

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 985862 0, DATED JANUARY, 2, 2020.
3. THIS LOT IS SUBJECT TO THE BLANKET ELECTRIC EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BOOK 218, PAGE 141. THE EASEMENT IS OVER THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10-48-12. THE OVERHEAD ELECTRIC LINE ALONG THE SOUTH AND EAST SIDE OF THE LOT IS APPARENTLY COVERED BY THIS BLANKET EASEMENT.
4. THIS LOT MAY BE SUBJECT TO THE BLANKET WATER LINE EASEMENT TO CLARK LANE WATER ASSOCIATION RECORDED IN BOOK 297, PAGE 90. NOTHING HAS BEEN PROVIDED TO SAY THE EASEMENT HAS BEEN RELEASED OR DEFINED. THE EASEMENT IS OVER THAT PART OF THE NORTHEAST QUARTER OF SECTION 10-48-12 LYING SOUTH OF OLD U.S. HIGHWAY NO. 40 AND EAST OF ST. CHARLES ROAD.
5. THIS LOT MAY BE SUBJECT TO THE BLANKET GAS LINE EASEMENT TO MISSOURI UTILITIES COMPANY RECORDED IN BOOK 371, PAGE 442. NOTHING HAS BEEN PROVIDED TO SAY THE EASEMENT HAS BEEN RELEASED OR DEFINED. THE EASEMENT IS OVER THAT PART OF THE NORTHEAST QUARTER OF SECTION 10-48-12 LYING SOUTH OF OLD HIGHWAY 40 AND EAST OF ST. CHARLES ROAD.
6. THIS LOT MAY BE SUBJECT TO THE BLANKET GAS LINE EASEMENT TO MISSOURI UTILITIES COMPANY RECORDED IN BOOK 371, PAGE 444. NOTHING HAS BEEN PROVIDED SAY THE EASEMENT HAS BEEN RELEASED OR DEFINED. THE EASEMENT IS OVER THAT PART OF THE NORTHEAST QUARTER OF SECTION 10-48-12 LYING SOUTH OF OLD HIGHWAY 40 AND EAST OF ST. CHARLES ROAD.
7. THIS LOT MAY BE SUBJECT TO THE BLANKET WATER LINE EASEMENT TO PUBLIC WATER SUPPLY DISTRICT NO. 9 RECORDED IN BOOK 400, PAGE 100. NOTHING HAS BEEN PROVIDED TO SAY THE EASEMENT HAS BEEN RELEASED OR DEFINED. THE EASEMENT IS OVER THAT PART OF THE NORTHEAST QUARTER OF SECTION 10-48-12 LYING SOUTH OF OLD HIGHWAY 40 AND EAST OF ST. CHARLES ROAD AND IS SHOWN ON EASTPORT CENTRE PLAT 2-A TO BE OVER A LINE THAT HAS BEEN ABANDONED ACCORDING TO PUBLIC WATER SUPPLY DISTRICT NO. 9.
8. UTILITY EASEMENTS ALONG PORT WAY AND BULL RUN DRIVE HAVE BEEN PREVIOUSLY DEDICATED. THIS PLAT DEDICATES EASEMENTS ALONG SAID RIGHTS-OF-WAY AS WELL AS ALONG SOLAR ROAD AS SHOWN.
9. THE PURPOSE OF THE REPLAT IS TO COMBINE LOT 10, 11 AND 12 AND THE VACATED RIGHT-OF-WAY OF BURNSIDE DRIVE INTO ONE (1) LOT AS SHOWN.
10. THE DIMENSIONS SHOWN ON THIS PLAT MATCH THE RECORD PLAT. IN THE OPINION OF THE SURVEYOR THERE IS NO MATERIAL DIFFERENCE IN THE RECORD AND MEASURED DIMENSIONS.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ THIS ____ DAY OF _____, 2021.

DESIGN ADJUSTMENT FOR ELIMINATION OF REQUIRED TURNAROUND AT THE END OF A TERMINAL STREET, AS REQUIRED BY UNIFIED DEVELOPMENT CODE APPENDIX A, SECTION A.7, IS APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____.

 BRIAN TREECE, MAYOR

ATTEST:

 SHEELA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS

THAT PREMIERE INDUSTRIAL PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND EQUIPMENTSHARE.COM, INC., A DELAWARE CORPORATION, BEING SOLE OWNERS OF THE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN ON THIS PLAT. THE 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 BULL RUN DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, PREMIERE INDUSTRIAL PROPERTIES, LLC, AND EQUIPMENTSHARE.COM, INC., HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER OF PREMIERE INDUSTRIAL PROPERTIES, LLC, AND THE PRESIDENT OF EQUIPMENTSHARE.COM, INC., THE _____ DAY OF _____, 2021.

PREMIERE INDUSTRIAL PROPERTIES, LLC

 JABBOCK SCHLACKS, MEMBER

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS ____ DAY OF _____, IN THE YEAR 2021, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JABBOCK SCHLACKS, MEMBER OF PREMIERE INDUSTRIAL PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHO APPROVED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

BETTY LOU COBB
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2023

EQUIPMENTSHARE.COM, INC.

 JABBOCK SCHLACKS, CEO

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

ON THIS ____ DAY OF _____, IN THE YEAR 2021, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JABBOCK SCHLACKS, CEO OF EQUIPMENTSHARE.COM, INC., KNOWN TO ME TO BE THE PERSON WHO APPROVED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

BETTY LOU COBB
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2023

STREAM BUFFER STATEMENT

THIS LOT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS PER CHAPTER 12A, ARTICLE X, SEC. 12A-232(a)(2), SINCE THEY ARE INCLUDED IN A FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT

THIS LOT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 29019C0284E AND NO. 29019C0305E, BOTH DATED APRIL 19, 2017.

CERTIFICATION

I HEREBY CERTIFY THAT IN JUNE 2021, I COMPLETED A REPLAT OF LOT 10, LOT 11 AND LOT 12 AND THE VACATED RIGHT-OF-WAY OF BURNSIDE DRIVE, ALL OF EASTPORT CENTRE PLAT 2-A, A SUBDIVISION IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 78, RECORDS OF BOONE COUNTY, MISSOURI, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 5107, PAGE 190, BOOK 5126, PAGE 69 AND BOOK 5282, PAGE 103 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10-48-12, AS SHOWN BY SAID EASTPORT CENTRE PLAT 2-A; THENCE WITH THE LINES OF SAID EASTPORT CENTRE PLAT 2-A, N88°59'10"W, 1255.47 FEET; THENCE 22.01 FEET ALONG A 500.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N18°33'20"W, 22.01 FEET; THENCE N17°17'40"W, 242.65 FEET; THENCE 15.75 FEET ALONG A 493.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N18°12'35"W, 15.75 FEET; THENCE N19°07'30"W, 135.02 FEET; THENCE N70°52'30"E, 192.57 FEET; THENCE N0°00'00"E, 194.35 FEET; THENCE N90°00'00"E, 1221.25 FEET TO THE EAST LINE OF SAID SECTION 10-48-12 AS SHOWN BY SAID EASTPORT CENTRE PLAT 2-A; THENCE WITH SAID EAST LINE, S1°39'55"W, 675.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.66 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

 JAMES R. JEFFRIES, PLS-2500

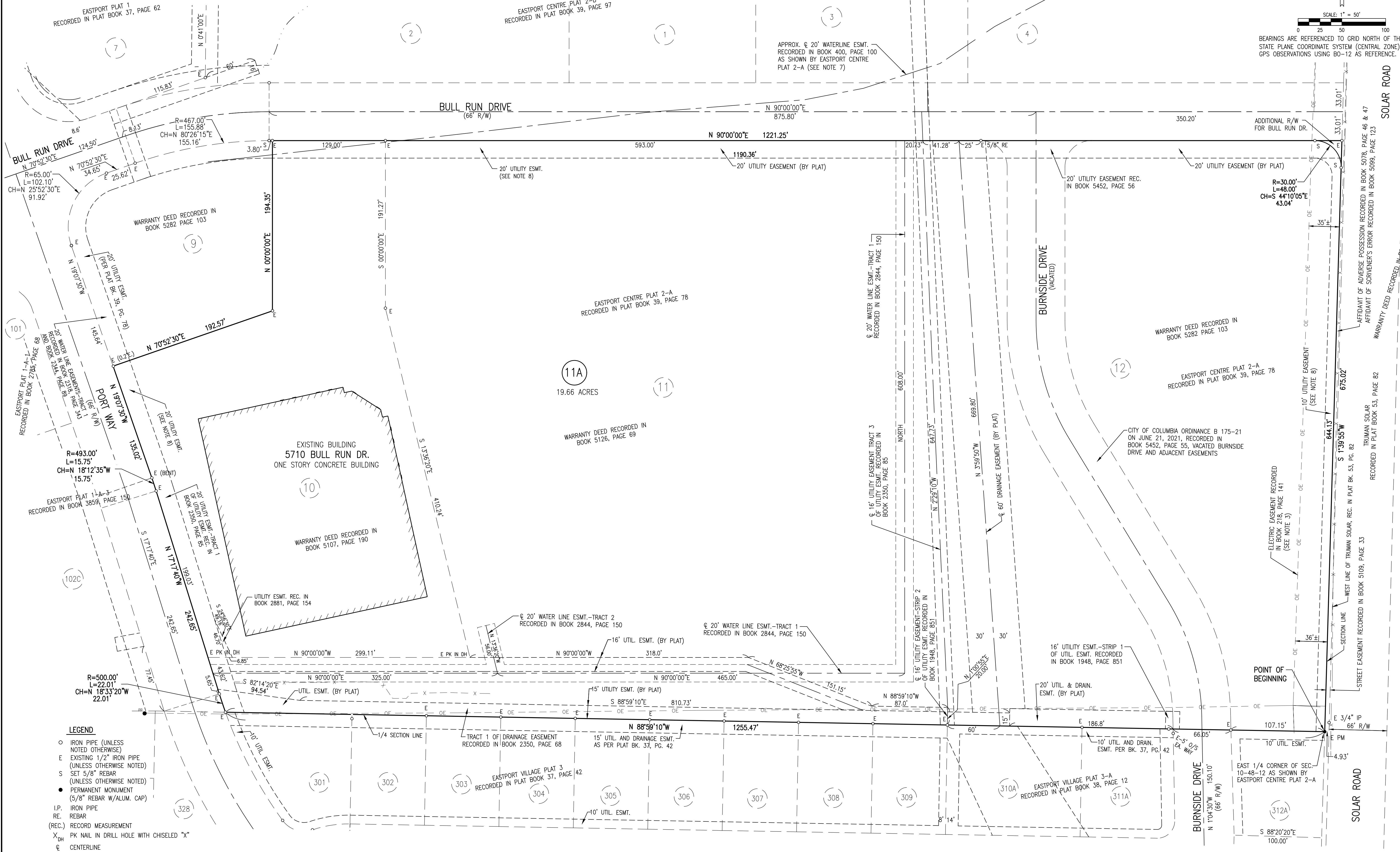
 DATE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2021.

_____, NOTARY PUBLIC
 BETTY LOU COBB
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2023

SHEET 1 OF 2

FINAL PLAT EASTPORT CENTRE PLAT 2-C A REPLAT OF LOTS 10, 11 & 12 EASTPORT CENTRE PLAT 2-A IN SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI		
DATE JUNE 28, 2021	JOB NUMBER 20005.01	
ALLSTATE CONSULTANTS 3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799 DATE ALLSTATE CONSULTANTS LLC TWO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167		JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500 DATE: 7/26/21
		RESERVED FOR RECORDER'S STAMP



SCALE: 1" = 50'
 BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) BASED UPON GPS OBSERVATIONS USING 80-12 AS REFERENCE.

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - ⊕ EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - S SET 5/8" REBAR (UNLESS OTHERWISE NOTED)
 - PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - I.P. IRON PIPE
 - RE. REBAR
 - (REC.) RECORD MEASUREMENT
 - X PK NAIL IN DRILL HOLE WITH CHISELED "X"
 - ⊕ CENTERLINE
 - - - FENCE
 - (BY PLAT) AS SHOWN ON THE PLAT OF EASTPORT CENTRE PLAT 2-A

ALLSTATE CONSULTANTS
 3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
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 ALLSTATE CONSULTANTS LLC
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 CERTIFICATE OF AUTHORITY #2007000167

FINAL PLAT
EASTPORT CENTRE PLAT 2-C
 A REPLAT OF LOTS 10, 11 & 12, EASTPORT CENTRE PLAT 2-A
 IN SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI
 JAMES R. JEFFRIES
 NUMBER PLS-2500
 MISSOURI LAND SURVEYOR
 DATE: 7/26/21

REVISED:
JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500
DATE JUNE 28, 2021
JOB NUMBER 20005.01