

PLUMROSE USA, INC.  
FINAL PLAT  
PART OF THE NW QUARTER AND NE QUARTER OF  
SECTION 28, TOWNSHIP 49 NORTH, RANGE 12 WEST

DEED EXCEPTIONS NOTES

RIGHT-OF-WAY GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, BY INSTRUMENT DATED NOVEMBER 13, 1964 AND RECORDED IN ROAD BOOK 6, PAGE 62, RECORDS OF BOONE COUNTY, MISSOURI. (AS SHOWN AND LABELED ON SURVEY)

EASEMENT FOR WATER MAIN GRANTED TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED JANUARY 26, 1956 AND RECORDED IN BOOK 281, PAGE 296, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

EASEMENT FOR SEWER PURPOSES GRANTED TO HAROLD HINSHAW AS SET FORTH IN WARRANTY DEED DATED JANUARY 1, 1970 AND RECORDED IN BOOK 387, PAGE 84, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

GRANT OF EASEMENT FOR SEWER PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED APRIL 5, 1974 AND RECORDED IN BOOK 414, PAGE 896, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

EASEMENT ESTABLISHED BY QUIT-CLAIM DEED TO THE COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION DATED AUGUST 22, 1974 AND RECORDED IN BOOK 419, PAGE 172, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

PERPETUAL LICENSE AGREEMENT MADE BY WABASH RAILROAD COMPANY AND WESTERN RAILROAD COMPANY IN FAVOR OF CITY OF COLUMBIA, MISSOURI DATED MAY 5, 1976 AND RECORDED IN BOOK 432, PAGE 81, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

RIGHTS TAKEN BY THE CITY OF COLUMBIA, MISSOURI UNDER CONDEMNATION CASE NO. 59151 AS SET FORTH BY REPORT OF COMMISSIONERS DATED JULY 9, 1976 AND RECORDED IN BOOK 432, PAGE 433, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

GRANT OF EASEMENT FOR UTILITY PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED JUNE 13, 1977 AND RECORDED IN BOOK 442, PAGE 238, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

ORDINANCE NO. 7495 (VACATING A CERTAIN EASEMENT) DATED JULY 5, 1977 AND RECORDED IN BOOK 442, PAGE 366, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

GRANT OF EASEMENT FOR UTILITY PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED JUNE 13, 1977 AND RECORDED IN BOOK 442, PAGE 367, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

GRANT OF EASEMENT FOR ELECTRIC PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED OCTOBER 18, 1996 AND RECORDED IN BOOK 1272, PAGE 448, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

GRANT OF EASEMENT FOR WATER AND ELECTRIC PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED OCTOBER 18, 1996 AND RECORDED IN BOOK 1272, PAGE 450, RECORDS OF BOONE COUNTY, MISSOURI. (AS SHOWN AND LABELED ON SURVEY)

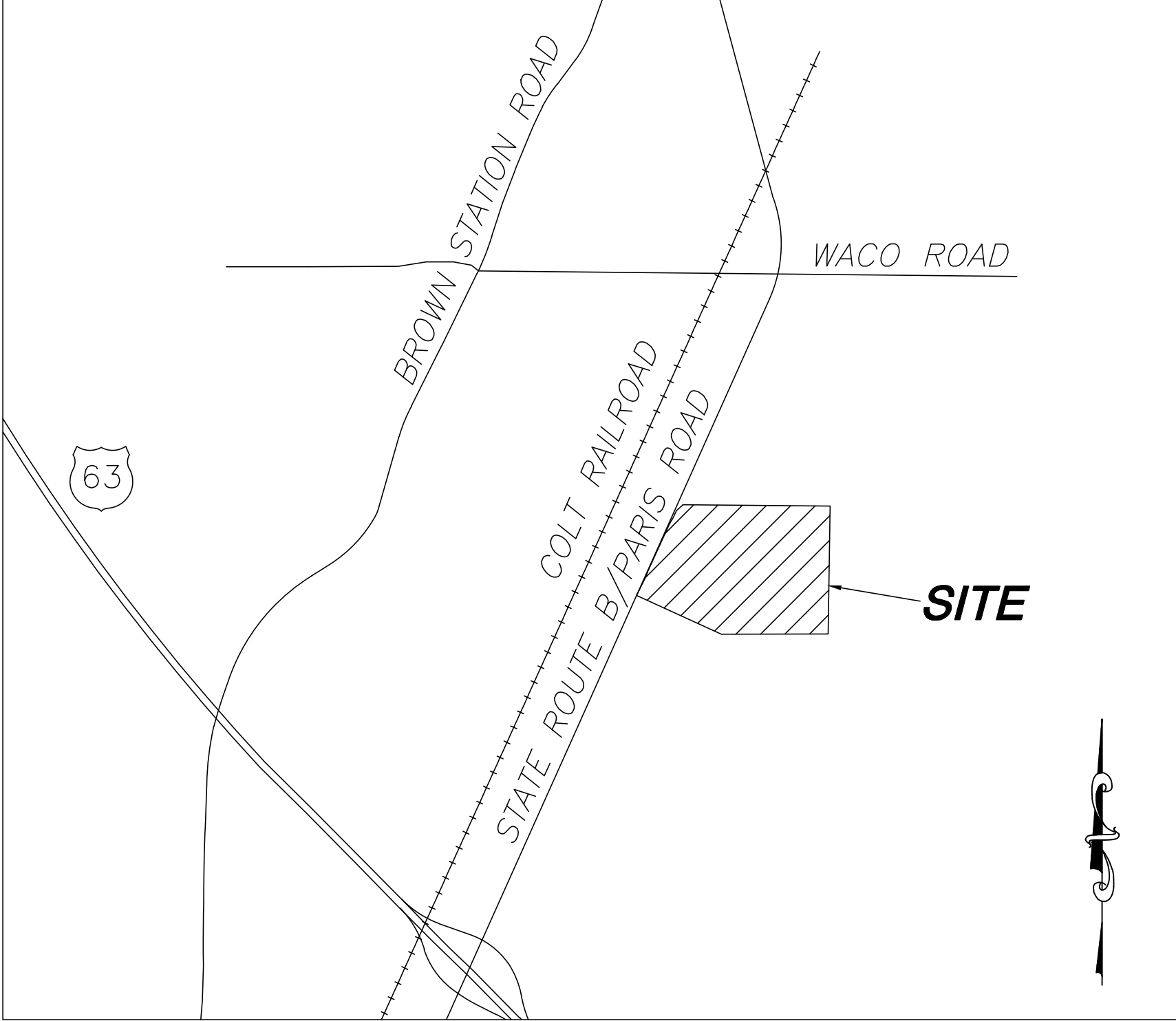
GRANT OF EASEMENT FOR SEWER PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED JUNE 10, 1996 AND RECORDED IN BOOK 1285, PAGE 461, RECORDS OF BOONE COUNTY, MISSOURI. (AS SHOWN AND LABELED ON SURVEY)

GRANT OF EASEMENT FOR WATER PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED MARCH 14, 1997 AND RECORDED IN BOOK 1299, PAGE 59, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

ORDINANCE NO. 15243 (VACATING A CERTAIN EASEMENT) DATED MAY 19, 1997 AND RECORDED IN BOOK 1314, PAGE 622, RECORDS OF BOONE COUNTY, MISSOURI. (NOT ON SURVEY TRACT)

NOTE: THE SURVEYOR WAS ABLE TO DETERMINE THAT THE FOLLOWING DOCUMENT APPLIES TO THE SURVEY TRACT:

GENERAL WARRANTY DEED TO THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION DATED JUNE 18, 1996 AND RECORDED IN BOOK 1238, PAGE 553, RECORDS OF BOONE COUNTY, MISSOURI.



LOCATION MAP  
NOT TO SCALE

NOTES

- RECORD TITLE INFORMATION, IN THE FORM OF A COMMITMENT FOR TITLE INSURANCE, FOR THIS SURVEY, WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, THE ISSUING AGENT BEING BOONE-CENTRAL TITLE COMPANY, FILE NUMBER 2101036, EFFECTIVE DATE OF FEBRUARY 18, 2021.
- SURVEY TRACT WARRANTY DEED RECORDED IN BOOK 5398, PAGE 84, BOONE COUNTY, MISSOURI RECORDS.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4 CITY OF COLUMBIA CODE OF ORDINANCES.
- THIS TRACT IS SUBJECT TO THE CITY OF COLUMBIA STORMWATER ORDINANCE.

FLOOD PLAIN STATEMENT

THIS TRACT, IS LOCATED WITHIN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.E.M.A. FLOOD FIRM PANEL #29019C0169E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THE OUTER LIMITS OF THE TYPE II (INTERMITTENT) STREAM BUFFER ARE SHOWN ON THE PLAT.

KNOW ALL MEN BY THESE PRESENTS

PLUMROSE USA, INC., A DELAWARE LIMITED PARTNERSHIP, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

RIGHT-OF-WAY AND EASEMENTS NOT OF RECORD, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, PLUMROSE USA, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED.

PLUMROSE USA, INC.

BY: TODD ANDERSON, HEAD OF CORPORATE TAX

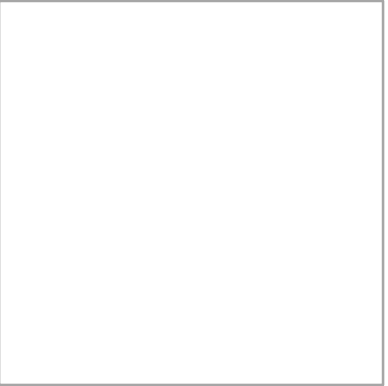
STATE OF ILLINOIS }  
COUNTY OF COOK } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2021, BEFORE ME APPEARED TODD ANDERSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE HEAD OF CORPORATE TAX OF PLUMROSE USA, INC., A DELAWARE LIMITED PARTNERSHIP, DULY CREATED AND ORGANIZED PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THE STATE OF DELAWARE, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID PARTNERSHIP; AND SAID PRESIDENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID PARTNERSHIP.

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

\_\_\_\_\_, NOTARY PUBLIC

NOTARY PUBLIC  
MY COMMISSION EXPIRES:



PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING ALL OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 5398, PAGE 84 OF THE BOONE COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF TARTAN HIGHLANDS AS RECORDED IN PLAT BOOK 29, PAGE 57, SAID POINT ALSO BEING ON THE WEST LINE OF HUNTER AND LUCAS ADDITION AS RECORDED IN PLAT BOOK 24, PAGE 60; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF HUNTER AND LUCAS ADDITION PLAT 2 AS RECORDED IN PLAT BOOK 41, PAGE 85, S00°52'35"W, 1646.75 FEET; THENCE LEAVING SAID LINES, S89°51'50"W, 1374.15 FEET TO THE NORTHEASTERLY CORNER OF ODER SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 274; THENCE ALONG THE NORTHERLY LINE OF SAID PLAT, N65°23'30"W, 1199.74 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 6; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING EIGHT (8) CALLS: N30°25'20"E, 5.26 FEET; THENCE N25°48'55"E, 250.09 FEET; THENCE N21°51'35"E, 99.71 FEET; THENCE N24°40'25"E, 660.88 FEET; THENCE N30°57'00"E, 89.93 FEET; THENCE N24°35'25"E, 100.17 FEET; THENCE N49°06'35"E, 109.76 FEET; THENCE N07°53'10"E, 2.77 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 OF SAID TARTAN HIGHLANDS; THENCE ALONG SAID SOUTH LINE, S89°32'10"E, 1894.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 80.77 ACRES.

CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH 2021, I COMPLETED A SURVEY FOR PLUMROSE USA, INC., A DELAWARE LIMITED PARTNERSHIP, FOR THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

JAY GEBHARDT L.S. 2001001909 MO LAND SURVEYOR	
 <b>A CIVIL GROUP, LLC</b> MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (573) 817-5750 MO CERT OF AUTHORITY: 2001006115	DATE: MAY 4, 2021 
<b>PLUMROSE USA, INC.</b> FINAL PLAT COLUMBIA, MISSOURI	

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
2021.

KRISTINE N. VROMAN  
NOTARY PUBLIC, MY COMMISSION  
EXPIRES DECEMBER 21, 2021.

APPROVED BY THE CITY PLANNING AND ZONING

COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
2021.

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO

ORDINANCE # \_\_\_\_\_  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_,  
2021.

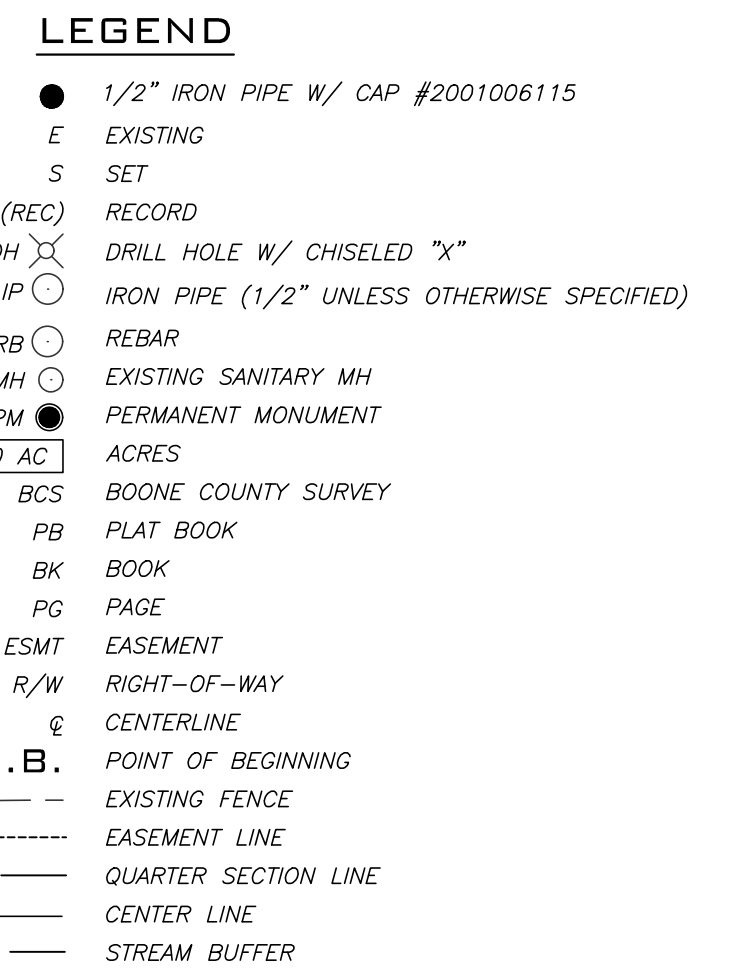
BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



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STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME

THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
2021.

\_\_\_\_\_  
KRISTINE N. VROMAN  
NOTARY PUBLIC, MY COMMISSION  
EXPIRES DECEMBER 21, 2021.