

KNOW ALL MEN BY THESE PRESENTS

THAT PREMIERE INDUSTRIAL PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND EQUIPMENTSHARE.COM, INC., A DELAWARE CORPORATION, BEING SOLE OWNERS OF THE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN ON THIS PLAT. THE EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER. ADDITIONAL RIGHT-OF-WAY FOR BULL RUN DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, PREMIERE INDUSTRIAL PROPERTIES, LLC, AND EQUIPMENTSHARE.COM, INC., HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER OF PREMIERE INDUSTRIAL PROPERTIES, LLC, AND THE PRESIDENT OF EQUIPMENTSHARE.COM, INC., THE 11th DAY OF August, 2021.

CERTIFICATION

I HEREBY CERTIFY THAT IN JUNE 2021, I COMPLETED A REPLAT OF LOT 10, LOT 11 AND LOT 12 AND THE VACATED RIGHT-OF-WAY OF BURNSIDE DRIVE, ALL OF EASTPORT CENTRE PLAT 2-A, A SUBDIVISION IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 78, RECORDS OF BOONE COUNTY, MISSOURI, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 5107, PAGE 190, BOOK 5126, PAGE 69 AND BOOK 5282, PAGE 103 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10-48-12, AS SHOWN BY SAID EASTPORT CENTRE PLAT 2-A; THENCE WITH THE LINES OF SAID EASTPORT CENTRE PLAT 2-A, N88°59'10"W, 1255.47 FEET; THENCE 22.01 FEET ALONG A 500.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N18°33'20"W, 22.01 FEET; THENCE N17°17'40"W, 242.65 FEET; THENCE 15.75 FEET ALONG A 493.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N18°12'35"W, 15.75 FEET; THENCE N19°07'30"W, 135.02 FEET; THENCE N70°52'30"E, 192.57 FEET; THENCE N0°00'00"E, 194.35 FEET; THENCE N90°00'00"E, 1221.25 FEET TO THE EAST LINE OF SAID SECTION 10-48-12 AS SHOWN BY SAID EASTPORT CENTRE PLAT 2-A; THENCE WITH SAID EAST LINE, S1°39'55"W, 675.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.66 ACRES.

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

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

BETTY LOU COBB
Notary Public - Notary Seal
State of Missouri
County of Moniteau
My Commission Expires: Dec. 6, 2023
Commission #15690689

James R. Jeffries
JAMES R. JEFFRIES, PLS-2500
Aug. 10, 2021
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10th DAY OF AUGUST, 2021.

Betty Lou Cobb
BETTY LOU COBB
NOTARY PUBLIC
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2023

SHEET 1 OF 2

FINAL PLAT EASTPORT CENTRE PLAT 2-C A REPLAT OF LOTS 10, 11 & 12 EASTPORT CENTRE PLAT 2-A IN SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI			
DATE JUNE 28, 2021	JOB NUMBER 20005.01	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500 DATE: <u>Aug. 10, 2021</u>	
ALLSTATE CONSULTANTS 3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799 ALLSTATE CONSULTANTS LLC MO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167		RESERVED FOR RECORDER'S STAMP	

NOTES

- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 985862 0, DATED JANUARY, 2, 2020.
- THIS LOT IS SUBJECT TO THE BLANKET ELECTRIC EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BOOK 218, PAGE 141. THE EASEMENT IS OVER THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10-48-12. THE OVERHEAD ELECTRIC LINE ALONG THE SOUTH AND EAST SIDE OF THE LOT IS APPARENTLY COVERED BY THIS BLANKET EASEMENT.
- THIS LOT MAY BE SUBJECT TO THE BLANKET WATER LINE EASEMENT TO CLARK LANE WATER ASSOCIATION RECORDED IN BOOK 297, PAGE 90. NOTHING HAS BEEN PROVIDED TO SAY THE EASEMENT HAS BEEN RELEASED OR DEFINED. THE EASEMENT IS OVER THAT PART OF THE NORTHEAST QUARTER OF SECTION 10-48-12 LYING SOUTH OF OLD U.S. HIGHWAY NO. 40 AND EAST OF ST. CHARLES ROAD.
- THIS LOT MAY BE SUBJECT TO THE BLANKET GAS LINE EASEMENT TO MISSOURI UTILITIES COMPANY RECORDED IN BOOK 371, PAGE 442. NOTHING HAS BEEN PROVIDED TO SAY THE EASEMENT HAS BEEN RELEASED OR DEFINED. THE EASEMENT IS OVER THAT PART OF THE NORTHEAST QUARTER OF SECTION 10-48-12 LYING SOUTH OF OLD HIGHWAY 40 AND EAST OF ST. CHARLES ROAD.
- THIS LOT MAY BE SUBJECT TO THE BLANKET GAS LINE EASEMENT TO MISSOURI UTILITIES COMPANY RECORDED IN BOOK 371, PAGE 444. NOTHING HAS BEEN PROVIDED TO SAY THE EASEMENT HAS BEEN RELEASED OR DEFINED. THE EASEMENT IS OVER THAT PART OF THE NORTHEAST QUARTER OF SECTION 10-48-12 LYING SOUTH OF OLD HIGHWAY 40 AND EAST OF ST. CHARLES ROAD.
- THIS LOT MAY BE SUBJECT TO THE BLANKET WATER LINE EASEMENT TO PUBLIC WATER SUPPLY DISTRICT NO. 9 RECORDED IN BOOK 400, PAGE 100. NOTHING HAS BEEN PROVIDED TO SAY THE EASEMENT HAS BEEN RELEASED OR DEFINED. THE EASEMENT IS OVER THAT PART OF THE NORTHEAST QUARTER OF SECTION 10-48-12 LYING SOUTH OF OLD HIGHWAY 40 AND EAST OF ST. CHARLES ROAD AND IS SHOWN ON EASTPORT CENTRE PLAT 2-A TO BE OVER A LINE THAT HAS BEEN ABANDONED ACCORDING TO PUBLIC WATER SUPPLY DISTRICT NO. 9.
- UTILITY EASEMENTS ALONG PORT WAY AND BULL RUN DRIVE HAVE BEEN PREVIOUSLY DEDICATED. THIS PLAT DEDICATES EASEMENTS ALONG SAID RIGHTS-OF-WAY AS WELL AS ALONG SOLAR ROAD AS SHOWN.
- THE PURPOSE OF THE REPLAT IS TO COMBINE LOT 10, 11 AND 12 AND THE VACATED RIGHT-OF-WAY OF BURNSIDE DRIVE INTO ONE (1) LOT AS SHOWN.
- THE DIMENSIONS SHOWN ON THIS PLAT MATCH THE RECORD PLAT. IN THE OPINION OF THE SURVEYOR THERE IS NO MATERIAL DIFFERENCE IN THE RECORD AND MEASURED DIMENSIONS.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 5th DAY OF August, 2021.

Sara Loe
SARA LOE, CHAIRPERSON

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

DESIGN ADJUSTMENT FOR ELIMINATION OF REQUIRED TURNAROUND AT THE END OF A TERMINAL STREET, AS REQUIRED BY UNIFIED DEVELOPMENT CODE APPENDIX A, SECTION A.7, IS APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

PREMIERE INDUSTRIAL PROPERTIES, LLC

Jabbok Schlacks
JABBOK SCHLACKS, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 11th DAY OF August, IN THE YEAR 2021, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JABBOK SCHLACKS, MEMBER OF PREMIERE INDUSTRIAL PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHO APPROVED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Betty Lou Cobb
BETTY LOU COBB
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2023

BETTY LOU COBB
Notary Public - Notary Seal
State of Missouri
County of Moniteau
My Commission Expires: Dec. 6, 2023
Commission #15690689

EQUIPMENTSHARE.COM, INC.

Jabbok Schlacks
JABBOK SCHLACKS, CEO

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 11th DAY OF August, IN THE YEAR 2021, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JABBOK SCHLACKS, CEO OF EQUIPMENTSHARE.COM, INC., KNOWN TO ME TO BE THE PERSON WHO APPROVED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Betty Lou Cobb
BETTY LOU COBB
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2023

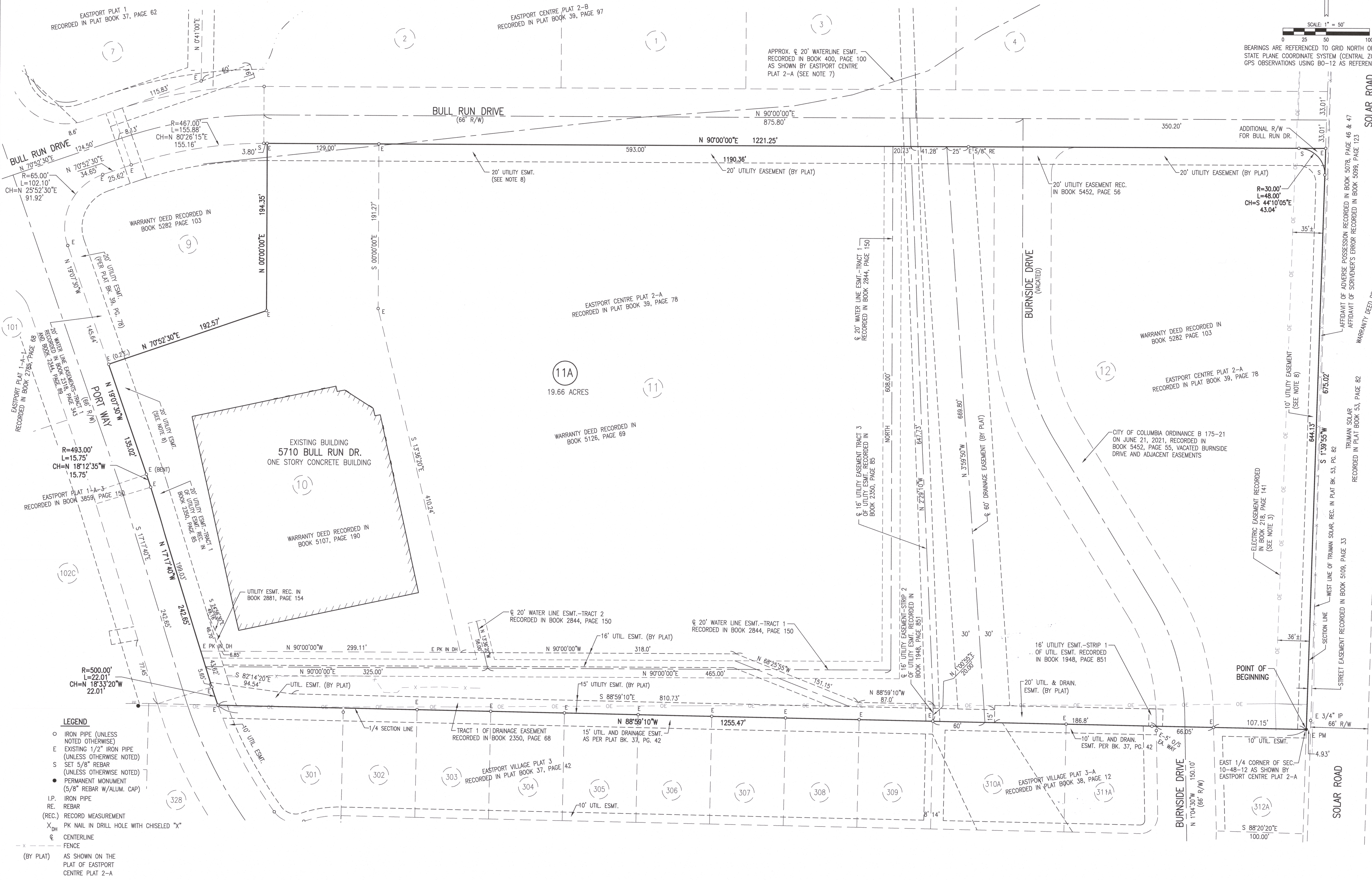
BETTY LOU COBB
Notary Public - Notary Seal
State of Missouri
County of Moniteau
My Commission Expires: Dec. 6, 2023
Commission #15690689

STREAM BUFFER STATEMENT

THIS LOT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS PER CHAPTER 12A, ARTICLE X, SEC. 12A-232(a)(2), SINCE THEY ARE INCLUDED IN A FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

THIS LOT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 29019C0284E AND NO. 29019C0305E, BOTH DATED APRIL 19, 2017.



SCALE: 1" = 50'
 0 25 50 100
 BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) BASED UPON GPS OBSERVATIONS USING BO-12 AS REFERENCE.

LEGEND
 ○ IRON PIPE (UNLESS NOTED OTHERWISE)
 E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 S SET 5/8" REBAR (UNLESS OTHERWISE NOTED)
 ● PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 I.P. IRON PIPE
 RE. REBAR
 (REC.) RECORD MEASUREMENT
 X_{DH} PK NAIL IN DRILL HOLE WITH CHISELED "X"
 ⊕ CENTERLINE
 - - - FENCE
 (BY PLAT) AS SHOWN ON THE PLAT OF EASTPORT CENTRE PLAT 2-A

ALLSTATE CONSULTANTS
 3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799
 ALLSTATE CONSULTANTS LLC
 MO PROFESSIONAL LAND SURVEYING
 CERTIFICATE OF AUTHORITY #2007000167

EASTPORT CENTRE PLAT 2-C
 A REPLAT OF LOTS 10, 11 & 12, EASTPORT CENTRE PLAT 2-A
 IN SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST,
 COLUMBIA, BOONE COUNTY, MISSOURI

James R. Jeffries
 DATE: Aug. 10, 2021

REVISED:
 JAMES R. JEFFRIES
 PROFESSIONAL LAND SURVEYOR
 PLS-2500
 DATE
 JUNE 28, 2021
 JOB NUMBER
 200005.01
 SHEET 2 OF 2