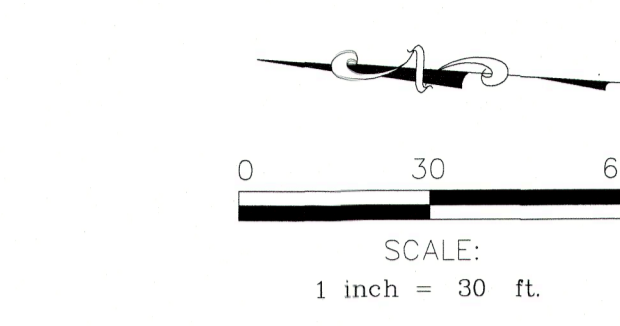


FILED FOR RECORD, BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS



BASIS OF BEARING:
GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE

- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- - DENOTES FOUND IRON PIPE
- - DENOTES FOUND IRON REBAR
- △ - DENOTES FOUND RIGHT OF WAY MARKER

GENERAL NOTES

1. THE BASIS OF BEARING OF THIS SURVEY IS NAD 83 GRID NORTH, MISSOURI COORDINATE SYSTEM CENTRAL ZONE.
2. THE PROPERTY HAS AN AREA OF 189,922 SQUARE FEET OR 4.36 ACRES OF LAND.
3. THE PROPERTY IS DESIGNATED BY BOONE COUNTY PARCEL #16-312-00-07-001.00 01.
4. SOURCE OF DEED REFERENCE IS DB.4980, PG.0026.
5. R.= RECORD PER PLAT BOOK 11 PAGE 98 AND S. = SURVEYED.
6. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. SUBDIVISION PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.

SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 1931957, DATED DECEMBER 28, 2018 AT 8:00 A.M.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- ① EASEMENT GRANTED TO LAND III LTD., A MISSOURI CORPORATION BY AN INSTRUMENT RECORDED APRIL 30, 1974 IN BOOK 414, PAGE 858, RECORDS OF BOONE COUNTY, MISSOURI, AND AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 11, PAGE 98, RECORDS OF BOONE COUNTY, MISSOURI. (GRADING EASEMENTS AS SHOWN ON THIS SURVEY)
- ② EASEMENT GRANTED TO LAND III LTD., A MISSOURI CORPORATION BY AN INSTRUMENT RECORDED NOVEMBER 6, 1974 IN BOOK 418, PAGE 732, RECORDS OF BOONE COUNTY, MISSOURI. (DOCUMENT PROVIDED IS ILLEGIBLE MAY OR MAY NOT ENCUMBER THE SUBJECT PARCEL)
- ③ EASEMENT 16 FEET WIDE ALONG THE SOUTH, SOUTHEAST AND EAST PROPERTY LINES AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 11, PAGE 98, RECORDS OF BOONE COUNTY, MISSOURI. (EASEMENT AS SHOWN ON THIS SURVEY)
- ④ TITLE TO THAT PORTION OF THE SUBJECT PREMISES LYING WITHIN THE DEDICATED STREET RIGHT OF WAY AND VANDIVER DRIVE AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 11, PAGE 98, RECORDS OF BOONE COUNTY, MISSOURI. (ROADWAY DEDICATION AS SHOWN ON THIS SURVEY)
- ⑤ GRANT OF EASEMENT FOR WATER UTILITY PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED DECEMBER 19, 1996 AND RECORDED IN BOOK 1299, PAGE 68, RECORDS OF BOONE COUNTY, MISSOURI. (10' EASEMENT AS SHOWN ON THIS SURVEY)

LAND DESCRIPTION (FROM TITLE COMMITMENT)

LOT ONE (1) OF CROSSROADS NORTH SUBDIVISION PLAT ONE (1) AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 11, PAGE 98, RECORDS OF BOONE COUNTY, MISSOURI.

LAND DESCRIPTION (NEW)

LOT 1 OF CROSSROADS NORTH SUBDIVISION PLAT ONE (1) AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 11, PAGE 98, RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT 1, BEING ON THE SOUTHERN RIGHT OF WAY LINE OF VANDIVER DRIVE (VARIABLE WIDTH); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 81 DEGREES 40 MINUTES 24 SECONDS EAST A DISTANCE OF 159.17 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 19 DEGREES 16 MINUTES 24 SECONDS EAST A DISTANCE OF 229.55 FEET TO A POINT; THENCE SOUTH 81 DEGREES 40 MINUTES 24 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF RANGE LINE STREET, STATE HIGHWAY 763 (VARIABLE WIDTH); THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 19 DEGREES 16 MINUTES 24 SECONDS EAST A DISTANCE OF 45.50 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 03 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 145.50 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF INTERSTATE 70 (VARIABLE WIDTH); THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE, SOUTH 53 DEGREES 50 MINUTES 36 SECONDS WEST A DISTANCE OF 431.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 86 DEGREES 47 MINUTES 24 SECONDS WEST A DISTANCE OF 72.80 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 01 DEGREES 17 MINUTES 36 SECONDS EAST A DISTANCE OF 700.06 FEET TO THE POINT OF BEGINNING CONTAINING 189,922 SQUARE FEET OR 4.36 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC.

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT CONTAIN STREAM BUFFER AS DEFINED IN CHAPTER 12A, ARTICLE X BY VIRTUE OF BEING CONTAINED WITHIN A FINAL PLAT APPROVAL PRIOR TO JANUARY 2, 2007.

FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 29019C0280E, (CITY OF COLUMBIA, BOONE COUNTY MISSOURI) WHICH BEARS AN EFFECTIVE OF APRIL 19, 2017.

CITY SCRIPT

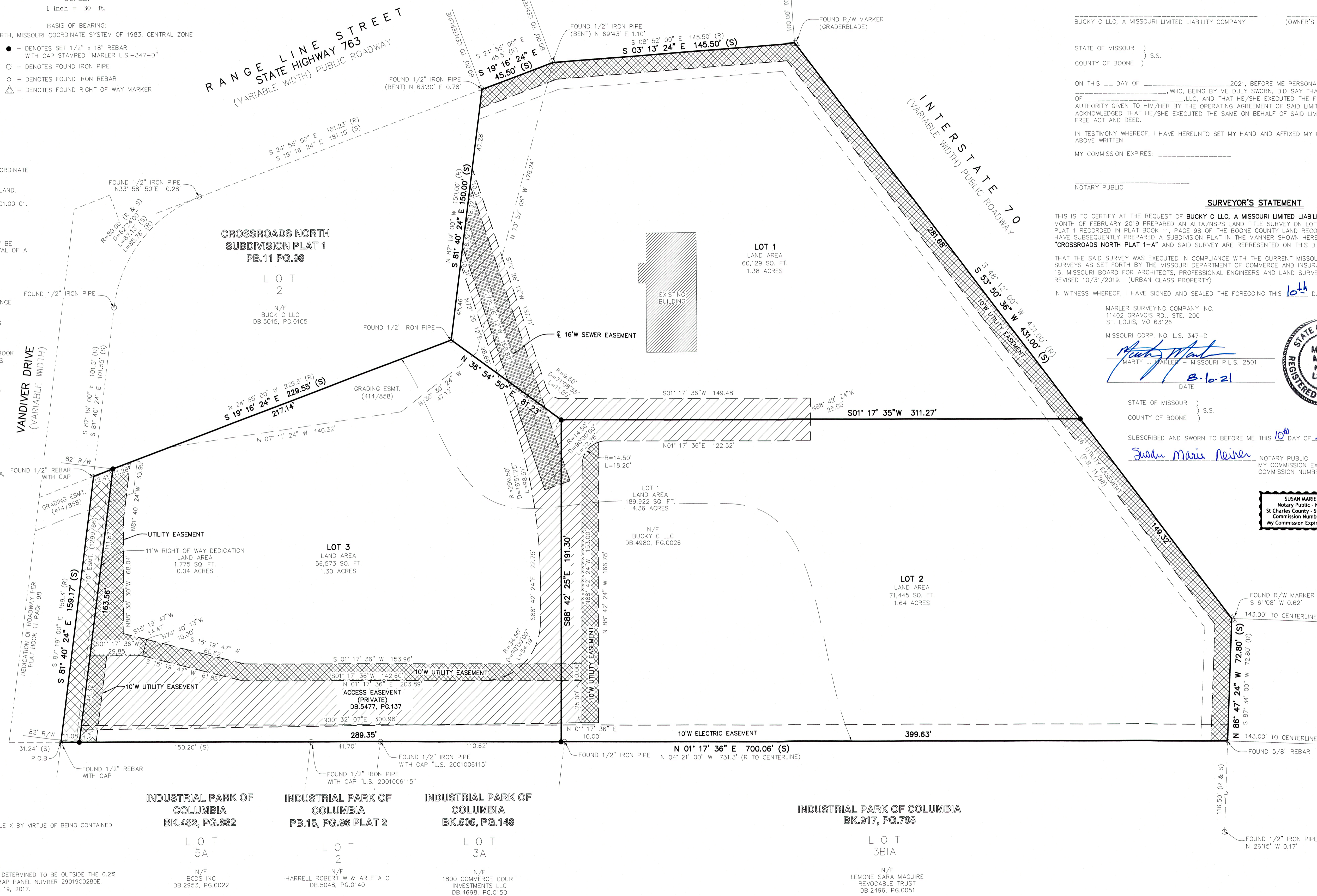
ACCEPTED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THIS ____ DAY OF _____ 2021.

BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK

CROSSROADS NORTH PLAT 1-A

REPLAT OF LOT 1 OF CROSSROADS NORTH AS RECORDED IN PLAT BOOK 11, PAGE 98

BOONE COUNTY, MISSOURI
DATE: 06/09/2021



INDUSTRIAL PARK OF COLUMBIA BK.482, PG.882
LOT 5A
N/F BCDS INC DB.2953, PG.0022

INDUSTRIAL PARK OF COLUMBIA PB.15, PG.96 PLAT 2
LOT 2
N/F HARRELL ROBERT W & ARLETA C DB.5048, PG.0140

INDUSTRIAL PARK OF COLUMBIA BK.505, PG.148
LOT 3A
N/F 1800 COMMERCE COURT INVESTMENTS LLC DB.4698, PG.0150

INDUSTRIAL PARK OF COLUMBIA BK.917, PG.798
LOT 3BIA
N/F LEMONE SARA MACUIRE REVOCABLE TRUST DB.2496, PG.0051

OWNER'S SCRIPT

THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S STATEMENT HAS CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "CROSSROADS NORTH PLAT 1-A"

UTILITY EASEMENTS, AS SHOWN BY [X] AND SEWER EASEMENT AS SHOWN BY [X], ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG VANDIVER DRIVE, AS SHOWN ON THE PLAT BY [X], IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

THE ACCESS EASEMENT, AS SHOWN ON THIS PLAT BY [X], IS RECORDED IN BOOK 5477 PAGE 137.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS ____ DAY OF _____ 2021.

BUCKY C LLC, A MISSOURI LIMITED LIABILITY COMPANY (OWNER'S SIGNATURE)

STATE OF MISSOURI } S.S.
COUNTY OF BOONE }

ON THIS ____ DAY OF _____ 2021, BEFORE ME PERSONALLY APPEARED _____, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF _____ LLC, AND THAT HE/SHE EXECUTED THE FOREGOING AGREEMENT PURSUANT TO THE AUTHORITY GIVEN TO HIM/HER BY THE OPERATING AGREEMENT OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY AS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF BUCKY C LLC, A MISSOURI LIMITED LIABILITY COMPANY, WE HAVE DURING THE MONTH OF FEBRUARY 2019 PREPARED AN ALTA/NSPS LAND TITLE SURVEY ON LOT 1 OF CROSSROADS NORTH SUBDIVISION PLAT 1 RECORDED IN PLAT BOOK 11, PAGE 98 OF THE BOONE COUNTY LAND RECORDS OFFICE IN COLUMBIA, MISSOURI, AND HAVE SUBSEQUENTLY PREPARED A SUBDIVISION PLAT IN THE MANNER SHOWN HEREON AND SHALL HEREAFTER BE KNOWN AS "CROSSROADS NORTH PLAT 1-A" AND SAID SURVEY ARE REPRESENTED ON THIS DRAWING:

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, TITLE 20 DIVISION 2030, CHAPTER 16, MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE 12/30/94, AND LAST REVISED 10/31/2019. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 10th DAY OF August 2021.

MARLER SURVEYING COMPANY INC.
11402 GRAVOIS RD., STE. 200
ST. LOUIS, MO 63126

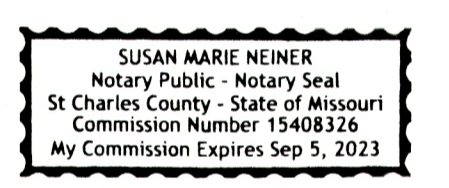
MISSOURI CORP. NO. L.S. 347-D

MARTY L. MARLER - MISSOURI P.L.S. 2501
DATE: 8-10-21

STATE OF MISSOURI } S.S.
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF August IN THE YEAR OF 2021.

Susan Marie Heiner
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/5/2023
COMMISSION NUMBER 18708336



copyright 2021 by Marler Surveying Company, INC.

PROJECT NAME: CROSSROADS NORTH SUBDIVISION PLAT 1-A PROJECT No.: 2105-028
ADDRESS: 900 VANDIVER DRIVE BOONE COUNTY, COLUMBIA MISSOURI, 65202

RESERVED FOR RECORDER'S STAMP

DATE: 05/14/2021 REVISION DATES
SCALE: 1" = 30' 6/25/2021 COMMENTS
DRAWN BY: D.R.G.
CHECKED BY: M.L.M.
DWG. No.: 2104-091
DEPUTY: S.M./J.R./K.M.

MARLER SURVEYING COMPANY, INC.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

THIS PLAT CONTAINS 189,922 SQ. FT. OR 4.36 ACRES