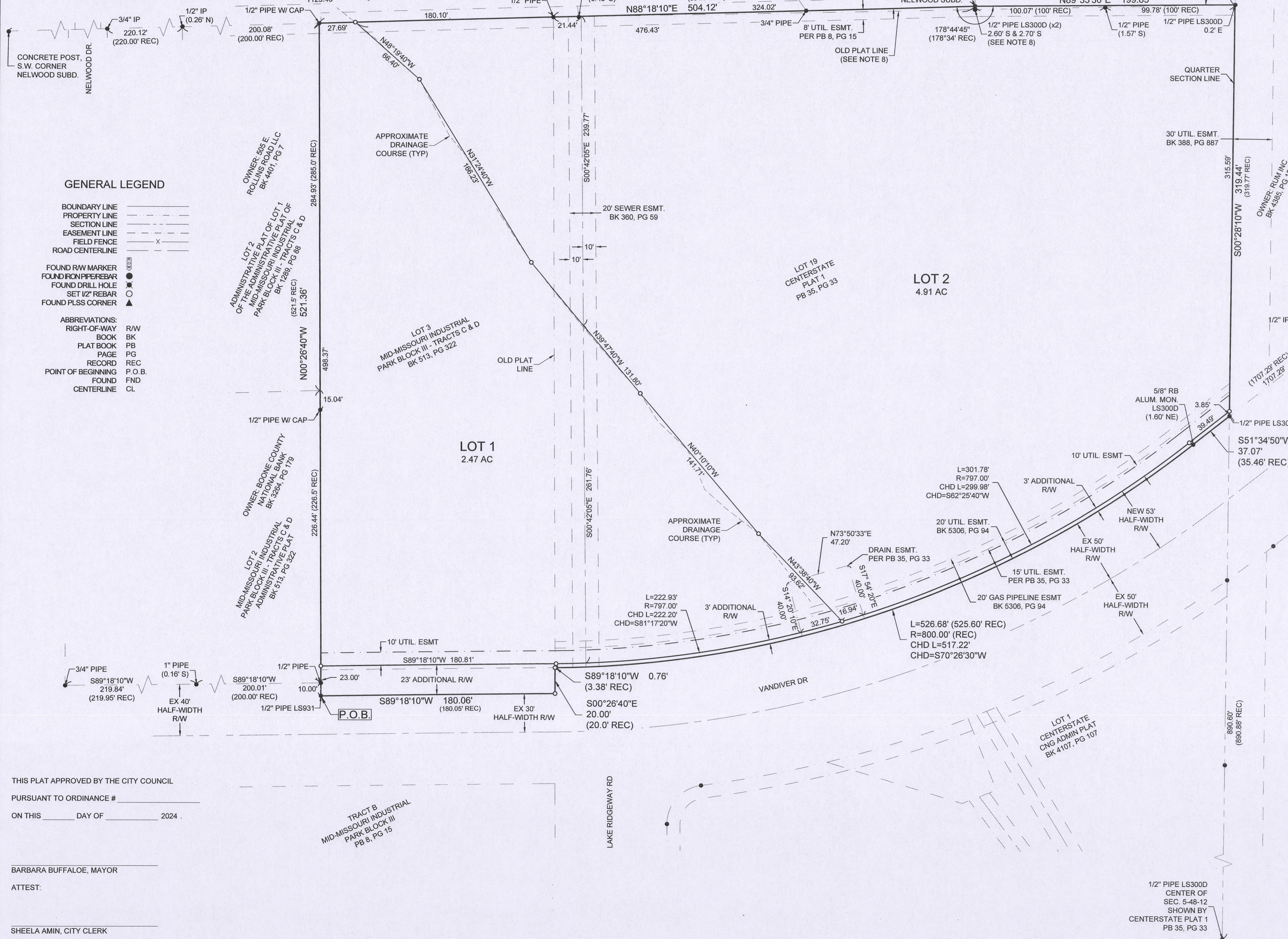
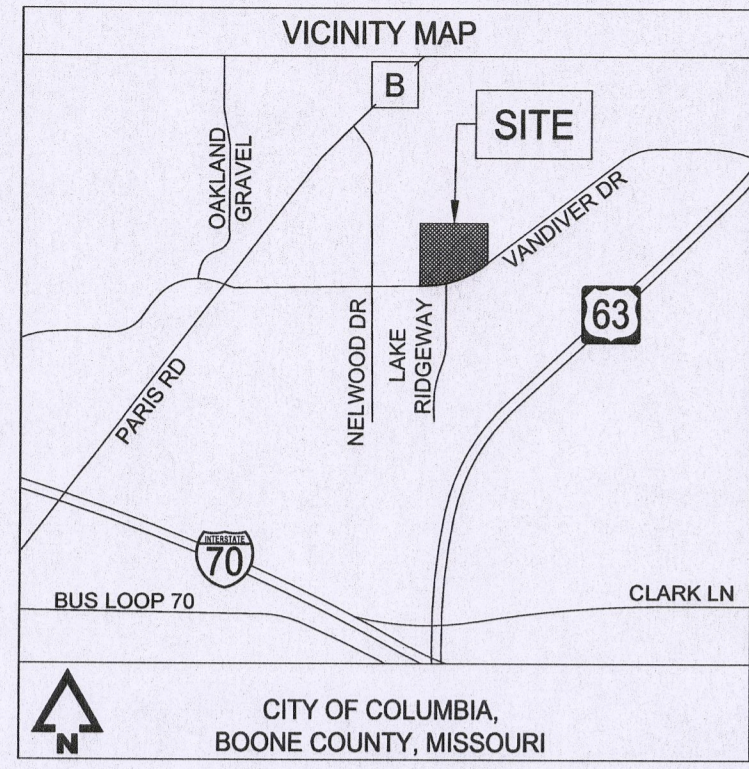


# REPLAT EAST VANDIVER INDUSTRIAL PARK PLAT 1

NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH  
PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.



### GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- FIELD FENCE
- ROAD CENTERLINE
- FOUND RW MARKER
- FOUND IRON PIPE/REBAR
- FOUND DRILL HOLE
- SET 1/2" REBAR
- FOUND PLSS CORNER
- ABBREVIATIONS:
  - RIGHT-OF-WAY R/W
  - BOOK BK
  - PLAT BOOK PB
  - PAGE PG
  - RECORD REC
  - POINT OF BEGINNING P.O.B.
  - FOUND FND
  - CENTERLINE CL

### PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING LOT 3 OF MID-MISSOURI INDUSTRIAL PARK BLOCK III-TRACTS C & D ADMINISTRATIVE PLAT AS RECORDED IN BOOK 513, PAGE 322 AND LOT 19 OF CENTERSTATE PLAT 1 AS RECORDED IN PLAT BOOK 35, PAGE 33, ALSO DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 5745, PAGE 163 AND BOOK 5884 AT PAGE 118 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 OF MID-MISSOURI INDUSTRIAL PARK BLOCK III ADMINISTRATIVE PLAT OF TRACTS C & D AS RECORDED IN BOOK 513, PAGE 322, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE; THENCE ALONG THE WEST LINE OF SAID LOT 3, N00°26'40"W, 521.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTH LINE OF NELWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 51; THENCE ALONG THE SOUTH LINE OF NELWOOD SUBDIVISION, BEING COINCIDENT WITH THE NORTH LINE OF MID-MISSOURI INDUSTRIAL PARK BLOCK III AND THE EASTERLY PROLONGATION THEREOF, N88°18'10"E, 504.12 FEET TO THE SOUTHEAST CORNER OF NELWOOD SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF WELCH SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 68; THENCE ALONG THE SOUTH LINE OF WELCH SUBDIVISION AND THE SOUTH LINE OF THE DEED RECORDED IN BOOK 4363, PAGE 135, N89°33'30"E, 199.85 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID QUARTER SECTION LINE, S00°28'10"W, 319.44 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF CENTERSTATE PLAT 1, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE; THENCE LEAVING SAID QUARTER SECTION LINE AND FOLLOWING THE NORTH LINES OF SAID RIGHT-OF-WAY FOR THE REMAINING CALLS: S51°34'50"W, 37.07 FEET; THENCE WESTERLY, 526.68 FEET ALONG AN ARC OF A CIRCLE WITH A RADIUS OF 800.00 FEET, THE CHORD OF WHICH BEARS S70°26'30"W, 517.22 FEET; THENCE S89°18'10"W, 0.76 FEET; THENCE S00°26'40"E, 20.00 FEET; THENCE S89°18'10"W, 180.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.52 ACRES.

### CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

### NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
- THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM PANEL # 29019C0281E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- A TITLE COMMITMENT WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY FILE NUMBER 2403259 DATED JULY 15, 2024.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT IS EXEMPT FROM STREAM BUFFER REQUIREMENTS AS DEFINED IN SECTION 12A-232(a)(2) OF THE CITY OF COLUMBIA ORDINANCES AS IT WAS PLATTED PRIOR TO JANUARY 2, 2007.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- DURING THE FIELD SURVEY OF THIS TRACT, IT WAS DISCOVERED THAT MONUMENTATION EXISTED FOR THE NORTH LINE OF MID-MISSOURI INDUSTRIAL PARK BLOCK III AND SOUTH LINE OF NELWOOD SUBDIVISION THAT DID NOT AGREE WITH THE NORTH LINE OF LOT 19 OF CENTERSTATE PLAT 1. DUE TO THE LACK OF SUPPORTING EVIDENCE SHOWN ON CENTERSTATE PLAT 1 AND THE EVIDENCE OF PREVIOUS DEEDS AND THE PLATS OF MID-MISSOURI INDUSTRIAL PARK BLOCK III AND NELWOOD SUBDIVISION THAT SUGGESTS THESE LINES ARE COINCIDENT, THE MONUMENTATION FOR NELWOOD SUBDIVISION HAS BEEN HELD AS THE SENIOR RIGHT FOR THIS LINE, AND THE MONUMENTS SET AS PART OF CENTERSTATE PLAT 1 HAVE BEEN CALLED OFF AS SHOWN.
- VANDIVER DRIVE (ORIGINALLY CROW BOULEVARD) TERMINATED AT THE EASTERN EXTENTS OF MID-MISSOURI INDUSTRIAL PARK BLOCK III. CENTERSTATE PLAT 1 EXTENDED VANDIVER DRIVE BUT SHOWED NO TIE WEST TO MID-MISSOURI INDUSTRIAL PARK BLOCK III. RECORD MEASUREMENTS AND FOUND MONUMENTATION, IF HONORED, WOULD FORCE A NON-TANGENTIAL CURVE TO BE CREATED. THEREFORE, THE POINT OF CURVATURE LOCATIONS FOR CENTERSTATE PLAT 1 HAVE BEEN CALLED OFF AS SHOWN AND THE RECORD RADIUS HAS BEEN HELD TO CREATE A TANGENT CURVE FOR VANDIVER DRIVE.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 24, 2024.

### KNOW ALL MEN BY THESE PRESENTS

RICHMOND AVENUE L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

PUBLIC UTILITY EASEMENTS, OF THE TYPES AND AT THE LOCATIONS 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, FIBER, CABLE TELEVISION, AND STORMWATER) UNLESS SPECIFICALLY LIMITED BY 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 IMPROVEMENT OTHER THAN ASPHALT OR CONCRETE PAVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS; PROVIDED, HOWEVER, SOME PORTIONS(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

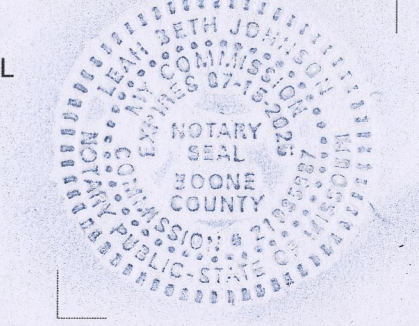
RIGHT-OF-WAY FOR VANDIVER DRIVE AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

*Warren Probst*  
WARREN PROBST, RICHMOND AVENUE L.L.C. MANAGER

ON THIS 23<sup>rd</sup> DAY OF AUGUST IN THE YEAR 2024, BEFORE ME PERSONALLY APPEARED WARREN PROBST, MANAGER OF RICHMOND AVENUE L.L.C., WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.  
*Leah Johnson*  
LEAH JOHNSON, NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 15, 2025



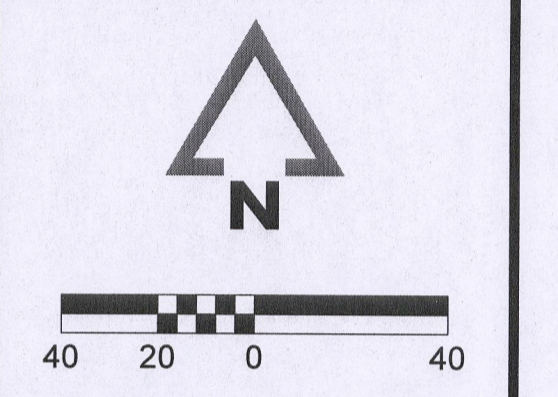
**McCLURE**  
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Columbia, MO 65203  
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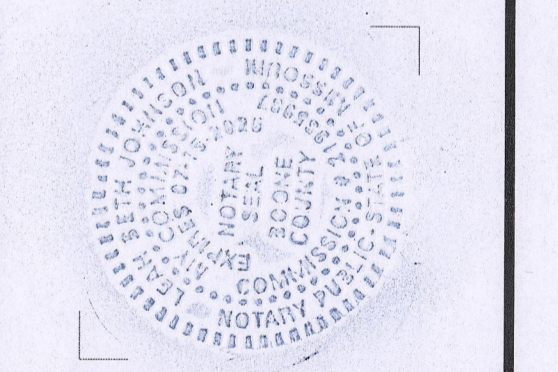
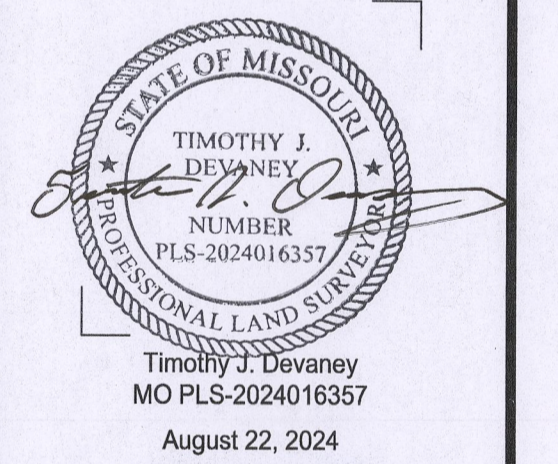
NOTICE: McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI (LS) CERTIFICATE OF AUTHORITY NO. 2012009385 EXPIRES: DECEMBER 31, 2024

SURVEY PREPARED FOR:  
**RICHMOND AVE. LLC**  
PROJECT NAME:  
**E. VANDIVER IND. PARK 1**  
PROJECT LOCATION:  
**CITY OF COLUMBIA, MO**  
McCLURE PROJECT No.  
**80818013-040**



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION MDDOT CORRS WRS NETWORK, NAD83 (2011)



STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 23<sup>rd</sup> DAY OF AUGUST, 2024.  
*Leah Johnson*  
LEAH JOHNSON, NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 15, 2025