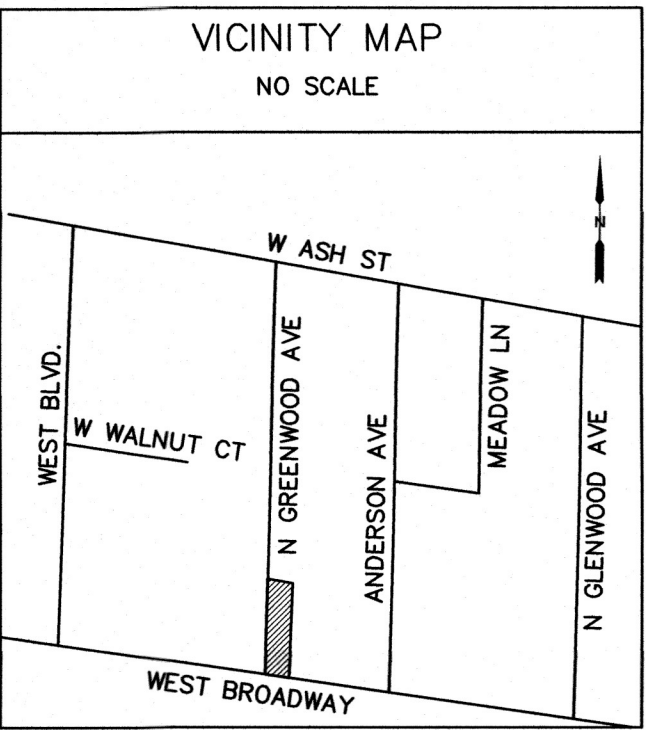


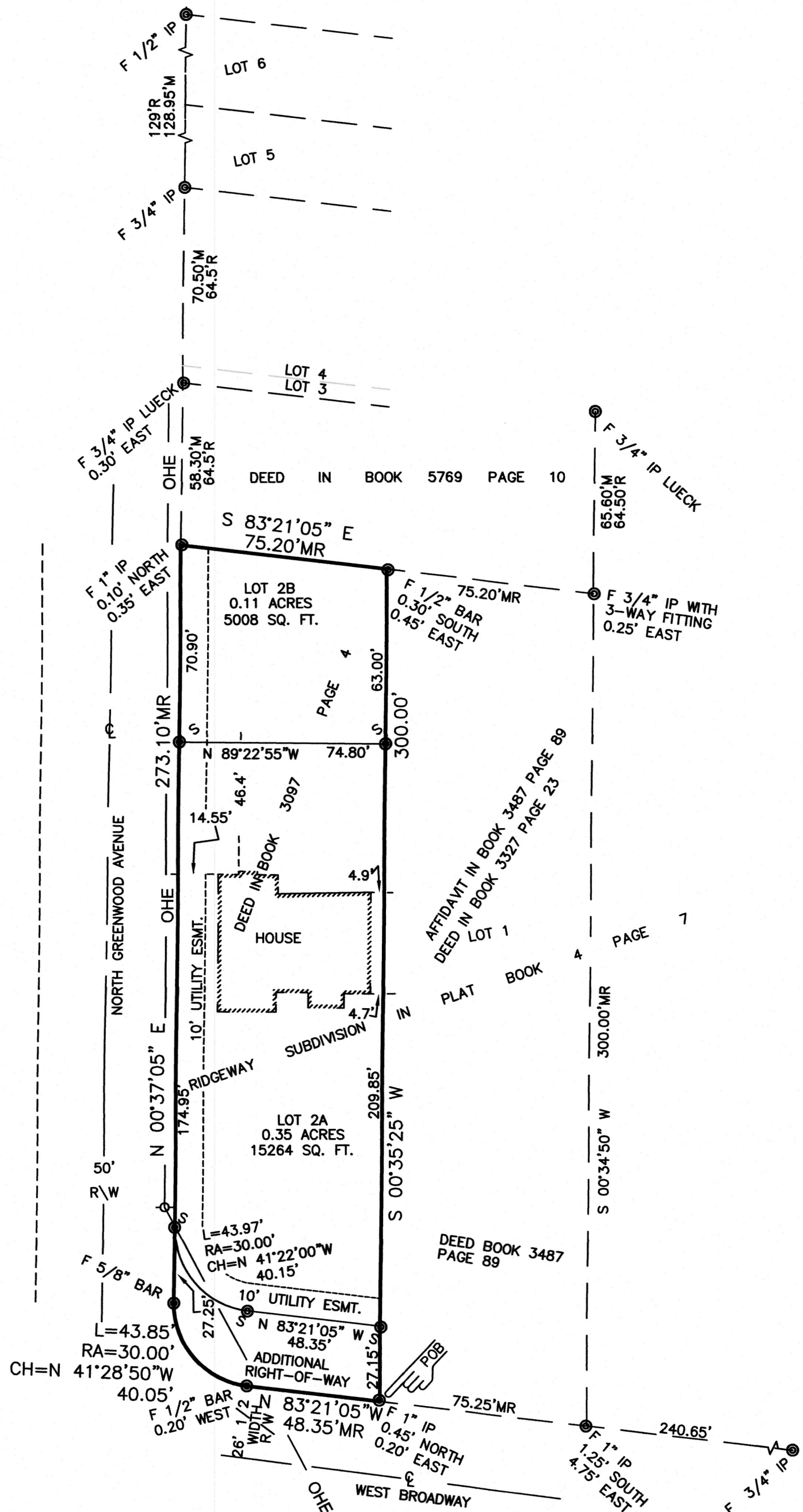
RIDGEWAY SUBDIVISION PLAT 2

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



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 PART OF 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

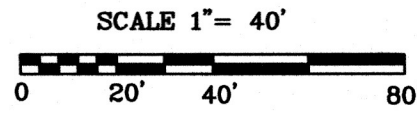
REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION OBTAINED FROM THE MODOT NETWORK, NAD 1983, MISSOURI CENTRAL ZONE.

- NOTES:**
- 1.) THIS TRACT IS LOCATED IN ZONE X UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL# 29019C0280E, APRIL 18, 2017
 - 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	FOUND
IP	IRON PIPE
S	SET 5/8" ROD WITH CAP
R	BRUSH AND ASSOC. LC 321
	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
⊕	CENTER LINE
-OHE-	OVERHEAD ELECTRIC LINE
⊖	UTILITY POLE



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
KEVIN M. SCHWEIKERT PLS 2013020068

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

REBECCA SCHWEIKERT NOTARY PUBLIC
MY COMMISSION EXPIRES: JANUARY 4, 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 } SS

ON THIS _____ DAY OF _____ 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.

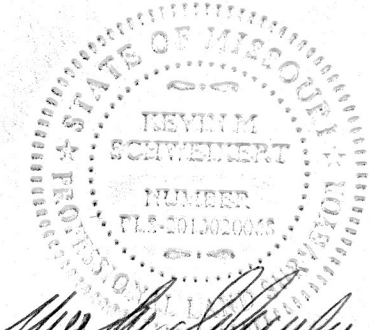
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RIDGEWAY SUBDIVISION PLAT 2

ADDRESS: 811 WEST BROADWAY, COLUMBIA, MO. 65203
PLOT DATE: FEBRUARY 9, 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
KEVIN M. SCHWEIKERT
PLS 2013020068
DATE: JAN 15, 2024

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

SHARON GEUEA JONES, CHAIRPERSON

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

BARBARA BUFFALO, MAYOR

ATTEST SHEELA AMIN, CITY CLERK