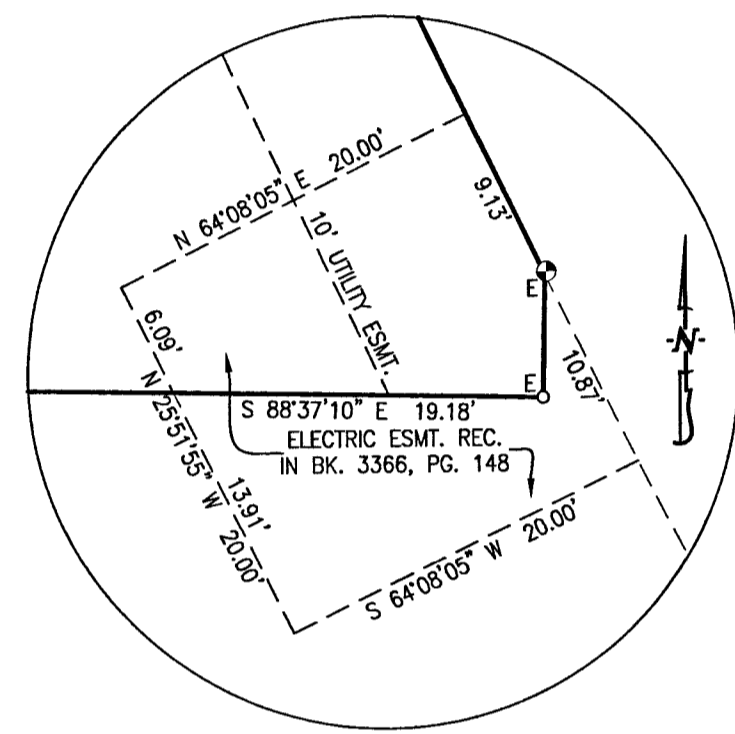


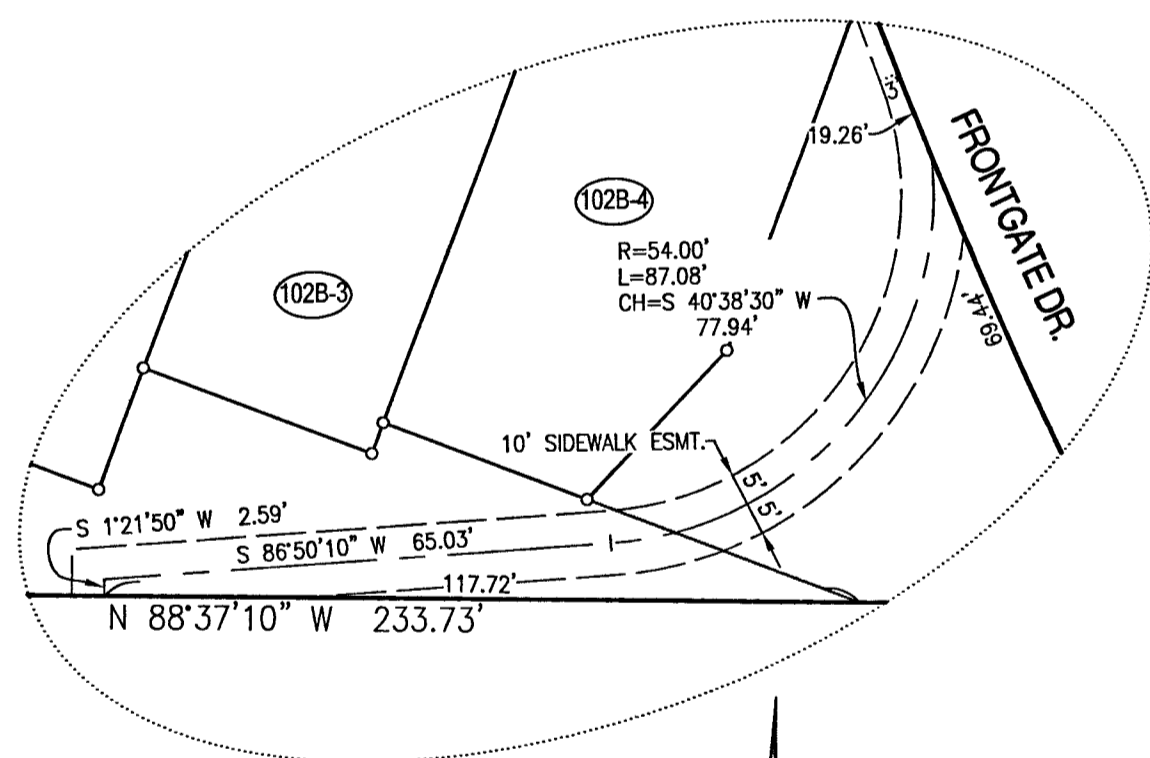
LOCATION MAP
 NOT TO SCALE

LEGEND:

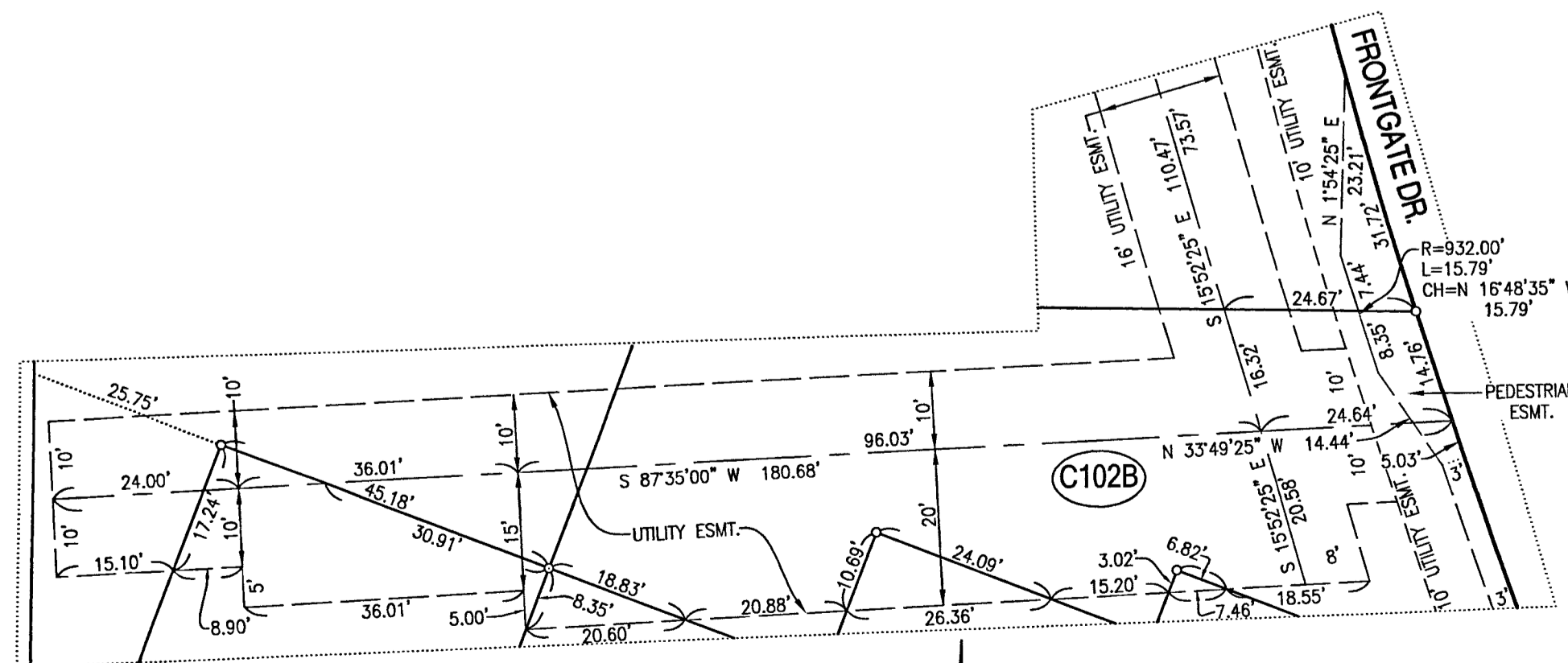
- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH× DRILL HOLE
- W/ CHISELED X W/ CHISELED X
- P.O.B. POINT OF BEGINNING



DETAIL C
 SCALE: 1" = 10'



EASEMENT DETAIL B
 SCALE: 1" = 30'

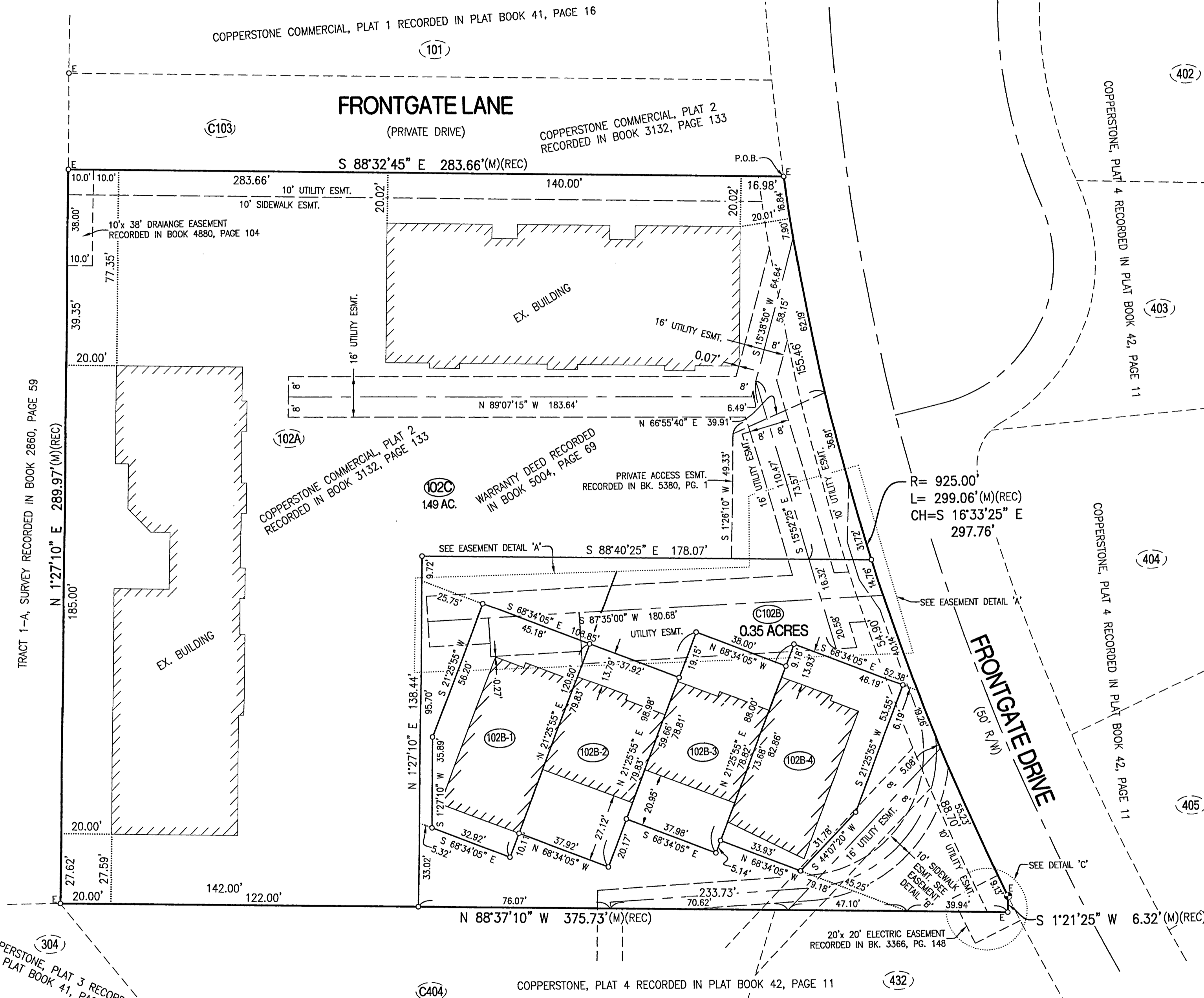


EASEMENT DETAIL A
 SCALE: 1" = 20'

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

FINAL PLAT COPPERSTONE COMMERCIAL PLAT 2A

A REPLAT OF LOT 102A OF COPPERSTONE COMMERCIAL PLAT 2 LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI
 JANUARY 11, 2021



KNOW ALL MEN BY THESE PRESENTS:

THAT HURJ INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "COPPERSTONE COMMERCIAL PLAT 2A"

IN WITNESS WHEREOF, HURJ INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 5th DAY OF March, 2021.

HURJ INVESTMENTS, LLC

John Hall
 JOHN HALL, MANAGING MEMBER

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS 5th DAY OF March, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN HALL, MANAGING MEMBER OF HURJ INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Kenneth Farris NOTARY PUBLIC
 KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
 COMMISSION NUMBER 14965667



CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR HURJ INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OF LOT 102A, OF COPPERSTONE COMMERCIAL PLAT 2, RECORDED IN BOOK 3132, PAGE 133 AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5004, PAGE 69 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 102A, AND WITH THE LINES THEREOF, 299.06 FEET ALONG A 925.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 16°33'25"E, 297.76 FEET; THENCE S 1°21'25"W, 6.32 FEET; THENCE N 88°37'10"W, 375.73 FEET, N 1°27'10"E, 289.97 FEET, THENCE S 88°32'45"E, 283.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.14 ACRES.

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

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
 1000 W. NIFONG BLVD. BUILDING 1
 COLUMBIA, MO 65203

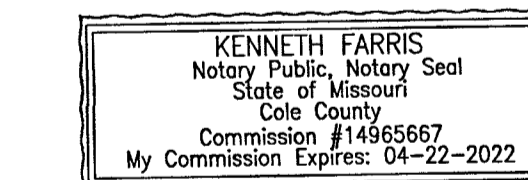
CORPORATE NUMBER: 2000151304

David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095
 3/5/2021
 DATE

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF March, IN THE YEAR 2021.

Kenneth Farris NOTARY PUBLIC
 KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2022
 COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE _____ DAY OF _____, 2021.

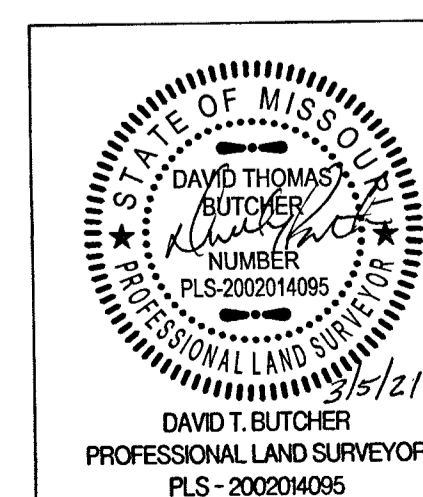
BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0267E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. 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
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.



COPPERSTONE COMMERCIAL PLAT 2A

A REPLAT OF LOT 102A OF COPPERSTONE COMMERCIAL PLAT 2 LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 1/11/2020
 PROJECT: 19002

SCALE: 1" = 30'
 DRAWN BY: MWC

CROCKETT ENGINEERING CONSULTANTS
 1000 W. Nifong Blvd., Building 1
 Columbia, Missouri 65203
 (573) 447-0292
 www.crockettengineering.com