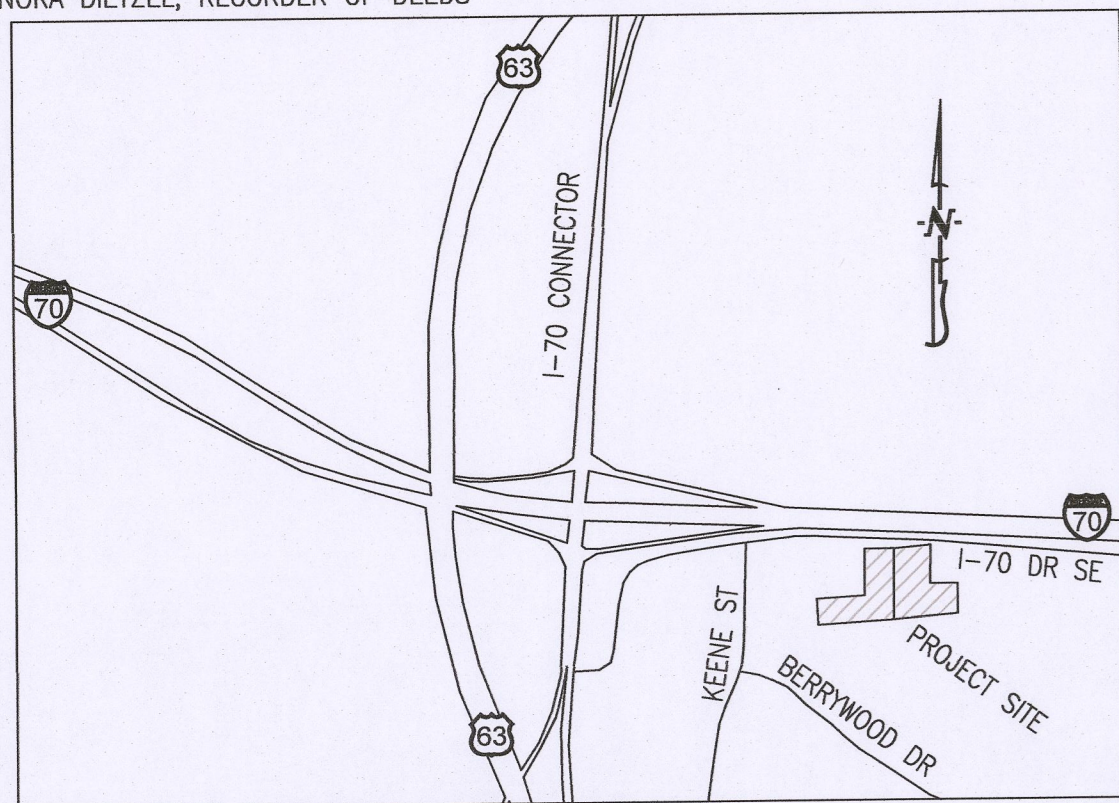


FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS



LOCATION MAP
NOT TO SCALE

FINAL PLAT

ZWONITZER SUBDIVISION, PLAT NO. 2

A REPLAT OF LOT 1A OF A REPLAT OF BRYAN'S SUBDIVISION AND LOT 1A OF ZWONITZER SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 27, 2021

CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2021, I COMPLETED A SURVEY AND SUBDIVISION FOR TKG-STORAGEPARTNERS PORTFOLIO, LLC, OF 2 A TRACTS OF LAND LOCATED IN SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 1-A OF THE REPLAT OF LOT 1 OF BRYAN'S SUBDIVISION RECORDED IN PLAT BOOK 18, PAGE 39 AND LOT 1A OF THE ADMINISTRATIVE PLAT NO. 1 OF ZWONITZER SUBDIVISION, RECORDED IN BOOK 935, PAGE 801 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4420, PAGE 94 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF KEENE ESTATES PLAT NO. 6, RECORDED IN PLAT BOOK 11, PAGE 226, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2A, ADMINISTRATIVE PLAT NO. 1 OF LOT 2A BRYAN'S SUBDIVISION RECORDED IN BOOK 1131, PAGE 829 AND WITH THE NORTH LINE THEREOF AND EXTENDING ALONG THE NORTH LINE OF LOT 6A ADMINISTRATIVE REPLAT OF LOT 6 OF KEENE ESTATES, RECORDED IN BOOK 1284, PAGE 518, S 85°02'50"W, 299.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A, REPLAT OF LOT 1 OF BRYAN'S SUBDIVISION RECORDED IN PLAT BOOK 18, PAGE 39, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID LOT 1-A, REPLAT OF LOT 1 OF BRYAN'S SUBDIVISION RECORDED IN PLAT BOOK 18, PAGE 39, S 85°02'50"W, 350.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A; THENCE CONTINUING WITH SAID NORTH LINE AND EXTENDING ALONG THE NORTH LINE OF A REPLAT OF LOT 5 OF KEENE ESTATES RECORDED IN PLAT BOOK 13, PAGE 72, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1A, S 85°53'40"W, 415.32 FEET; THENCE LEAVING SAID NORTH LINE AND SAID SOUTH LINE AND WITH THE WEST LINE OF SAID LOT 1A, SAID WEST LINE ALSO BEING THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4415, PAGE 122, N 2°17'55"W, 143.57 FEET; THENCE LEAVING SAID EAST AND WEST LINE AND WITH THE NORTH LINE OF SAID LOT 1A, SAID LINE BEING THE SOUTH LINE OF LOT 1B, ADMINISTRATIVE PLAT NO. 1 OF ZWONITZER SUBDIVISION RECORDED IN BOOK 935, PAGE 801, N 86°33'40"E, 262.16 FEET; THENCE LEAVING SAID NORTH AND SOUTH LINE AND WITH THE WEST LINE OF SAID LOT 1A, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1B, N 0°04'35"W, 255.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 1A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1B AND BEING ON THE SOUTH RIGHT OF WAY LINE FOR I-70 DRIVE SOUTHWEST; THENCE WITH SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, N 89°56'45"E, 128.80 FEET; THENCE N 85°18'10"E, 225.58 FEET; THENCE S 88°05'05"E, 5.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 1-A, REPLAT OF LOT 1 OF BRYAN'S SUBDIVISION RECORDED IN PLAT BOOK 18, PAGE 39; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 0°09'05"W, 210.34 FEET; THENCE S 89°50'05"E, 150.00 FEET; THENCE S 0°09'10"W, 162.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.62 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

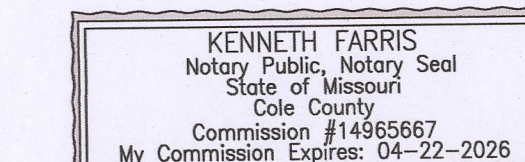
DAVID W. BORDEN, PLS-2002000244
DATE: 8-10-22

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF August IN THE YEAR 2022.

Kenneth Farris, Notary Public, My Commission Expires April 22, 2026, Commission Number 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT TKG-STORAGEPARTNERS PORTFOLIO, LLC, A DELAWARE 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 STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. 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 "ZWONITZER SUBDIVISION, PLAT NO. 2".

IN WITNESS WHEREOF, TKG-STORAGEPARTNERS PORTFOLIO, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 10th DAY OF August, 2022.

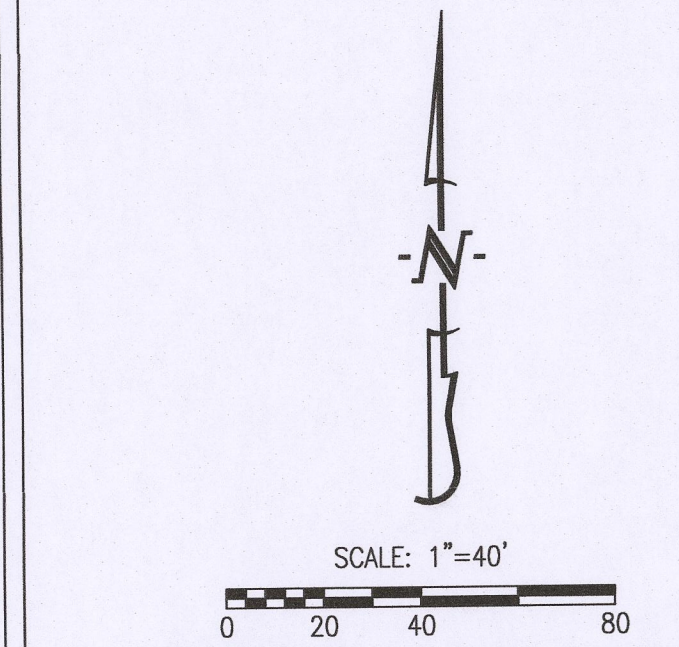
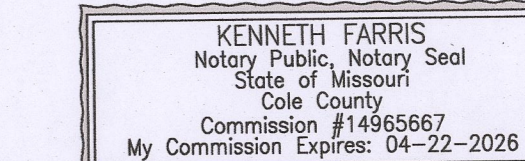
TKG-STORAGEPARTNERS PORTFOLIO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

MICHAEL BURNAM, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 10th DAY OF August, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL BURNAM, MANAGER, OF TKG-STORAGEPARTNERS PORTFOLIO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

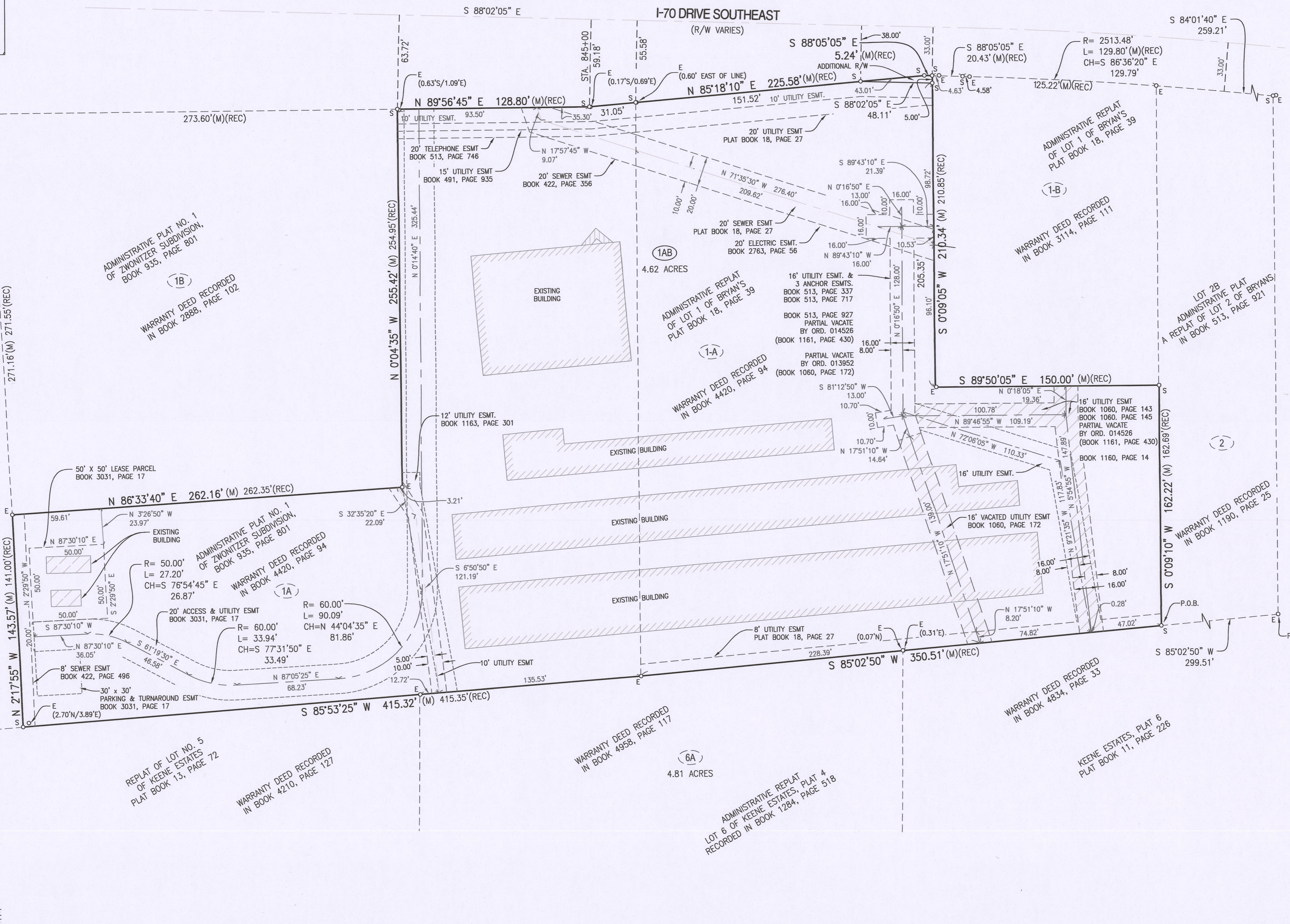
Kenneth Farris, Notary Public, My Commission Expires April 22, 2026, Commission Number 14965667



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

- LEGEND:
E EXISTING
S SET
o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
• COTTON PICKER SPINDLE/RAILROAD SPIKE
o STONE
o PERMANENT MONUMENT
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
(R) RADIAL LINE
DHx DRILL HOLE
W/ CHISELED X
RIGHT-OF-WAY MARKER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R= CURVE RADIUS
L= CURVE LENGTH
CH= CURVE CHORD DIRECTION & LENGTH

- NOTES:
1. 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. 29019C02B3C, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2022.
BARBARA BUFFALO, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK

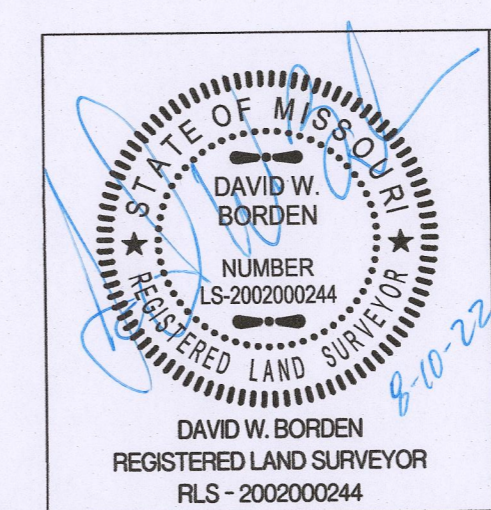


Table with project details: ZWONITZER SUBDIVISION, PLAT NO. 2, A REPLAT OF LOT 1A OF BRYAN'S SUBDIVISION AND LOT 1A OF ZWONITZER SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI. Includes corporate number, date, scale, project number, and drawing number.

