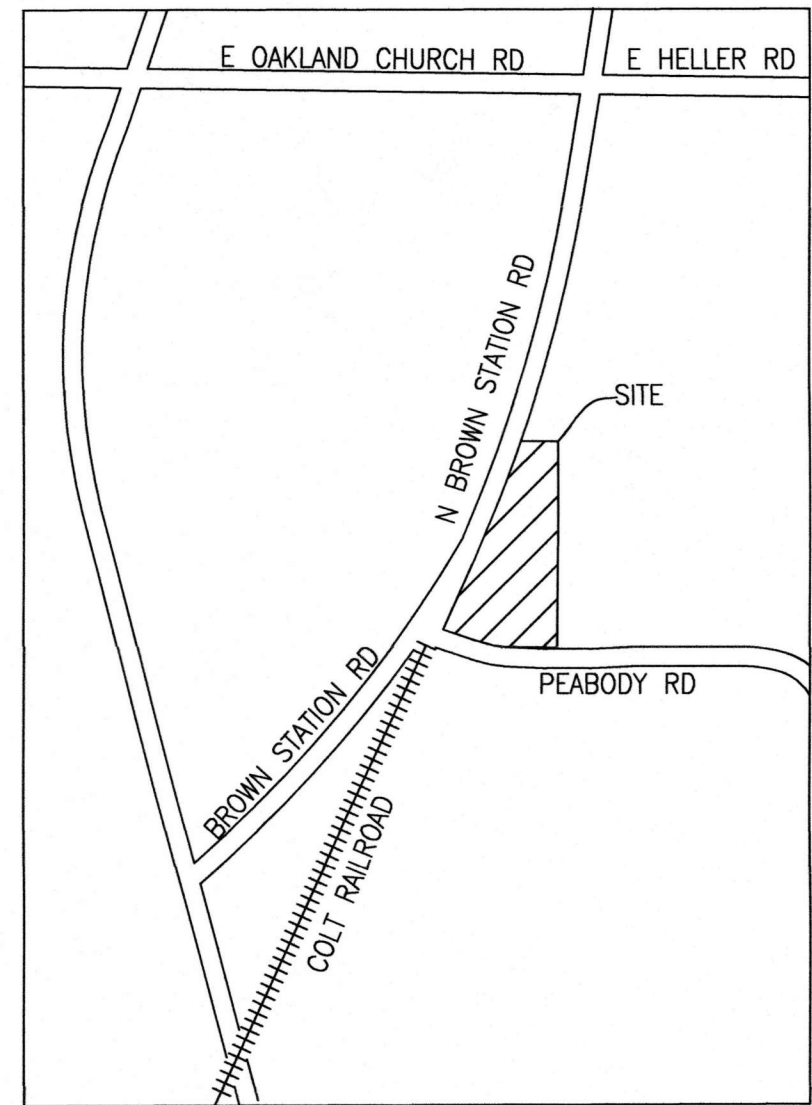


FINAL PLAT EWING INDUSTRIAL PARK, PLAT 1A

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

JUNE 27, 2022



LOCATION MAP
NOT TO SCALE



SCALE: 1"=80'
0 40 80 160

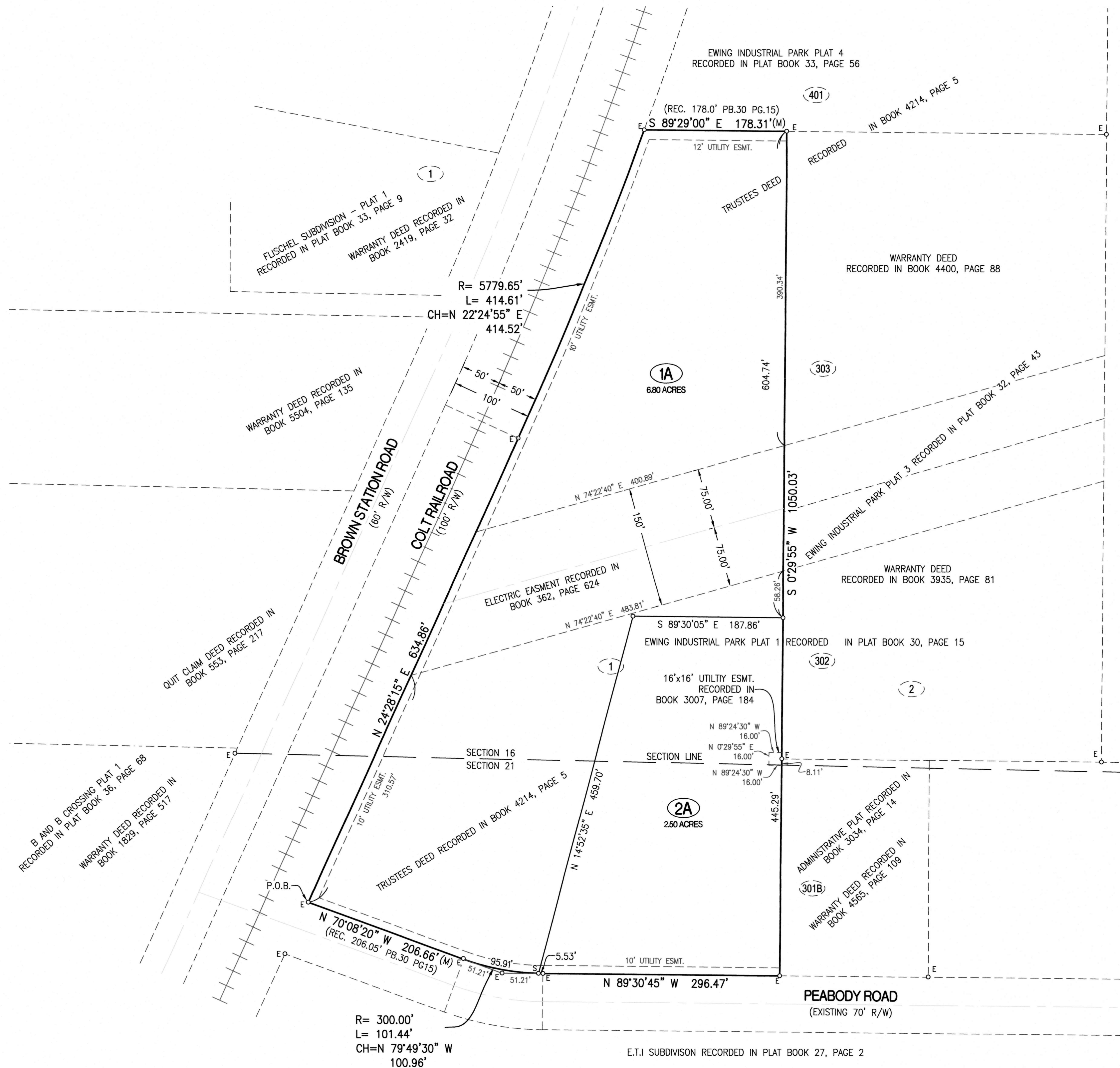
BEARINGS ARE REFERENCED TO GRID
NORTH OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

LEGEND:

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

NOTES:

1. THIS TRACT IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0169E, 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).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. 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
5. IN THE PROFESSIONAL OPINION OF THE LAND SURVEYOR THERE IS NO MATERIAL DIFFERENCE BETWEEN THE RECORDED AND MEASURED DIMENSIONS.



CERTIFICATION:

I HEREBY CERTIFY THAT IN JUNE OF 2022, I COMPLETED A SURVEY FOR CB&T ORE HOLDINGS II, LLC, A MISSOURI LIMITED LIABILITY COMPANY, 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 1 OF EWING INDUSTRIAL PARK PLAT 1, RECORDED IN PLAT BOOK 30, PAGE 15 AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4214 PAGE 5 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF THE COLT RAILROAD AT THE SOUTHWEST CORNER OF SAID LOT 1, AND WITH THE LINES OF SAID LOT 1, N 24°28'15"E, 634.86 FEET; THENCE 414.61 FEET ALONG A 5779.65-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 22°24'55"E, 414.52 FEET TO THE SOUTHWEST CORNER OF LOT 401 OF EWING INDUSTRIAL PARK PLAT 4, RECORDED IN PLAT BOOK 33, PAGE 56; THENCE CONTINUING WITH THE LINES OF SAID LOT 1 AND WITH THE SOUTH LINE THEREOF, S 89°29'00"E, 178.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE LEAVING THE SOUTH LINE OF SAID LOT 401 AND WITH THE EAST LINE OF SAID LOT 1, S 0°29'50"W, 1050.03 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PEABODY ROAD; THENCE LEAVING SAID WEST LINE AND WITH SAID NORTHERLY RIGHT OF WAY LINE, N 89°30'45"W, 296.47 FEET; THENCE 101.44 FEET ALONG A 300.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 79°49'30"W, 100.96 FEET; THENCE N 70°08'20"W, 206.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.30 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
Blair
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF August
IN THE YEAR 2022.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT CB&T ORE HOLDINGS II, 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, AND RE-PLATED 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 PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS EWING INDUSTRIAL PARK, PLAT 1A.

IN WITNESS WHEREOF, CB&T ORE HOLDINGS II, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 25 DAY OF August, 2022.

CB&T ORE HOLDINGS II, LLC

Kenneth Roberson
KENNETH ROBERSON, MANAGER

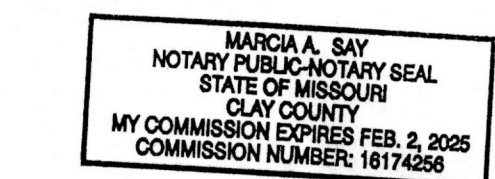
STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 25th DAY OF August, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KENNETH ROBERSON, MANAGER, OF CB&T ORE HOLDINGS II, LLC, A MISSOURI 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.

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF August
IN THE YEAR 2022.

Marcia A. Bay
MARCIA A. BAY, NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 2, 2025
COMMISSION NUMBER 16174256



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # 025149,
ON THE 3rd DAY OF October, 2022.

Barbara Buffaloe
BARBARA BUFFALOE, MAYOR

ATTEST:
Sheela Amin
SHEELA AMIN, CITY CLERK



		EWING INDUSTRIAL PARK, PLAT 1A 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: 06/23/2022		RECORDED IN Boone County, Missouri Date and Time: 10/04/2022 at 02:15:06 PM	
PROJECT: 220256		SCALE: 1"=80' DRAWN BY: JWS		Instrument #: 2022021298 Book: 56 Page: 70 Recording Fee: \$89.00 No. of Pages: 1	
DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS-2002014095				1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	