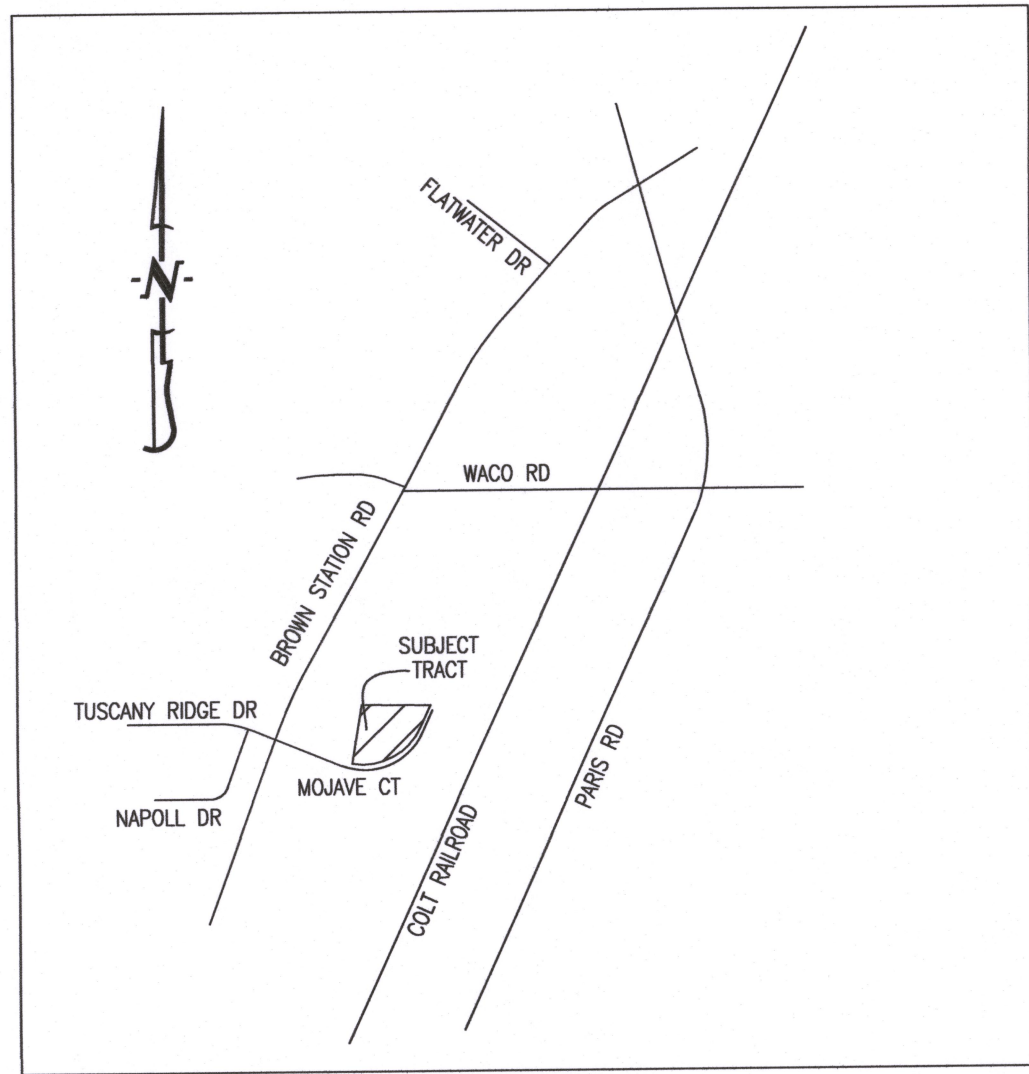
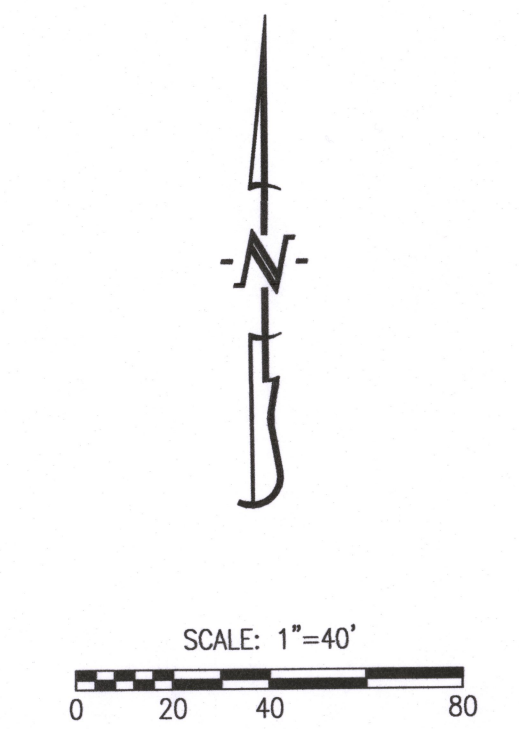
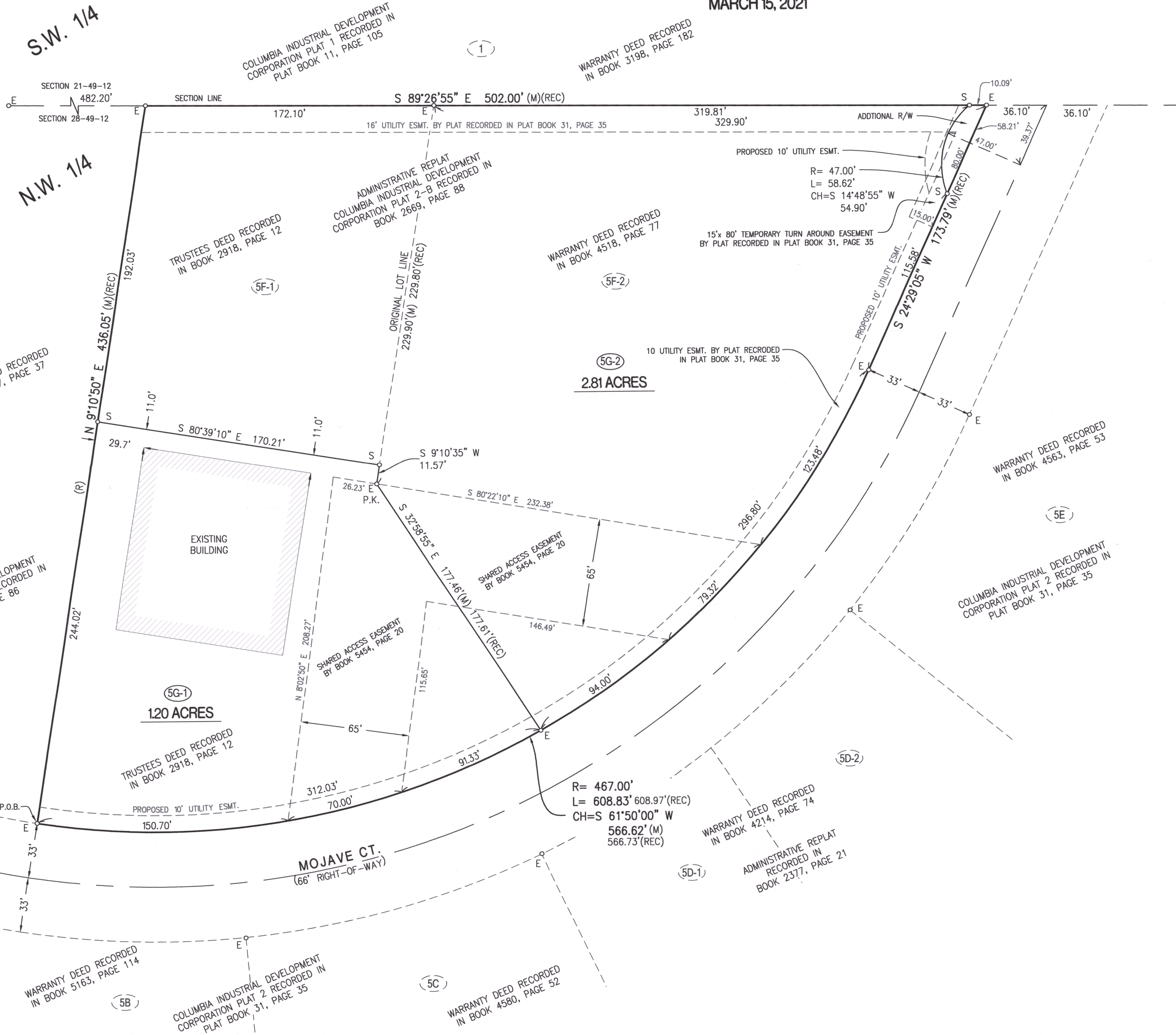


# FINAL PLAT COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION, PLAT No. 2-C

A REPLAT OF LOTS 5F-1 & 5F-2 COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION, PLAT 2-B  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 15, 2021



LOCATION MAP  
NOT TO SCALE



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

- LEGEND:**
- E EXISTING
  - S SET
  - o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - (R) RADIAL
  - DH x DRILL HOLE
  - W/ CHISELED X
  - P.O.B. POINT OF BEGINNING

- 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. 29019C0169E, 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 HALLSVILLE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
  5. THIS TRACT MAY BE SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN BOOK 876, PAGE 191.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT IN MARCH OF 2021, I COMPLETED A SURVEY FOR J.J.K.L., L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND 6600 STEPHENS STATION RD., LLC OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 5F-1 AND 5F-2 OF ADMINISTRATIVE PLAT OF COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION PLAT 2-B RECORDED IN BOOK 2669, PAGE 88 AND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 2918, PAGE 12 AND WARRANTY DEED RECORDED IN BOOK 4518, PAGE 77 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

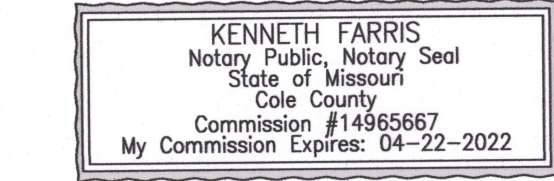
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5F-1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MOJAVE COURT AND WITH THE WEST LINE OF SAID SURVEY, N 9°10'50"E, 436.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 5F-1; THENCE WITH THE NORTH LINE OF SAID ADMINISTRATIVE PLAT AND LEAVING SAID WEST LINE, S 89°26'55"E, 502.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5F-2, SAID POINT ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF MOJAVE COURT; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, S 24°29'05"W, 173.79 FEET; THENCE TRANSITIONING FROM THE WESTERLY RIGHT OF WAY LINE TO THE NORTHERLY RIGHT OF WAY LINE, 608.83 FEET ALONG A 467.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 61°50'00"W, 566.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.02 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  
7/19/2021  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF July, IN THE YEAR 2021.

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



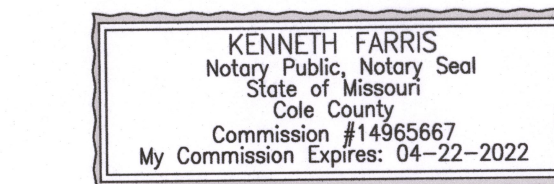
**KNOW ALL MEN BY THESE PRESENTS:**  
THAT 6600 STEPHENS STATION RD., LLC, IS THE SOLE OWNER OF A PORTION OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE PROPOSED EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION, PLAT No. 2-C"

IN WITNESS WHEREOF, 6600 STEPHENS STATION RD., LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 27th DAY OF July, 2021.

**6600 STEPHENS STATION RD., LLC**  
*Bartley M. Stevenson*  
BARTLEY M. STEVENSON, MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
ON THIS 27th DAY OF July, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARTLEY M. STEVENSON, MANAGER OF 6600 STEPHENS STATION RD., LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

*Kenneth Farris*  
KENNETH FARRIS  
NOTARY PUBLIC  
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

**KNOW ALL MEN BY THESE PRESENTS:**

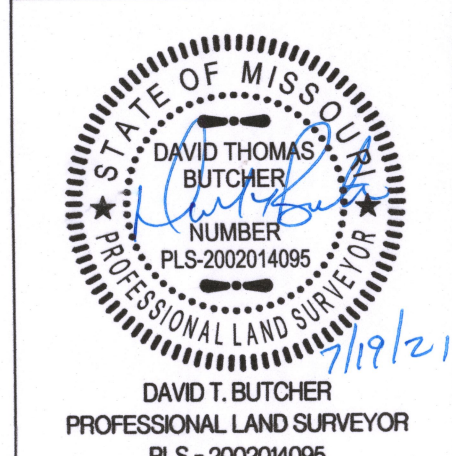
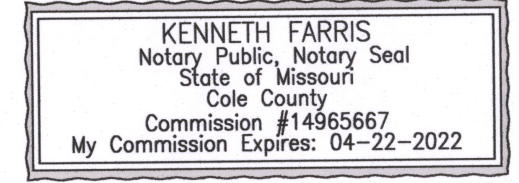
THAT J.J.K.L., L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF A PORTION OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE PROPOSED EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION, PLAT No. 2-C"

IN WITNESS WHEREOF, J.J.K.L., L.L.C., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 27 DAY OF July, 2021.

J.J.K.L., L.L.C., A MISSOURI LIMITED LIABILITY COMPANY  
*C. Larry Slates*  
C. LARRY SLATES, MEMBER  
*Karen H. Slates*  
KAREN H. SLATES, MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
ON THIS 27th DAY OF July, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED C. LARRY SLATES, MEMBER AND KAREN H. SLATES, MEMBER, OF J.J.K.L., L.L.C., A MISSOURI LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

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



**COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION, PLAT No. 2-C**  
A REPLAT OF LOTS 5F-1 AND 5F-2, COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION, PLAT NO. 2-B, LOCATED IN SECTION 28, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI  
CORPORATE NUMBER: 2000151304  
DATE: 3/15/2021  
SCALE: 1"=40'  
PROJECT: 210105  
DRAWN BY: EWD  
**CROCKETT ENGINEERING CONSULTANTS**  
1000 W. Nifong Blvd., Building 1  
Columbia, Missouri 65203  
(573) 447-0292  
www.crockettengineering.com