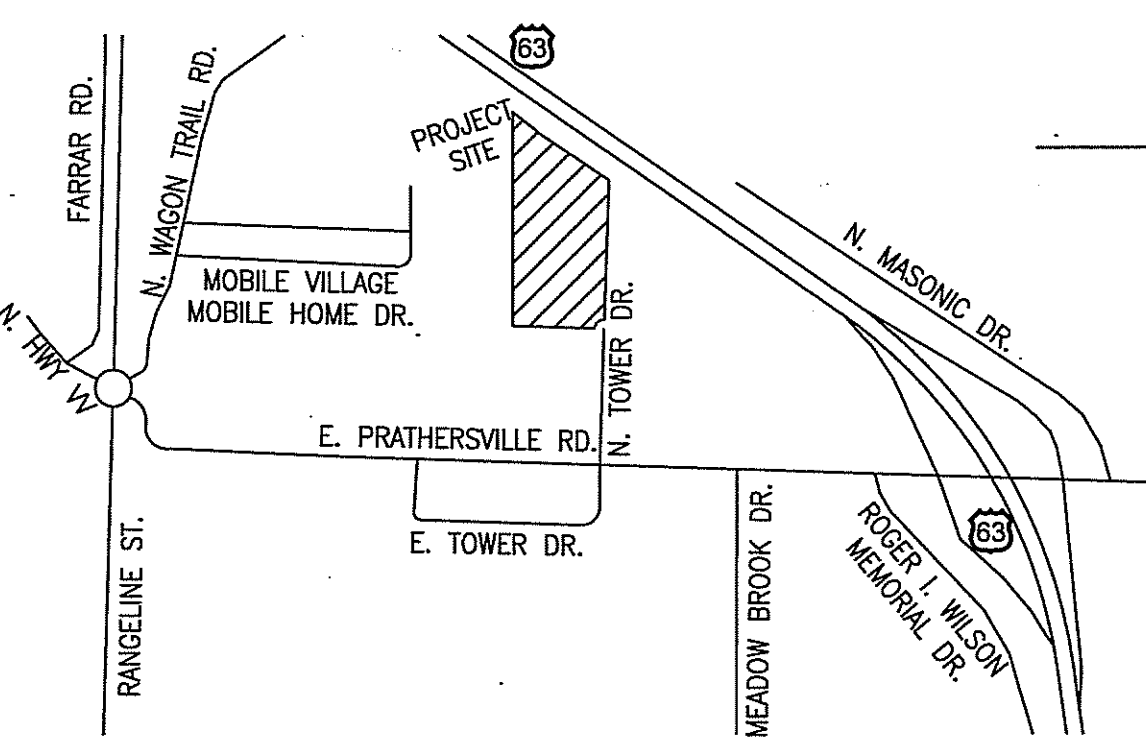


FINAL PLAT
TOWER INDUSTRIAL PARK, PLAT 1-A

FINAL MINOR REPLAT OF LOT 3, TOWER INDUSTRIAL PARK
EAST HALF OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 17, 2017

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



LOCATION MAP
NOT TO SCALE

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

SCALE: 1"=60'
0 30 60 120

LEGEND:

E EXISTING
S SET
o 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
P.O.B. POINT OF BEGINNING

WARRANTY DEED RECORDED
IN BOOK 4657, PAGE 123

(3)
(3B)
6.19 ACRES
WARRANTY DEED RECORDED
IN BOOK 4718, PAGE 123
TOWER INDUSTRIAL PARK
PLAT BOOK 33, PAGE 87

(3)
(3A)
4.82 ACRES
WARRANTY DEED RECORDED
IN BOOK 4718, PAGE 123
TOWER INDUSTRIAL PARK
PLAT BOOK 33, PAGE 87

(2)
WARRANTY DEED RECORDED
IN BOOK 4101, PAGE 59
TOWER INDUSTRIAL PARK
PLAT BOOK 33, PAGE 87

(4)
WARRANTY DEED RECORDED
IN BOOK 4084, PAGE 152
TOWER INDUSTRIAL PARK
PLAT BOOK 33, PAGE 87

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0165D, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- 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.
- REFER TO PD PLAN FOR TOWER DRIVE INDUSTRIAL PARK.

CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2017 I COMPLETED A SURVEY AND SUBDIVISION FOR G & L HOLDINGS OF MISSOURI, L.L.C., AND RLS DEVELOPMENT, L.L.C. OF LOT 3 OF TOWER INDUSTRIAL PARK AS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4718, PAGE 123 AND SHOWN IN PLAT BOOK 33, PAGE 87 IN THE EAST HALF OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

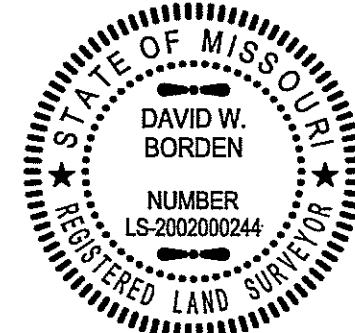
BEGINNING AT THE NORTHEAST CORNER OF LOT 3 AND WITH THE EAST LINE THEREOF, S 1°51'25" W, 745.50 FEET TO THE NORTH RIGHT OF WAY LINE FOR NORTH TOWER DRIVE; THENCE LEAVING SAID EAST LINE AND WITH SAID NORTH RIGHT OF WAY LINE, 76.95 FEET ALONG A 52.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 49°27'55" W, 70.12 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE WITH SAID SOUTH LINE, N 88°08'35" W, 433.15 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4657, PAGE 129; THENCE WITH SAID EAST LINE, N 0°07'40" W, 1139.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY LINE FOR U.S. HIGHWAY 63; THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH RIGHT OF WAY LINE, S 52°03'20" E, 198.85 FEET; THENCE S 55°54'15" E, 430.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.00 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 W. BORDEN, PLS-2002000244
9-21-17
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14985667
My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT G & L HOLDINGS OF MISSOURI, L.L.C., AND RLS DEVELOPMENT, L.L.C. ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT THEY HAVE 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 "TOWER INDUSTRIAL PARK, PLAT 1-A."

IN WITNESS WHEREOF, GARY ARTERBERRY AND LORI ARTERBERRY, HAS CAUSED THESE PRESENTS TO BE SIGNED.

G & L HOLDINGS OF MISSOURI, L.L.C.

GARY ARTERBERRY, MEMBER LORI ARTERBERRY, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF, RON STUART HAS CAUSED THESE PRESENTS TO BE SIGNED.

RLS DEVELOPMENT, L.L.C.

RON STUART

STATE OF MISSOURI } SS
COUNTY OF BOONE }

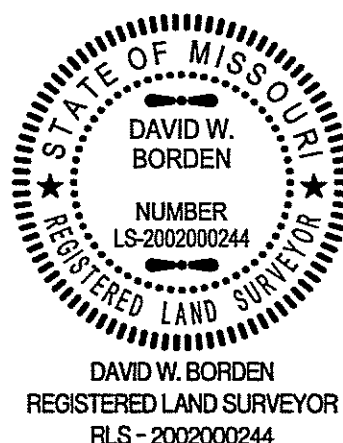
SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



DAVID W. BORDEN
REGISTERED LAND SURVEYOR
PLS-2002000244

TOWER INDUSTRIAL PARK, PLAT 1-A

FINAL MINOR REPLAT OF LOT 3, TOWER INDUSTRIAL PARK
EAST HALF OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:
07/17/17

PROJECT:
170148

SCALE:
1" = 60'

DRAWN BY:
KGL

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com