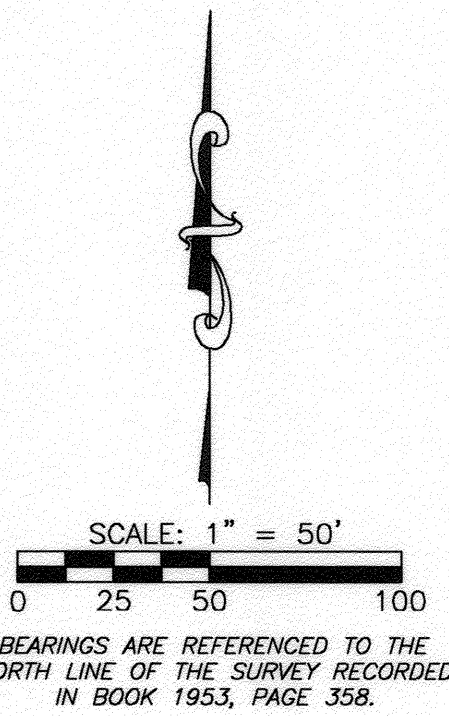


# GAS LIGHT INDUSTRIAL PARK PLAT 3

SW 1/4 OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST  
AUGUST 11, 2014

### LEGEND

- IRON PIPE CAP #2001006115
- EXISTING SET
- (REC) RECORD
- BENCH MARK
- DRILL HOLE
- IP IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- RB REBAR
- MONUMENT
- PERMANENT MONUMENT
- RW RIGHT OF WAY MARKER
- STONE
- BCS BOONE COUNTY SURVEY
- (R) RADIAL LINE
- CENTERLINE
- 0,000 SQUARE FEET
- 00.00 AC ACRES
- EXISTING PIPELINE
- X EXISTING CHAINLINK FENCE



- ### NOTES
- THIS IS AN URBAN CLASS SURVEY.
  - RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1404394, DATED JULY 30, 2014.
  - ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
  - ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH FOR CHORD DIMENSIONS.
  - AREAS ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
  - THIS TRACT MAY BE SUBJECT TO AN UNDEFINED ELECTRIC EASEMENT GRANTED TO BOONE COUNTY COOPERATIVE ELECTRIC ASSOCIATION AS RECORDED IN BOOK 218, PAGE 126.
  - THIS TRACT IS SUBJECT TO RIGHTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, BY INSTRUMENT RECORDED IN BOOK 3252, PAGE 146.
  - RANGLINE STREET IS DESIGNATED AS A MAJOR ARTERIAL ON THE CITY OF COLUMBIA MAJOR ROADWAY PLAN. PURSUANT TO SECTION 25-43 CITY OF COLUMBIA SUBDIVISION REGULATIONS, A 55.00' HALF WIDTH RIGHT-OF-WAY HAS BEEN DEDICATED TO THE CITY OF COLUMBIA BY THIS PLAT.

### FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP #29019C01650 DATED MARCH 12, 2011.

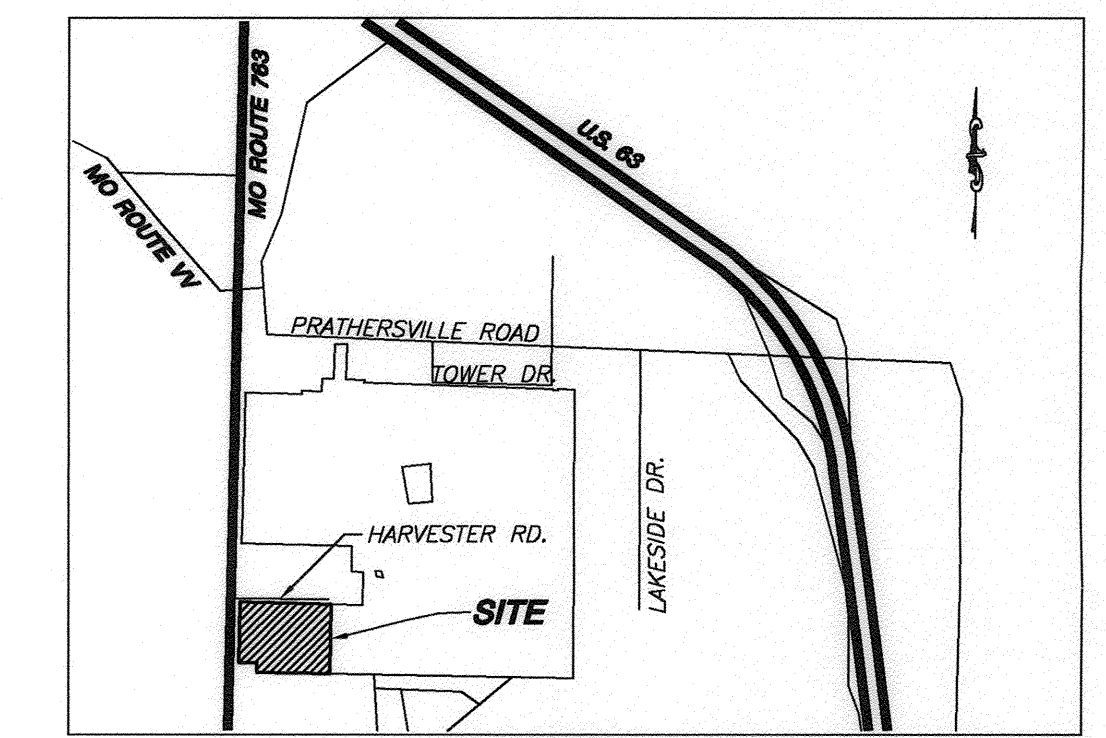
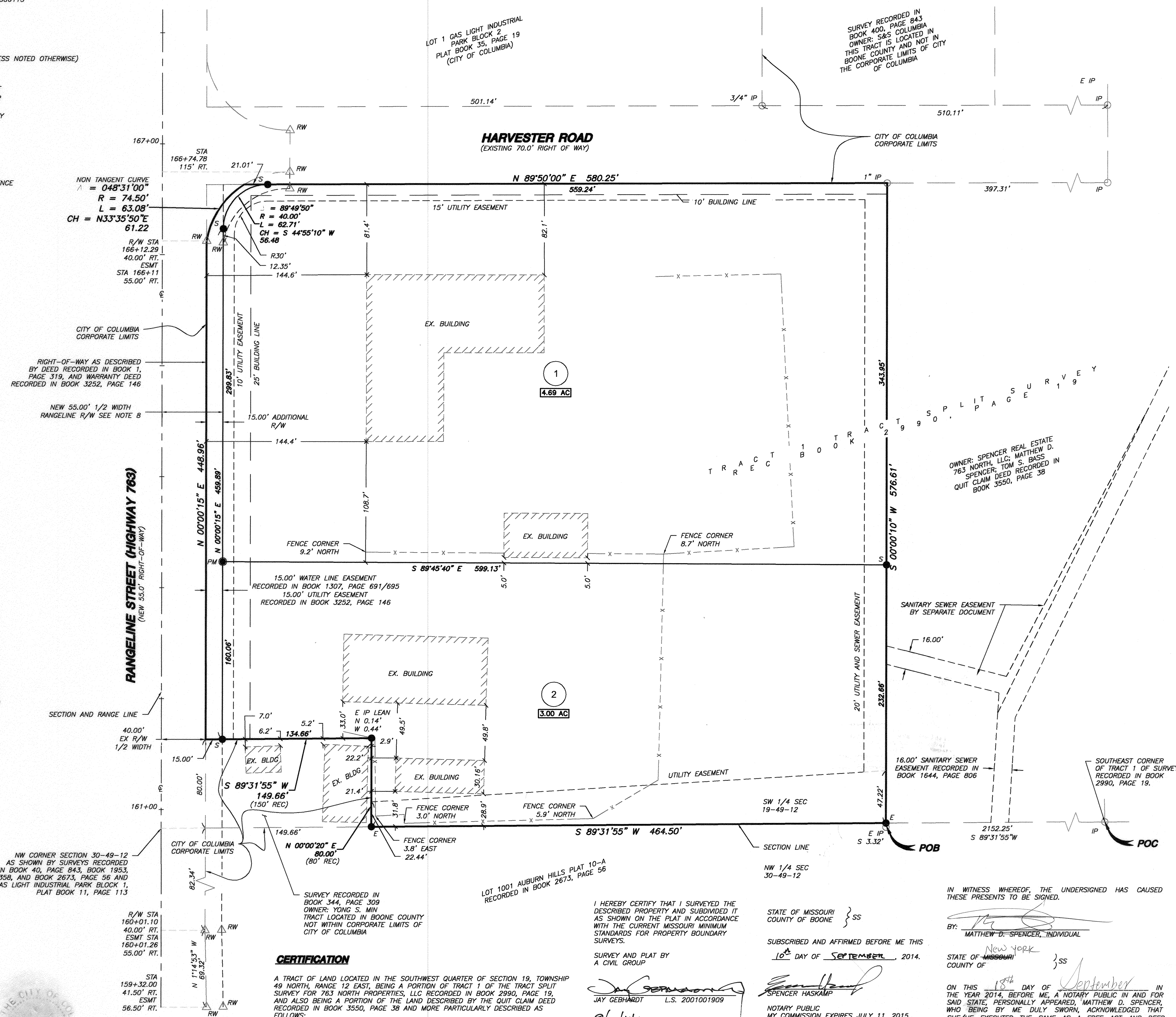
### STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR GROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 12th DAY OF SEPTEMBER, 2014.

STEPHEN REICHLIN, CHAIRPERSON  
ROBERT McDAVID, MAYOR  
SHEELA AMIN, CITY CLERK

**A CIVIL GROUP**  
CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115



### KNOW ALL MEN BY THESE PRESENTS

SPENCER REAL ESTATE 763 NORTH, LLC, A MISSOURI LIMITED LIABILITY COMPANY; MATTHEW D. SPENCER, A SINGLE PERSON OF THE COUNTY OF BOONE IN THE STATE OF MISSOURI; TOM S. BASS, A SINGLE PERSON OF THE COUNTY OF BOONE IN THE STATE OF MISSOURI; CENTRAL TRUST AND INVESTMENT COMPANY AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF DREW B. STULL; AND CENTRAL TRUST AND INVESTMENT COMPANY AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF M. B. WANLESS COLLECTIVELY BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

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

ADDITIONAL RIGHT-OF-WAY FOR RANGLINE STREET IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID SPENCER REAL ESTATE 763 NORTH, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER:

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

BY: *Tom S. Bass*  
TOM S. BASS, INDIVIDUAL

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 15th DAY OF September IN THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TOM S. BASS WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE/HIS EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED. THE SAID TOM S. BASS FURTHER DECLARES HIMSELF TO BE SINGLE AND UNMARRIED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

BY: *Sean G. Spencer*  
SEAN G. SPENCER, OWNER

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 10th DAY OF September IN THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMY HENDERSON, TRUST OFFICER, AVP IN HER CAPACITY AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF DREW STULL, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE IS THE TRUST OFFICER OF BOONE COUNTY NATIONAL BANK, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

BY: *Amy Henderson*  
AMY HENDERSON, TRUST OFFICER, AVP

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 10th DAY OF September IN THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMY HENDERSON, TRUST OFFICER, AVP IN HER CAPACITY AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF M. B. WANLESS, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE IS THE TRUST OFFICER OF BOONE COUNTY NATIONAL BANK, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

BY: *Amy Henderson*  
AMY HENDERSON, TRUST OFFICER, AVP

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS 10th DAY OF September IN THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRANK CALLAHAN, TRUST OFFICER, AVP IN HER CAPACITY AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF M. B. WANLESS, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE IS THE TRUST OFFICER OF BOONE COUNTY NATIONAL BANK, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

BY: *Frank Callahan*  
FRANK CALLAHAN, TRUST OFFICER, AVP

STATE OF MISSOURI } SS  
COUNTY OF BOONE

Recorded in Boone County, Missouri  
Date and Time: 10/21/2014 at 03:45:20 PM  
Instrument #: 2014020113 Book: 48 Page: 53  
Grantor: SPENCER REAL ESTATE 763 NORTH LLC  
Grantee: GAS LIGHT INDUSTRIAL PARK PLAT 3  
Instrument Type: PLAT  
Recording Fee: \$69.00  
No. of Pages: 1  
Bettie Johnson, Recorder of Deeds