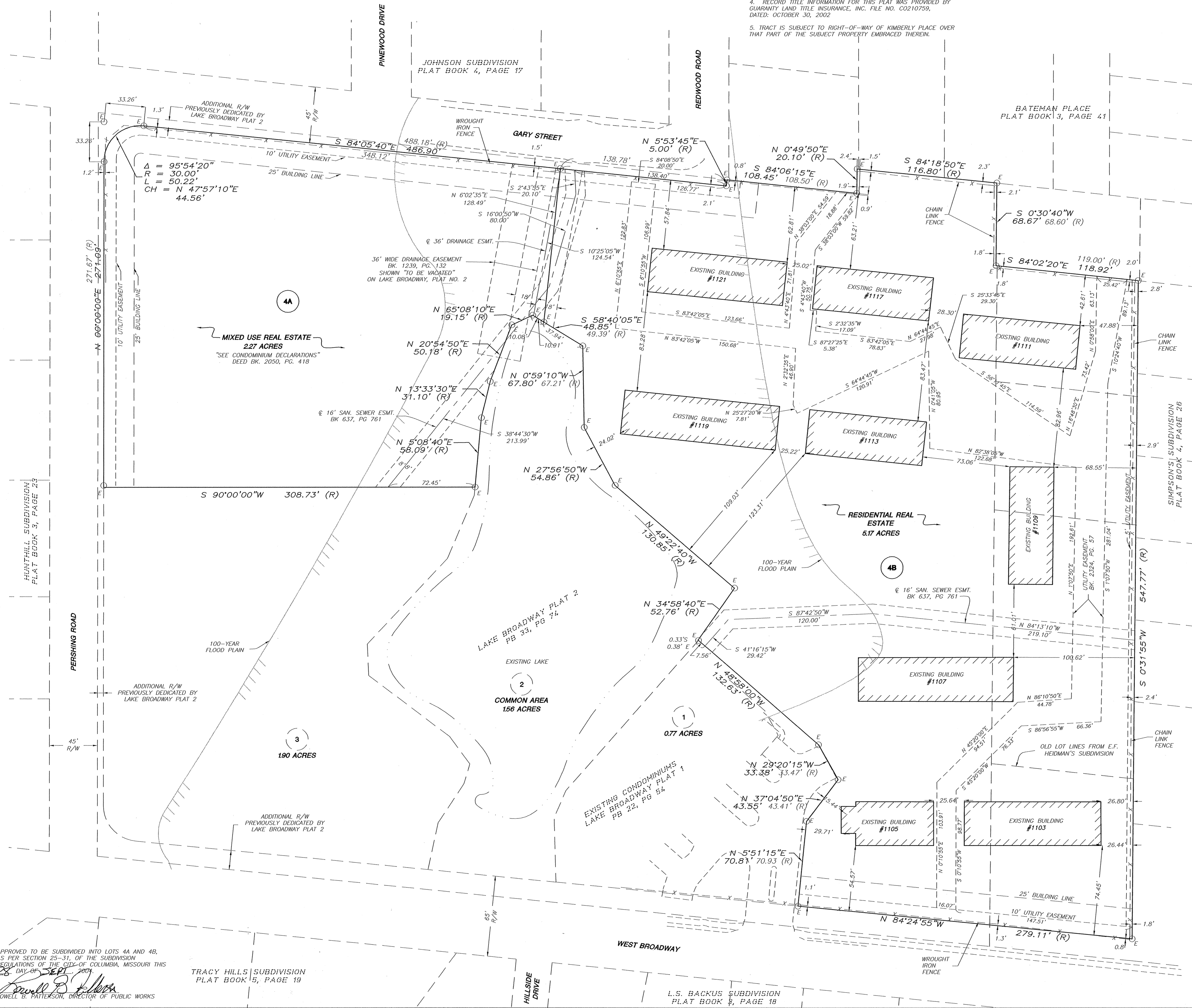
Plotted on 09/13/04 at 08:38:13.



Recorded in Boone County, Missouri  
Date and Time: 09/28/2004 at 04:38:22 PM  
Instrument # 2004029293 Book 02597 Page 0138

Grantor: GEBHARDT, JAY  
Grantee: BROADWAY OFFICE PARK LLC

Instrument Type: SUR  
Recording Fee: \$28.00  
No. of Pages: 1  
Bette Johnson, Recorder of Deeds



APPROVED TO BE SUBDIVIDED INTO LOTS 4A AND 4B, AS PER SECTION 25-31, OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLUMBIA, MISSOURI THIS 28<sup>TH</sup> DAY OF SEPT. 2004.  
Lowell B. Patterson, Director of Public Works

TRACY HILLS SUBDIVISION  
PLAT BOOK 15, PAGE 19

L.S. BACKUS SUBDIVISION  
PLAT BOOK 8, PAGE 18

100-YEAR FLOOD PLAIN  
ADMINISTRATIVE PLAT - LAKE BROADWAY