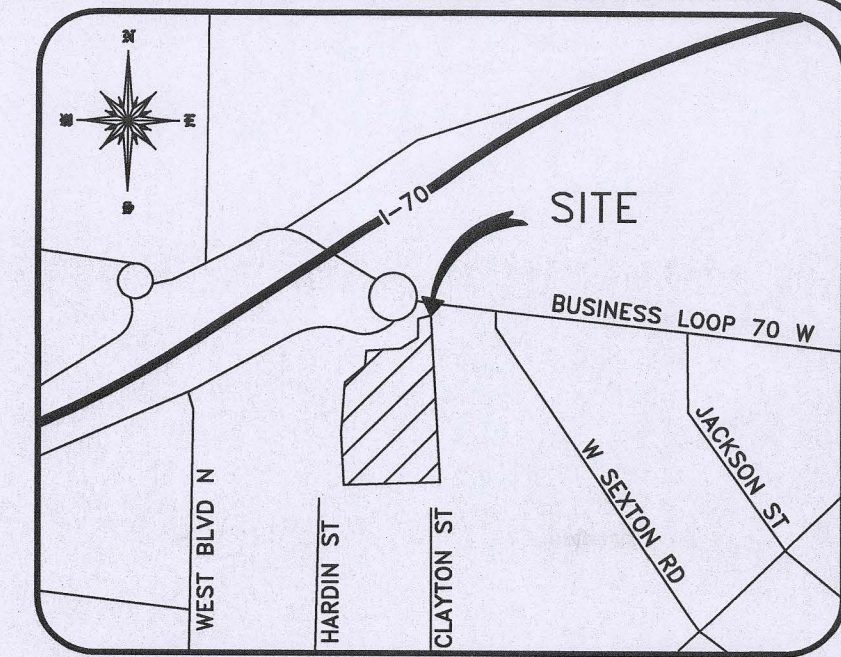
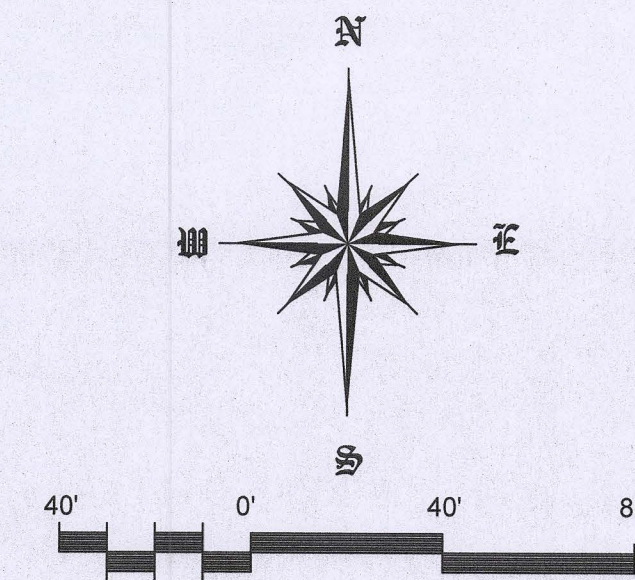


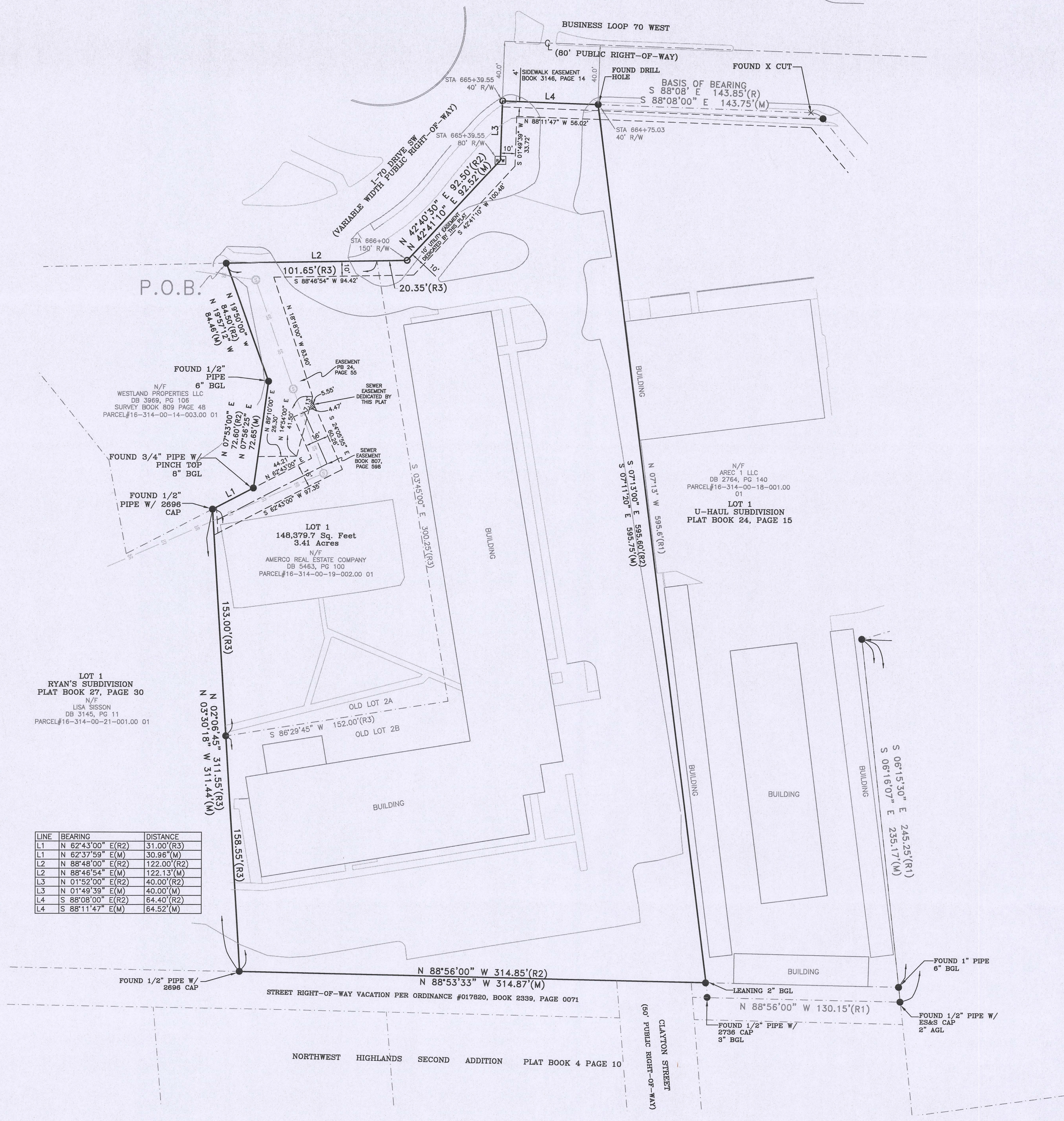
U-HAUL SUBDIVISION PLAT 2

A REPLAT OF LOT 2A AND 2B OF DOWDING SUBDIVISION PLAT 2 BOOK 4538 PG 132,
ALL LOCATED IN SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



VICINITY MAP
NOT TO SCALE

LEGEND	
● FOUND 5/8" REBAR W/ LC 321 CAP UNLESS OTHERWISE NOTED	(R1) RECORD DATA PLAT BOOK 24, PAGE 15
○ SET 5/8" REBAR W/ RODNEY YOUNG MO LS 2553	(R2) RECORD DATA PLAT BOOK 24, PAGE 55
⊗ SET X MARK DRILL HOLE X CUT	(R3) RECORD DATA PLAT BOOK 4538, PAGE 132
(C) CALCULATED DATA	(M) MEASURED DATA
○ BGL BELOW GROUND LEVEL	○ SAN. SEWER LINE
○ CL CENTER LINE RIGHT-OF-WAY	○ SEWER MANHOLE



LINE	BEARING	DISTANCE
L1	N 62°43'00" E (R2)	31.00' (R3)
L1	N 62°37'59" E (M)	30.98' (M)
L2	N 88°48'00" E (R2)	122.00' (R2)
L2	N 88°48'54" E (M)	122.13' (M)
L3	N 01°52'00" E (R2)	40.00' (R2)
L3	N 01°49'39" E (M)	40.00' (M)
L4	S 88°08'00" E (R2)	64.40' (R2)
L4	S 88°11'47" E (M)	64.52' (M)

KNOW ALL MEN BY THESE PRESENTS:

Amerco Real Estate Company, a Nevada Corporation, BEING SOLE OWNER OF THE HEREBY DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

IN WITNESS WHEREOF, THE SAID AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE, THIS 13TH DAY OF APRIL, 2022.

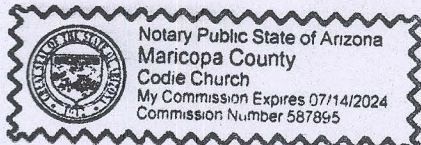
AMERCO REAL ESTATE COMPANY

Matthew F. Bracca
Matthew F. Bracca
PRINTED NAME & TITLE

STATE OF Arizona
COUNTY OF Maricopa
ON THIS 13th DAY OF April, IN THE YEAR 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, Matthew F. Bracca WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE A REPRESENTATIVE OF AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREON STATED AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

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

Lisa Sisson
NOTARY PUBLIC



LOT 1
RYAN'S SUBDIVISION
PLAT BOOK 27, PAGE 30
N 02°06'45" E 311.55' (R3)
N 03°30'18" W 311.44' (M)
158.55' (R3)

LINE	BEARING	DISTANCE
L1	N 62°43'00" E (R2)	31.00' (R3)
L1	N 62°37'59" E (M)	30.98' (M)
L2	N 88°48'00" E (R2)	122.00' (R2)
L2	N 88°48'54" E (M)	122.13' (M)
L3	N 01°52'00" E (R2)	40.00' (R2)
L3	N 01°49'39" E (M)	40.00' (M)
L4	S 88°08'00" E (R2)	64.40' (R2)
L4	S 88°11'47" E (M)	64.52' (M)

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____

THIS _____ DAY OF _____, 2022

Sheela Amin
SHEELA AMIN, CITY CLERK

ATTEST:
SHEELA AMIN, CITY CLERK

NOTES:
1.) PROPERTY IS LOCATED IN ZONE X - UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN PER F.E.M.A. FIRM PANEL #29019C0280E, DATED APRIL 19, 2017.
2.) AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA QUADRANGLE, THERE ARE NO TYPE I, II OR III STREAMS AS DEFINED BY CITY OF COLUMBIA CODE OF ORDINANCES 12A-233 LOCATED ON THIS PROPERTY.
3.) CURRENT TITLE INSURANCE POLICY WAS NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.

BEING ALL OF LOTS 2A & 2B OF DOWDING SUBDIVISION PLAT 2, AS SHOWN BY THE ADMINISTRATIVE PLAT THEREOF RECORDED IN BOOK 4538, PAGE 132, RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR WITH LC 321 CAP ON THE SOUTHERLY RIGHT-OF-WAY LINE OF I-70 DRIVE SW, BEING COMMON TO THE NORTHEAST CORNER OF WESTLAND PROPERTIES LLC (Deed Book 3669 Page 108); THENCE NORTH 88 DEGREES 46 MINUTES 54 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF I-70 DRIVE SW, A DISTANCE OF 122.13 FEET TO A 5/8" REBAR WITH RODNEY YOUNG MO LS 2553 CAP; THENCE NORTH 42 DEGREES 41 MINUTES 10 SECONDS EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF I-70 DRIVE SW, A DISTANCE OF 82.52 FEET TO A CONCRETE RIGHT-OF-WAY MARKER; THENCE NORTH 01 DEGREES 49 MINUTES 39 SECONDS EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF I-70 DRIVE SW, A DISTANCE OF 40.00 FEET TO A 5/8" REBAR WITH RODNEY YOUNG MO LS 2553 CAP; THENCE SOUTH 88 DEGREES 11 MINUTES 47 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF I-70 BUSINESS LOOP WEST, A DISTANCE OF 64.52 FEET TO A FOUND DRILL HOLE; THENCE SOUTH 07 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE WESTERLY LINE OF LOT 1 U-HAUL SUBDIVISION (PLAT BOOK 24 PAGE 15), A DISTANCE OF 598.75 FEET TO A FOUND 5/8" REBAR WITH LC 321 CAP; THENCE NORTH 88 DEGREES 53 MINUTES 33 SECONDS WEST, ALONG THE NORTHERLY LINE OF AN UNIMPROVED 25 FOOT RIGHT-OF-WAY, A DISTANCE OF 314.87 FEET TO A FOUND 3/4" PIPE WITH 2696 CAP; THENCE NORTH 03 DEGREES 30 MINUTES 18 SECONDS WEST, ALONG THE EASTERLY LINE OF LOT 2A AND 2B DOWDING SUBDIVISION (PLAT BOOK 24, PAGE 55), A DISTANCE OF 311.44 FEET TO A FOUND 1/2" PIPE WITH 2696 CAP; THENCE NORTH 62 DEGREES 37 MINUTES 59 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID WESTLAND PROPERTIES, A DISTANCE OF 30.98 FEET TO A FOUND PINCH TOP PIPE; THENCE NORTH 07 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID WESTLAND PROPERTIES, A DISTANCE OF 72.65 FEET TO A FOUND 1/2" PIPE; THENCE NORTH 19 DEGREES 57 MINUTES 12 SECONDS WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID WESTLAND PROPERTIES, A DISTANCE OF 84.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 148,378.7 SQUARE FEET OR 3.41 ACRES.
SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

NOTE: THE AREA SHOWN AS SQUARE FEET IS A CALCULATED AREA AND NOT REPRESENTATIVE OF THE ACCURACY OF THE SURVEY.

PROJECT LOCATION:

BOONE COUNTY, STATE OF MISSOURI

PROJECT ADDRESS: 800 & 900 BUSINESS LOOP 70W
COLUMBIA, MO 65202

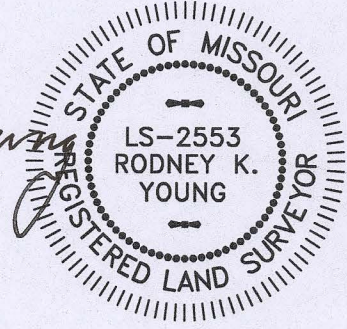
PROJECT TYPE: SUBDIVISION PLAT

U-HAUL SUBDIVISION PLAT 2
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 URBAN PROPERTY BOUNDARY SURVEYS.

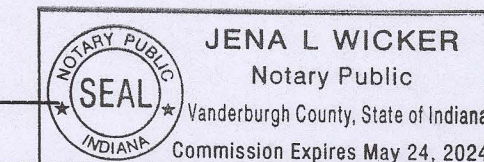
SURVEY AND PLAT BY U.S. SURVEYOR:

Rodney K. Young
RODNEY K. YOUNG, MISSOURI LS 2553
U.S. SURVEYOR, INC. (CERTIFICATE OF AUTHORITY 356)
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, IN 47715
812-402-7001 EXT. 206
DATE OF PLAT: JUNE 22, 2021
REVISED: JULY 21, 2021
REVISED: OCTOBER 26, 2021
REVISED: NOVEMBER 23, 2021
REVISED: JANUARY 26, 2022



SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR VANDERBURGH COUNTY, INDIANA, THIS 5TH DAY OF APRIL, 2022.

Jena L. Wicker
JENA L. WICKER, NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-24-24



For inquiries, questions or concerns about this survey contact mjfeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

U.S. SURVEYOR
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
Certificate of Authority No. 356
NATIONWIDE REAL ESTATE DUE DILIGENCE
1-800-TO-SURVEY

PREPARED FOR: _____ ENTITY # 735066

AMERCO
Real Estate Company
2727 N. CENTRAL AVENUE
PHOENIX, AZ 85004