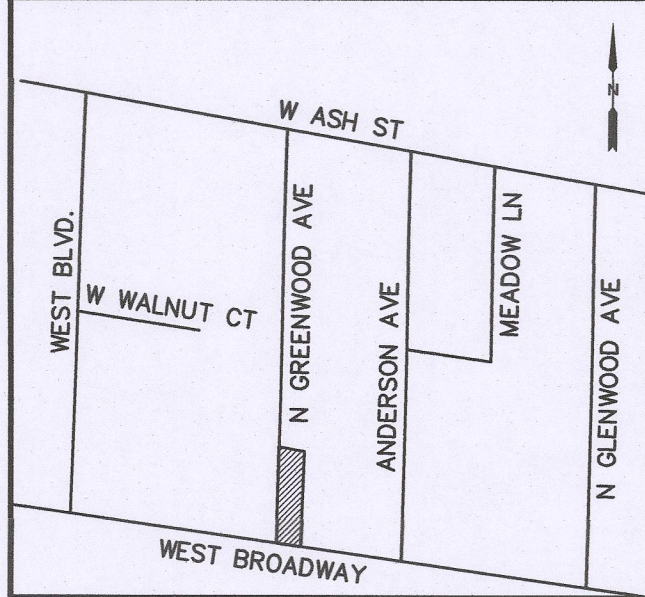


RIDGEWAY SUBDIVISION PLAT 2

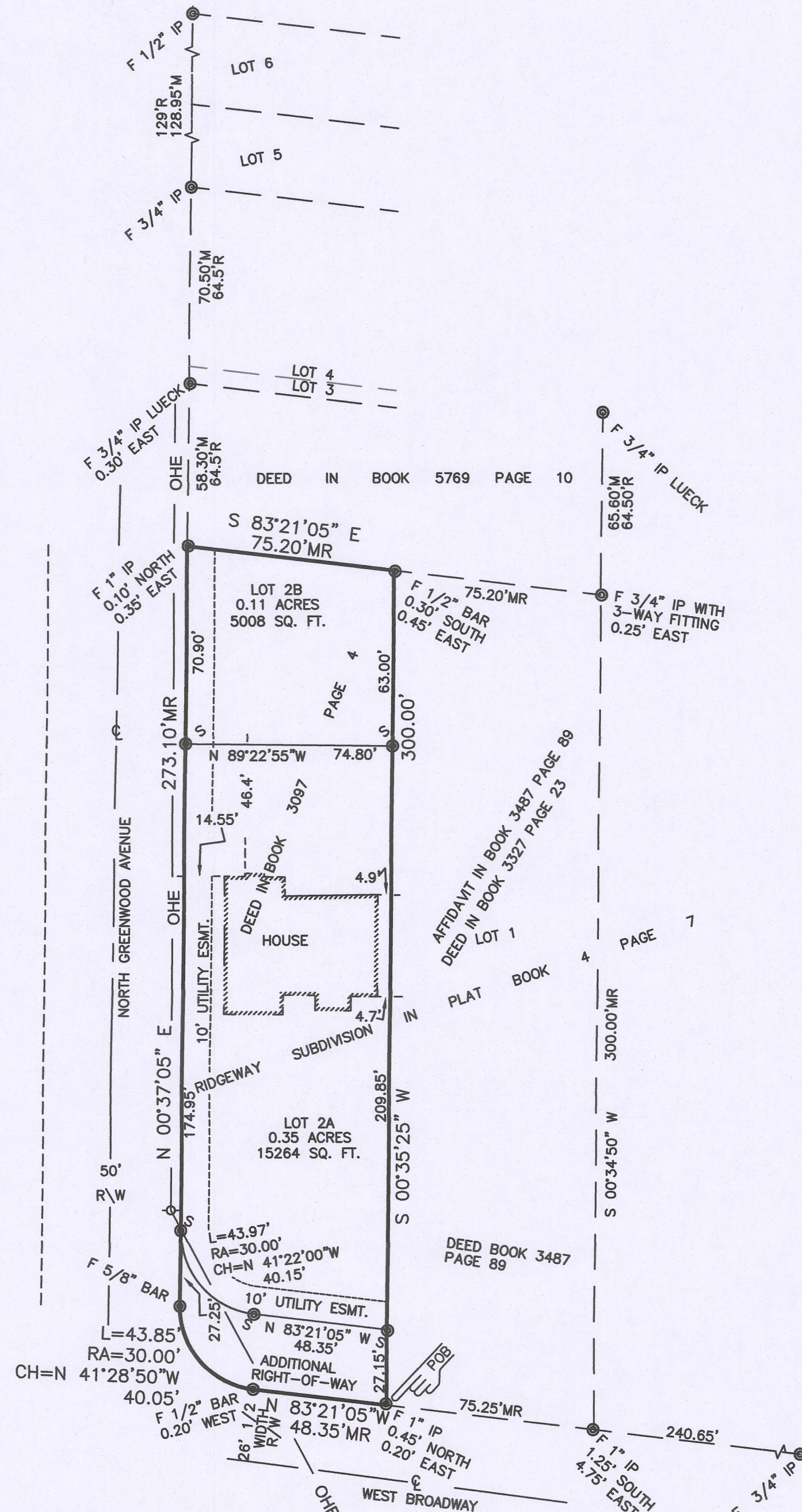
A REPLAT OF LOT 2 RIDGEWAY SUBDIVISION PLAT
BOOK 4, PAGE 7
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 48 NORTH, RANGE 13 WEST

VICINITY MAP
NO SCALE



DESCRIPTION:
A TRACT LOCATED IN THE SOUTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION
ELEVEN (11), TOWNSHIP FORTY-EIGHT (48)
NORTH, RANGE THIRTEEN (13) WEST CITY OF
COLUMBIA, BOONE COUNTY, MISSOURI, AND
BEING LOT 2 OF RIDGEWAY SUBDIVISION AS
SHOWN IN PLAT BOOK 4 PAGE 7 ALSO BEING
PART OF THE TRACT DESCRIBED BY THE DEED
IN BOOK 3097 PAGE 4 BOTH OF THE BOONE
COUNTY RECORDS AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF WEST BROADWAY BEING
THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE WITH SAID LOT 2 AND THE NORTH
RIGHT-OF-WAY LINE OF WEST BROADWAY
N 83°21'05" W, 48.35 FEET; THENCE 43.85 FEET
WITH A CURVE TO THE RIGHT, CURVE RADIUS
30.00 FEET, CHORD N 41°28'50" W, 40.05 FEET
TO A POINT ON THE EAST RIGHT-OF-WAY LINE
OF NORTH GREENWOOD AVENUE; THENCE
LEAVING SAID NORTH RIGHT-OF-WAY LINE AND
WITH SAID EAST RIGHT-OF-WAY LINE
N 00°37'05" E, 273.10 FEET; THENCE LEAVING
SAID EAST RIGHT-OF-WAY LINE AND WITH THE
SOUTH LINE OF THE TRACT DESCRIBED BY THE
DEED IN BOOK 5769 PAGE 10 OF THE BOONE
COUNTY RECORDS S 83°21'05" E, 75.20 FEET;
THENCE LEAVING THE SOUTH LINE OF THE
TRACT DESCRIBED BY SAID DEED IN BOOK 5725
PAGE 73 S 00°35'25" W, 300.00 FEET TO THE
POINT OF BEGINNING AND CONTAINING 0.51
ACRES.



DATE: JANUARY 11, 2024

SURVEY FOR: LISA KULAGE

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

REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION OBTAINED
FROM THE MODOT NETWORK, NAD 1983, MISSOURI CENTRAL ZONE.

NOTES:

1.) THIS TRACT IS LOCATED IN ZONE X UNSHADED AREAS DETERMINED
AND SUBDIVIDED UNDER MY DIRECTION IN ACCORDANCE WITH THE CURRENT
MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

3.) STREAM BUFFER STATEMENT:
THERE ARE NO REGULATED STREAMS ON THIS SITE AS DETERMINED BY
THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY,
MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA
CODE OF ORDINANCES.

TOTAL ACREAGE	0.51
ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED	-0.05
TOTAL ACREAGE OF LOTS 2A AND 2B	0.46

LEGEND
F IRON PIPE
IP SET 5/8" ROD WITH CAP
S BRUSH AND ASSOC. LC 321
R RECORD DIMENSION AS PER
THE PLAT IN BOOK 4 PAGE
7 UNLESS OTHERWISE NOTED
M MEASURED
L ARC LENGTH
RA RADIUS
CH CHORD
R/W RIGHT-OF-WAY
POB POINT OF BEGINNING
SURVEY MONUMENT
C CENTER LINE
OHE OVERHEAD ELECTRIC LINE
O UTILITY POLE

SCALE 1"= 40'
0 20' 40' 80'

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED
AND SUBDIVIDED UNDER MY DIRECTION 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

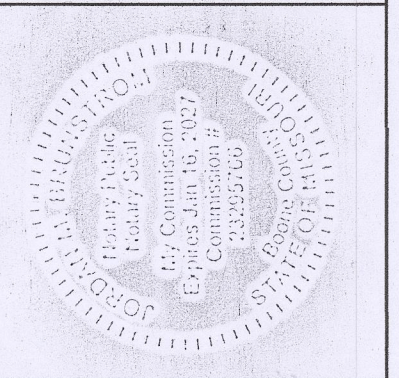
KEVIN M. SCHWEIKERT

PLS 2013020068

SUBSCRIBE AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN
AND FOR BOONE COUNTY, MISSOURI THIS 28 DAY OF
May 2024.

JORDAN M. BRUNSTROM
MY COMMISSION EXPIRES:

NOTARY PUBLIC
JANUARY 16, 2027



KNOW ALL MEN BY THESE PRESENTS:
THAT, LISA KULAGE, IS THE SOLE OWNER OF THE ABOVE DESCRIBED
TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED,
AND PLATTED, AS SHOWN ON THE ATTACHED PLAT. THE EASEMENTS
AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE
CITY OF COLUMBIA FOR PUBLIC USE FOREVER. STREET
RIGHT-OF-WAY FOR WEST BROADWAY AS SHOWN ON THE ATTACHED
PLAT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC
USE FOREVER.

LISA KULAGE

STATE OF MISSOURI

COUNTY OF BOONE

ON THIS 28 DAY OF May
2024 BEFORE ME APPEARED, LISA KULAGE, TO ME PERSONALLY
KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THIS INSTRUMENT
WAS SIGNED AND SEALED AS HER 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.

Rebecca Schweikert

NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan. 4, 2027

REBECCA SCHWEIKERT
Notary Public - Notary Seal
Boone County - State of Missouri
Commission Number 23177052
My Commission Expires Jan 4, 2027

APPROVED BY THE CITY COUNCIL THIS ____ DAY OF
_____, 2024.

BARBARA BUFFALO E MAYOR

ATTEST
SHEELA AMIN CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ____ DAY OF _____, 2024

SHARON GEUEA JONES, CHAIRPERSON

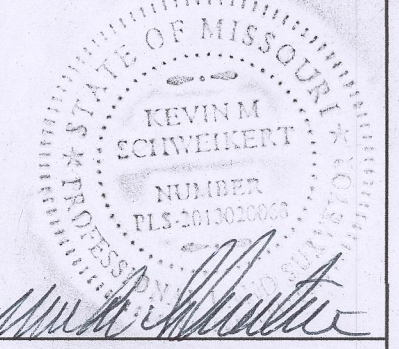
RIDGEWAY SUBDIVISION PLAT 2

ADDRESS: 811 WEST BROADWAY, COLUMBIA, MO. 65203

PLOT DATE: MAY 24, 2024

BRUSH AND
ASSOCIATES, INC.

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



KEVIN M. SCHWEIKERT
PLS 2013020068
DATE: MAY 28, 2024