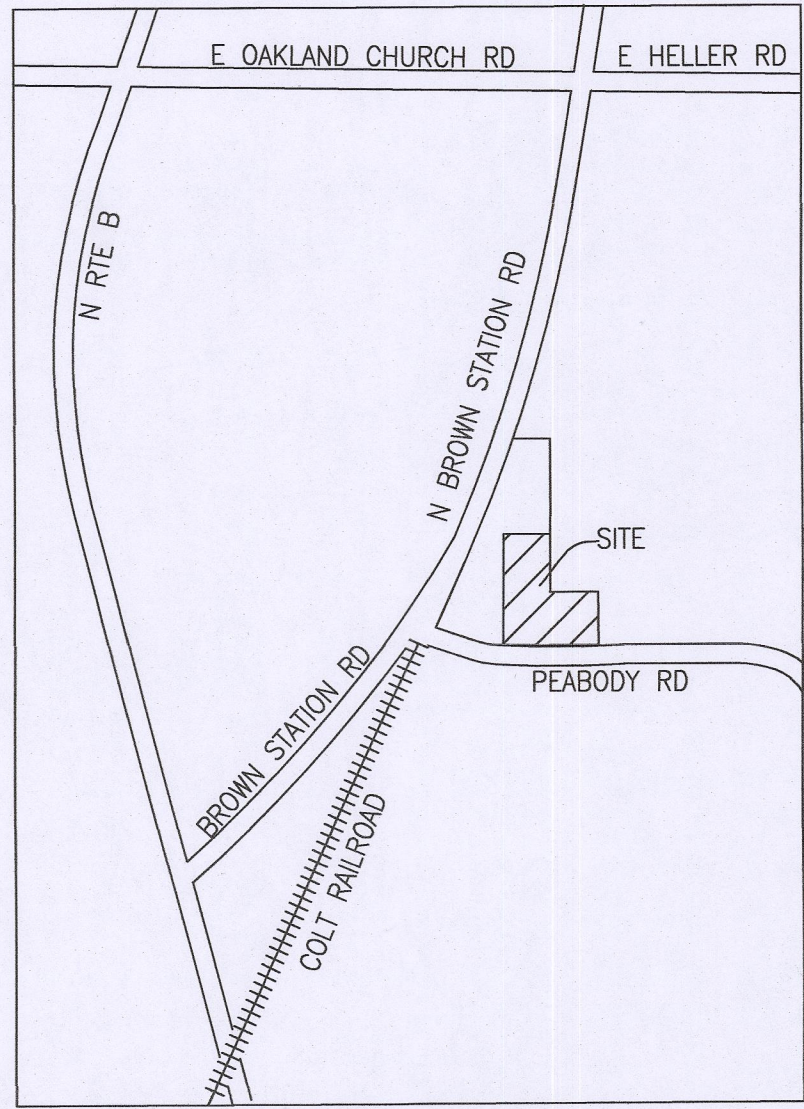
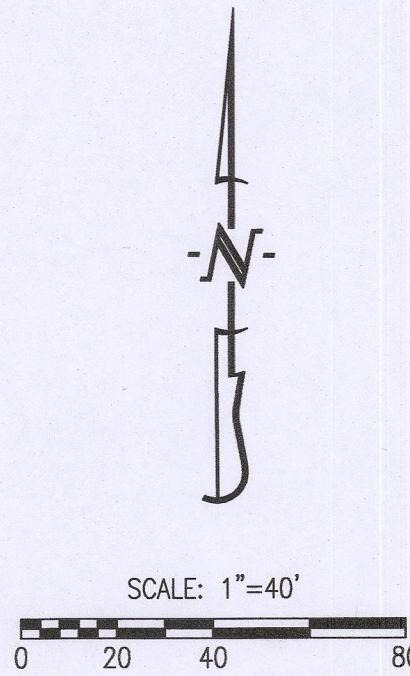


FINAL PLAT
EWING INDUSTRIAL PARK, PLAT 2A

A REPLAT LOCATED IN SOUTHEAST QUARTER OF SECTION 16 AND
NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 49 NORTH, RANGE
12 WEST, COLUMBIA BOONE COUNTY, MISSOURI
OCTOBER 31, 2022



LOCATION MAP
NOT TO SCALE



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

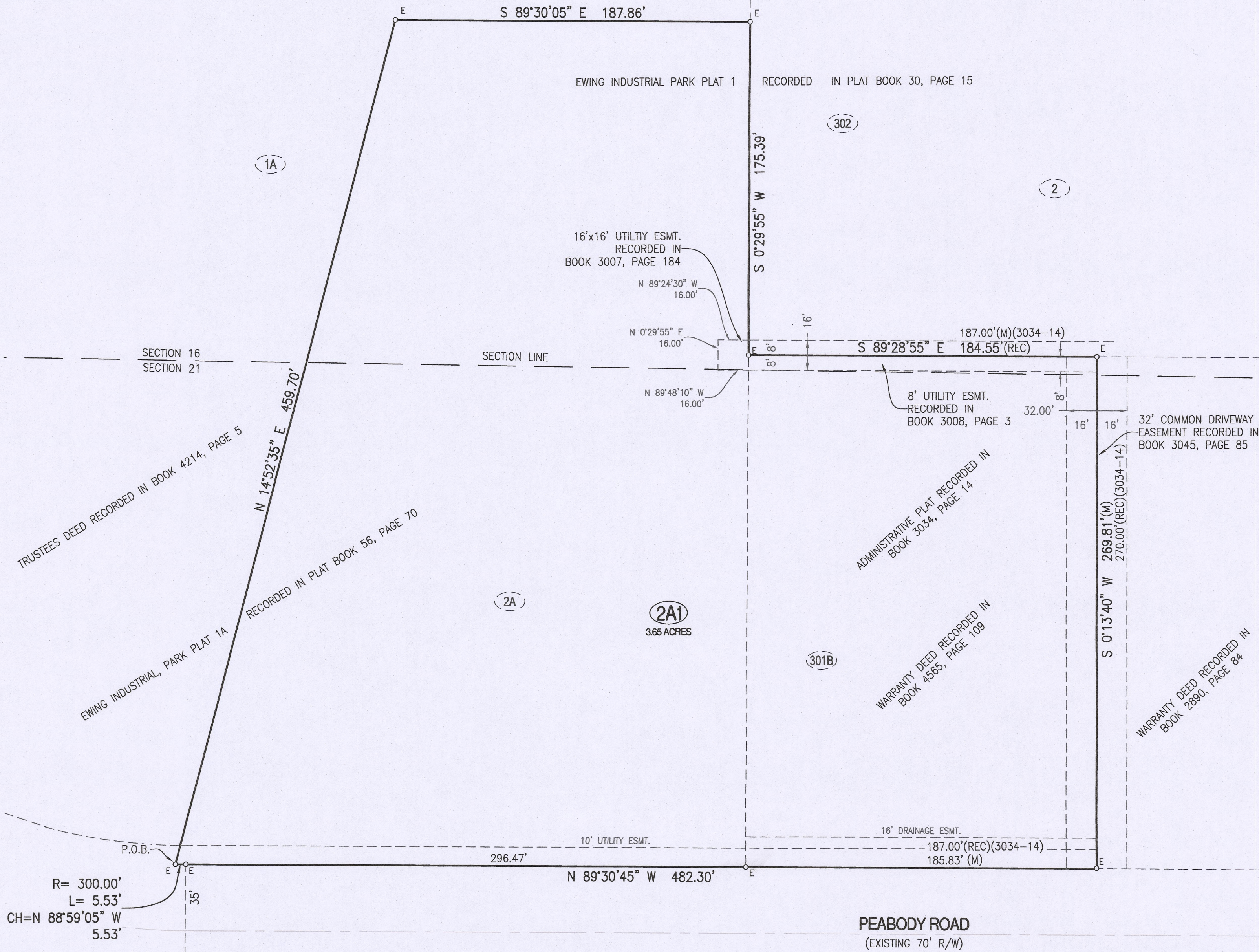
LEGEND:

- E EXISTING
S SET
○ SET 1/2" IRON PIPE OR 1/2" REBAR
(UNLESS NOTED OTHERWISE)
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
P.O.B. POINT OF BEGINNING

NOTES:

- 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.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- THERE ARE NO REGULATED STREAMS ON THIS SITE. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
- IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS UNLESS OTHERWISE NOTED.

WARRANTY DEED
RECORDED IN BOOK 3935, PAGE 81



E.T.J SUBDIVISION RECORDED IN PLAT BOOK 27, PAGE 2

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2022, I COMPLETED A SURVEY FOR CB&T ORE HOLDINGS II, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND ASM DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 2A, EWING INDUSTRIAL PARK, PLAT 1A, RECORDED IN PLAT BOOK 56, PAGE 70 AND DESCRIBED IN TRUSTEE'S DEED RECORDED IN BOOK 4214, PAGE 5 AND ALL OF LOT 301B, EWING INDUSTRIAL PARK PLAT 3-A, RECORDED IN BOOK 3034, PAGE 14 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4565, PAGE 109 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2A, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF PEABODY ROAD AND WITH THE WEST LINE OF SAID LOT 2A, N 14°52'35"E, 459.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID LOT 2A, S 89°30'05"E, 187.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT 2A, S 0°29'55"W, 175.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 301B; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID LOT 301B, S 89°28'55"E, 184.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 301B; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT 301B, S 0°13'40"W, 269.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 301B, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF PEABODY ROAD; THENCE LEAVING SAID EAST LINE AND WITH SAID NORTH RIGHT OF WAY LINE, N 89°30'45"W, 482.30 FEET, THENCE WITH NORTH RIGHT OF WAY LINE, 5.53 FEET ALONG A 300.00'-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 88°59'05"W, 5.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.65 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

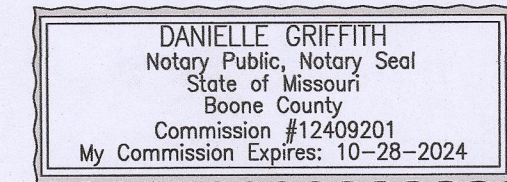
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
12/7/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF December IN THE YEAR 2022.

Danielle Griffith
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT ASM DEVELOPMENT, LLC A MISSOURI LIMITED LIABILITY COMPANY IS THE SOLE OWNER 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 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 EWING INDUSTRIAL PARK, PLAT NO. 2A.

IN WITNESS WHEREOF, ASM DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMEBER, THIS 7 DAY OF December, 2022.

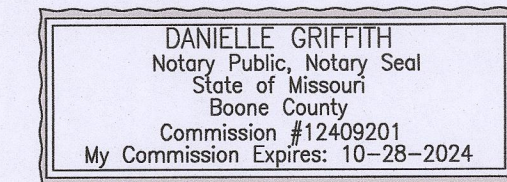
ASM DEVELOPMENT, LLC.

ANDREW S. MARCY, MEMEBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 7 DAY OF December, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDREW S. MARCY, MEMBER, OF ASM DEVELOPMENT LLC, 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 ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

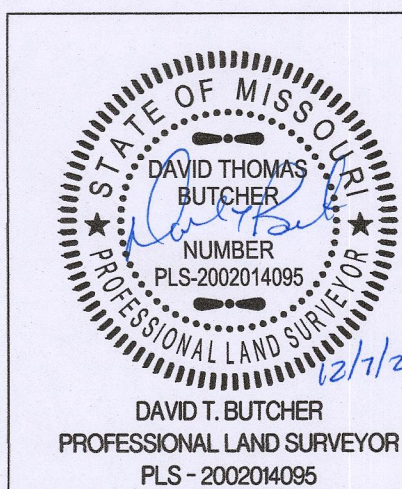
Danielle Griffith
DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 26, 2024
COMMISSION NUMBER 14965667



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2023.

BARBARA BUFFALOEE MAYOR
ATTEST:

SHEELA AMIN, CITY CLERK



EWING INDUSTRIAL PARK, PLAT 2A

A REPLAT LOCATED IN SE 1/4 SECTION 16 &
NE 1/4 SECTION 21, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 10/13/2022

PROJECT: 220256

SCALE: 1" = 80'

DRAWN BY: JWS



www.crockettengineering.com