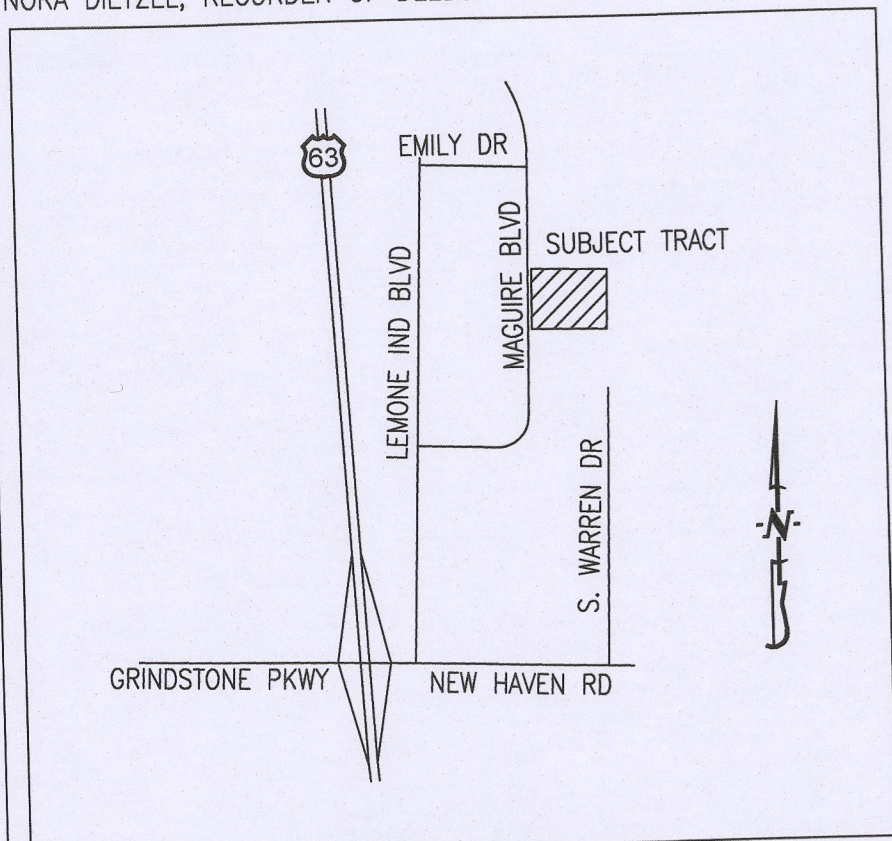


FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

FINAL PLAT CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12-A

A REPLAT OF LOT 26 & PART OF LOT 25, CONCORDE OFFICE & INDUSTRIAL PLAZA
PLAT 12 AND LOT 27, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 14 LOCATED IN
THE EAST HALF OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 13, 2021



LOCATION MAP
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR THE LEMONE FAMILY LIMITED PARTNERSHIP LLLP, A MISSOURI LIMITED LIABILITY LIMITED PARTNERSHIP, OF LOT 27, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 14 RECORDED IN PLAT BOOK 39, PAGE 31 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5200, PAGE 9 AND LOT 26, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12, RECORDED IN PLAT BOOK 29, PAGE 35, AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1556, PAGE 732 AND FOR SAIL 58 LLC, A MISSOURI LIMITED LIABILITY COMPANY, A PART OF LOT 25, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12, RECORDED IN PLAT BOOK 29, PAGE 35, AND DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 5333, PAGE 84 AND BEING LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 27, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE FOR MAGUIRE BOULEVARD, THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND WITH THE NORTH LINE THEREOF, N 89°42'55"E, 730.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 27, SAID POINT BEING ON THE EAST LINE OF SAID SECTION 20; THENCE LEAVING SAID NORTH LINE AND WITH SAID EAST LINE, S 0°05'40"E, 661.75 FEET; THENCE LEAVING SAID EAST LINE, S 89°54'10"W, 40.00 FEET; THENCE S 0°05'40"E, 166.13 FEET TO THE SOUTHEAST CORNER OF SAID QUIT-CLAIM DEED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN BOOK 3873, PAGE 133; THENCE WITH THE NORTH LINE OF SAID TRACT, S 89°42'55"W, 684.42 FEET TO SAID EAST RIGHT OF WAY LINE FOR MAGUIRE BOULEVARD; THENCE LEAVING SAID NORTH LINE AND WITH SAID EAST RIGHT OF WAY LINE, N 0°30'35"W, 827.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.67 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

11/16/2021
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF November IN THE YEAR 2021.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT THE LEMONE FAMILY LIMITED PARTNERSHIP, LLLP, A MISSOURI LIMITED LIABILITY LIMITED PARTNERSHIP, F/K/A LEMONE FAMILY LIMITED PARTNERSHIP IS OWNER OF PART OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS NOT OF RECORD SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12-A".

IN WITNESS WHEREOF, THE LEMONE FAMILY LIMITED PARTNERSHIP, LLLP, A MISSOURI LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 30th DAY OF November, 2021.

THE LEMONE FAMILY LIMITED PARTNERSHIP, LLLP, A MISSOURI LIMITED LIABILITY LIMITED PARTNERSHIP

Sara Lemone
SARA LEMONE, GENERAL PARTNER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 30th DAY OF November, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SARA LEMONE, GENERAL PARTNER OF THE LEMONE FAMILY LIMITED PARTNERSHIP, LLLP, A MISSOURI LIMITED LIABILITY LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP COMPANY AND ACKNOWLEDGED THAT SHE 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



KNOW ALL MEN BY THESE PRESENTS:

THAT SAIL 58 LLC, A MISSOURI LIMITED LIABILITY COMPANY IS OWNER OF PART 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 NOT OF RECORD SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 12-A".

IN WITNESS WHEREOF, SAIL 58 LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 30th DAY OF November, 2021.

SAIL 58 LLC, A MISSOURI LIMITED LIABILITY COMPANY

David Maguire Lemone
DAVID MAGUIRE LEMONE, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 30th DAY OF November, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID MAGUIRE LEMONE, MANAGER, OF SAIL 58 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



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____

ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

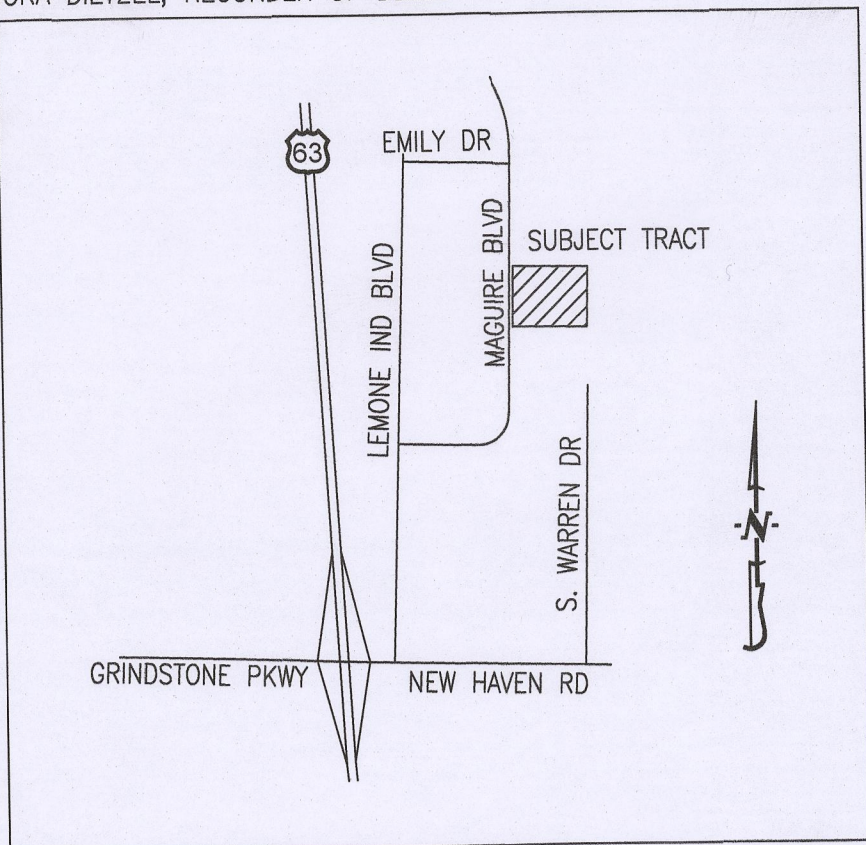
ATTEST:

SHEELA AMIN, CITY CLERK

	CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12-A A REPLAT OF LOT 26 & PART OF LOT 25, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12 AND LOT 27, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 14, LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI	
	CORPORATE NUMBER: 2000151304	
DATE: 9/13/2021	SCALE: 1" = N/A	1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
PROJECT: 180209	DRAWN BY: DWB	

FINAL PLAT CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12-A

A REPLAT OF LOT 26 & PART OF LOT 25, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12 AND LOT 27, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 14 LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
 SEPTEMBER 13, 2021



LOCATION MAP
 NOT TO SCALE

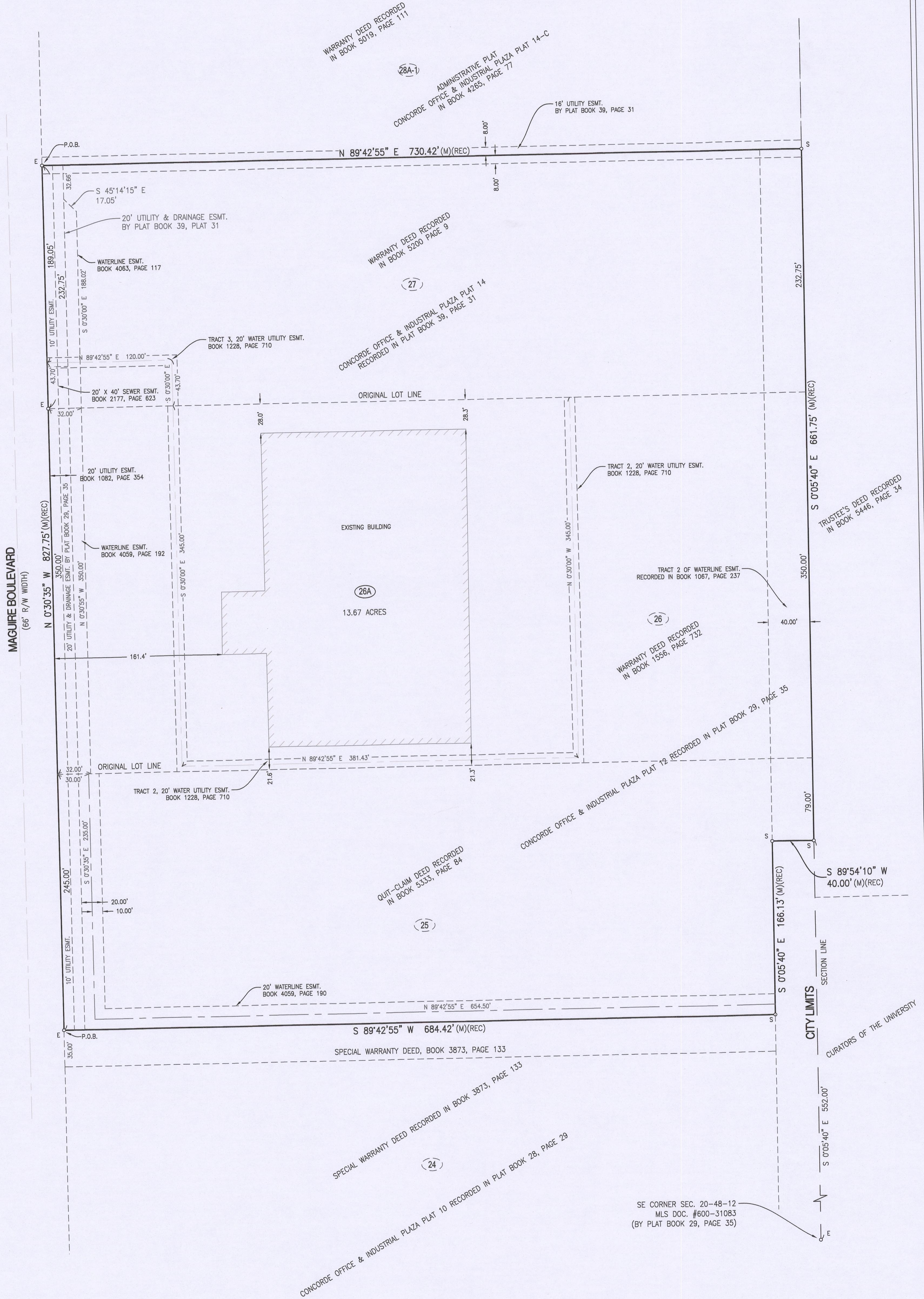


SCALE: 1"=50'
 0 25 50 100

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

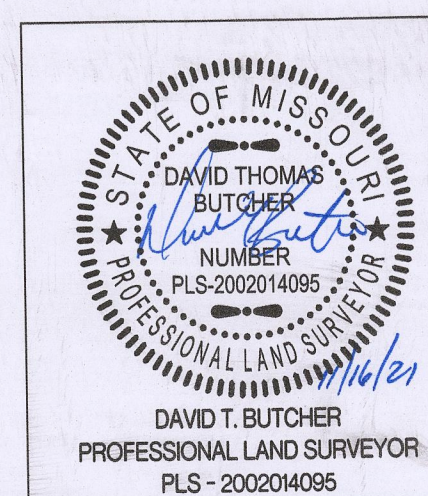
LEGEND:

- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- (35) LOT NUMBER
- (35) EXISTING LOT NUMBER



NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0291E, 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)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER 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.



CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12-A
 A REPLAT OF LOT 26 & PART OF LOT 25, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 12 AND LOT 27, CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT 14, LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000161304

DATE: 9/13/2021
 SCALE: 1" = 50'

PROJECT: 180209
 DRAWN BY: DWB

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