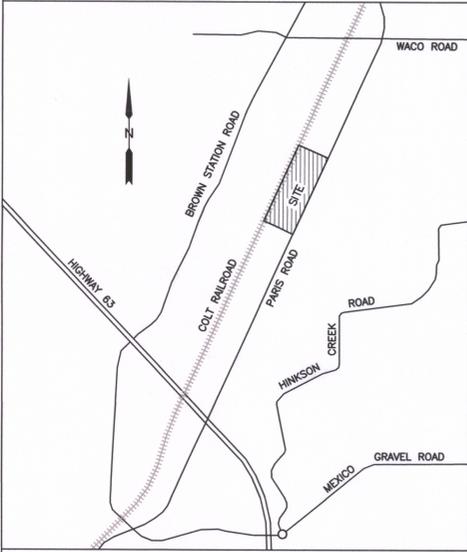


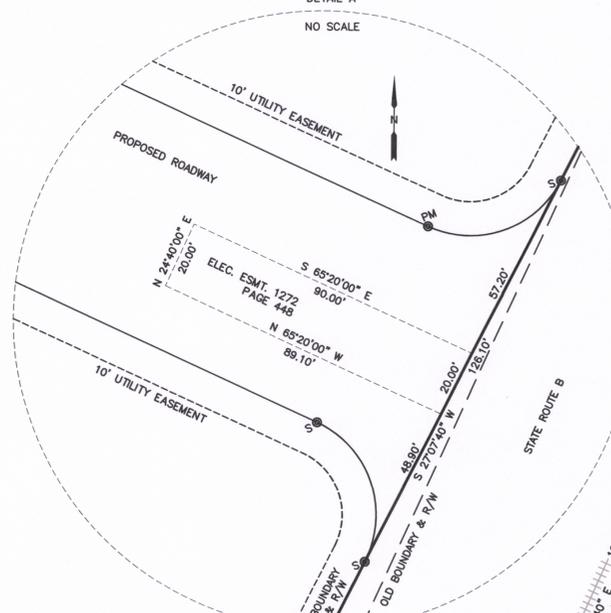
# BOONE INDUSTRIAL PARK EAST PLAT NO. 2

A MINOR SUBDIVISION  
NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 49 NORTH, RANGE 12 WEST  
SUBMITTAL DATE: NOVEMBER 12, 2025

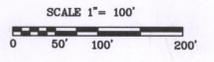
SITE MAP  
NO SCALE



DETAIL A  
NO SCALE



DETAIL B  
NO SCALE



- LEGEND
- F FOUND
  - S 5/8" ROD WITH CAP
  - IP BRUSH AND ASSOC. LC 321
  - PM IRON PIPE
  - R PERMANENT MONUMENT
  - (11-99) RECORD
  - M BOOK AND PAGE OF RECORDED DOCUMENT
  - L MEASURED
  - RA ARC LENGTH
  - CH CHORD
  - POB POINT OF BEGINNING
  - R/W STATION
  - R/W RIGHT-OF-WAY
  - R/W RIGHT-OF-WAY MARKER
  - ESMT EASEMENT
  - ⊙ SURVEY MONUMENT
  - △ RIGHT-OF-WAY MARKER
  - ⊕ CENTERLINE

SURVEY FOR: MID-CITY ASSOCIATES, L.L.C.

THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 2 CSR 90-60.040

REFERENCE BEARING: GRID NORTH AS PER THE MODOT VRS NETWORK, NAD 1983, MISSOURI CENTRAL ZONE

NOTES:

- THIS TRACT IS PARTIALLY LOCATED WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AS PER FEMA FIRM MAP NO. 29019C0169E, DATED: APRIL 19, 2017.
- EASEMENTS ARE SHOWN AS PER A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 5011429-0238073E.
- STREAM BUFFER STATEMENT: THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA CODE OF ORDINANCES ARTICLE X CHAPTER 12A DUE TO THE FACT THAT IT WAS CONTAINED WITHIN A FINAL PLAT THAT WAS APPROVED PRIOR TO THE YEAR OF 2017.
- ENTRANCE RIGHTS GRANTED AS PER DEED BOOK 1238 PAGE 553 OF THE BOONE COUNTY RECORDS

Ⓐ 20' UTILITY EASEMENT BOOK 1299 PAGE 59

DESCRIPTION  
A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 5616 PAGE 186, ALSO BEING PART OF TRACT 2 OF BOONE INDUSTRIAL PARK EAST PLAT 1 AS SHOWN BY PLAT BOOK 11 PAGE 99 BOTH OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 S 89°58'45" W, 127.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE B, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE TRACT SHOWN BY THE SURVEY IN BOOK 437 PAGE 964 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 AND WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE B S 24°40'25" W, 137.85 FEET TO THE NORTHEAST CORNER OF THE TRACT SHOWN BY PLAT BOOK 39 PAGE 108 OF THE BOONE COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND LEAVING THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE B AND WITH THE NORTH LINE OF THE TRACT SHOWN BY SAID PLAT BOOK 39 PAGE 108 N 65°31'55" W, 605.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CITY OF COLUMBIA COLT RAILROAD; THENCE LEAVING THE NORTH LINE OF THE TRACT SHOWN BY SAID PLAT BOOK 39 PAGE 108 AND WITH THE EAST RIGHT-OF-WAY LINE OF THE CITY OF COLUMBIA COLT RAILROAD N 24°31'40" E, 1860.40 FEET TO THE SOUTHWEST CORNER OF TRACT 1 OF BOONE INDUSTRIAL PARK EAST AS SHOWN BY PLAT BOOK 11 PAGE 99 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF THE CITY OF COLUMBIA COLT RAILROAD AND WITH THE SOUTH LINE OF SAID TRACT 1 S 65°19'35" E, 596.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE B; THENCE LEAVING THE SOUTH LINE OF SAID TRACT 1 AND WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE B S 28°06'30" W, 109.10 FEET; THENCE S 20°23'05" W, 200.55 FEET; THENCE S 25°49'10" W, 250.05 FEET; THENCE S 20°51'35" W, 150.35 FEET; THENCE S 24°40'25" W, 300.00 FEET; THENCE S 27°07'40" W, 350.30 FEET; THENCE S 20°23'05" W, 200.55 FEET; THENCE S 24°40'25" W, 161.45 FEET TO THE NORTHEAST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 437 PAGE 964; THENCE S 24°40'25" W, 137.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.67 ACRES.

KNOW ALL MEN BY THESE PRESENTS: THAT, MID-CITY ASSOCIATES L.L.C., A LIMITED LIABILITY COMPANY IN THE STATE OF MISSOURI, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT. ADDITIONAL RIGHT-OF-WAY SHOWN UPON THE ATTACHED PLAT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOREVER. THE TEMPORARY TURNAROUND EASEMENT IS HEREBY DEDICATED TO THE CITY OF COLUMBIA UNTIL THE STREET IS CONSTRUCTED WESTERLY ACROSS THE CITY OF COLUMBIA COLT RAILROAD. THE PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THERETO) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

MID-CITY ASSOCIATES L.L.C.  
MICHAEL CARSON TEEL MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 2nd DAY OF February 2026  
BEFORE ME, APPEARED MICHAEL CARSON TEEL, MEMBER, TO ME PERSONALLY  
KNOWN WHO BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF SAID  
L.L.C. AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND  
DEED OF SAID L.L.C. 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 ABOVE WRITTEN.

MARY K. FITCH NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1-15-29

MARY K. FITCH  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Boone County  
My Commission Expires: January 15, 2029  
Commission Number: 16276627



AREA CALCULATIONS

TOTAL ACREAGE	25.67 ACRES
ADDITIONAL RIGHT-OF-WAY GRANTED FOR PROPOSED ROADWAY	0.92 ACRES
TOTAL ACREAGE OF PLATTED GROUND	24.75 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°34'50" W	109.50'
L2	N 19°10'25" E	55.80'
L3	N 09°41'55" W	178.00'
L4	N 65°23'30" W	349.70'
L5	S 68°09'55" W	60.55'
L6	N 24°31'40" E	27.00'
L7	S 65°23'30" E	20.00'
L8	S 24°31'40" W	19.05'
L9	S 24°22'50" W	26.00'
L10	S 24°31'40" W	28.05'
L11	N 65°23'30" W	20.00'
L12	N 24°31'40" E	27.00'
L13	N 24°31'40" E	12.35'
L14	S 24°31'40" W	29.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28.00'	43.94'	S 20°23'05" E	39.55'
C2	128.00'	44.01'	N 44°58'20" E	39.60'

APPROVED BY THE CITY COUNCIL THIS \_\_\_\_\_ 2026  
DAY OF \_\_\_\_\_

BARBARA BUFFALOEE MAYOR

ATTEST  
SHEELA AMIN CITY CLERK

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT 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 PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 27th DAY OF January 2026.

JORDAN M. BRUNSTROM NOTARY PUBLIC  
MY COMMISSION EXPIRES: JANUARY 16, 2027

BOONE INDUSTRIAL PARK  
EAST PLAT NO. 2

PROPERTY ADDRESS: 4709 PARIS ROAD  
COLUMBIA, MO 65202

FIELD WORK DATE: OCTOBER, 2025  
PLOT DATE: JANUARY 27, 2026

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

