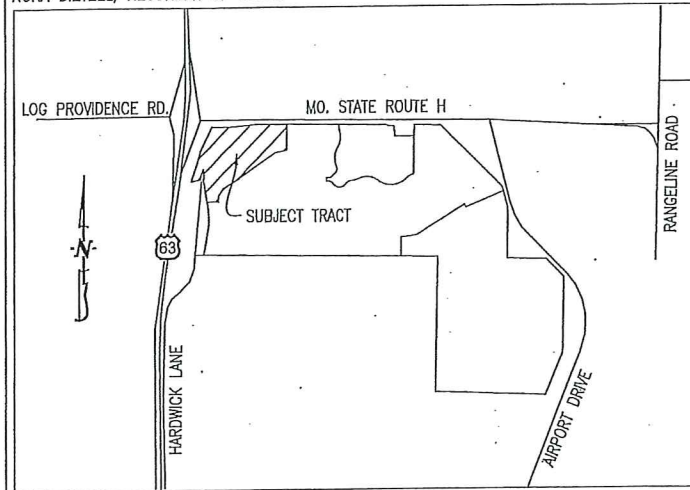


FINAL PLAT CARTWRIGHT BUSINESS & TECHNOLOGY PARK, PLAT No. 2

A REPLAT OF LOT C3 OF CARTWRIGHT BUSINESS & TECHNOLOGY PARK PLAT No. 1 &
 A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
 SECTION 26, TOWNSHIP 47 NORTH, RANGE 12 WEST
 ASHLAND, BOONE COUNTY, MISSOURI
 AUGUST 27, 2018



LOCATION MAP
 NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT HUMMINGBIRD PROPERTIES, LLC 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-WAYS SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF ASHLAND FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR THE PUBLIC USE FOREVER. THE ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS, "CARTWRIGHT BUSINESS & TECHNOLOGY PARK, PLAT NO. 2".

IN WITNESS WHEREOF, HUMMINGBIRD PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS _____ DAY OF _____, 2018.

HUMMINGBIRD PROPERTIES, LLC.

 RUSSELL POTTERFIELD, MEMBER

 SARA POTTERFIELD, MEMBER

STATE OF MISSOURI }
 COUNTY OF BOONE } ss

ON THIS _____ DAY OF _____, 2018 BEFORE ME PERSONALLY APPEARED RUSSELL POTTERFIELD AND SARA POTTERFIELD, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THEY ARE THE MEMBERS OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

 JASON M. KEMNA NOTARY PUBLIC
 MY COMMISSION EXPIRES JUNE 25, 2019
 COMMISSION NUMBER 15180419

NOTES:

1. NO PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0400D, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1306142, DATED SEPTEMBER 26, 2013 & FILE NO. 1402472, DATED MAY 5, 2014.
4. THIS TRACT MAY BE SUBJECT TO THE WATERLINE EASEMENTS RECORDED IN BOOK 379, PAGE 280, AND BOOK 1528, PAGE 709, AND BOOK 410, PAGE 81.
5. THIS TRACT MAY BE SUBJECT TO THE ELECTRICAL EASEMENT RECORDED IN BOOK 218, PAGE -181.

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMAN
 THIS _____ DAY OF _____, 2018

 GENE RHORER, MAYOR

 DARLA SAPP, CITY CLERK

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2018.

 ERNEST WREN, CHAIRPERSON

CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2018, I COMPLETED A SURVEY AND SUBDIVISION FOR HUMMINGBIRD PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 12 WEST, ASHLAND, BOONE COUNTY, MISSOURI AND ALL OF LOT C3, CARTWRIGHT BUSINESS & TECHNOLOGY PARK PLAT No. 1, RECORDED IN PLAT BOOK 51, PAGE 81, AND A TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK _____, PAGE _____ AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 4624, PAGE 147 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4537, PAGE 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SAID CARTWRIGHT BUSINESS & TECHNOLOGY PARK PLAT No. 1, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE STATE ROUTE H, AND WITH THE LINES OF SAID CARTWRIGHT BUSINESS & TECHNOLOGY PARK PLAT No. 1, S 0°20'35"W, 523.00 FEET; THENCE S 78°37'15"W, 255.32 FEET; THENCE S 56°04'40"W, 1291.16 FEET; THENCE S 35°57'25"W, 173.63 FEET; THENCE S 1°29'45"E, 124.40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BALDRIGE AVENUE; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, 185.46 FEET ALONG A 633.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 89°12'50"W, 184.80 FEET; THENCE S 80°48'45"W, 29.76 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 54°11'15"W, 42.43 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARDWICK LANE; THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARDWICK LANE, N 9°11'15"W, 178.65 FEET; THENCE N 80°48'45"E, 5.00 FEET; THENCE N 9°11'15"W, 100.00 FEET; THENCE S 80°48'45"W, 5.00 FEET; THENCE N 9°11'15"W, 176.75 FEET; THENCE N 80°48'45"E, 20.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N 4°02'55"W, 191.81 FEET TO THE EAST LINE OF THE TRACT DESCRIBED IN THE DEED RECORDED IN BOOK _____, PAGE _____; THENCE WITH THE LINES OF SAID DEED, 212.70 FEET ALONG A 380.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 15°18'30"W, 209.93 FEET; THENCE S 80°48'45"W, 171.28 FEET TO A POINT 143.92 FEET LEFT OF CENTERLINE STATION 558+90.61 OF U.S. HIGHWAY 63; THENCE N 13°51'35"E, 340.81 FEET TO A POINT 175.62 FEET LEFT OF CENTERLINE STATION 555+51.38 OF U.S. HIGHWAY 63; THENCE N 16°53'45"E, 279.02 FEET TO A POINT 216.25 FEET LEFT OF CENTERLINE STATION 552+74.80 OF U.S. HIGHWAY 63; THENCE N 25°05'50"E, 539.54 FEET TO A POINT 370.27 FEET LEFT OF CENTERLINE STATION 5474+57.86 OF U.S. HIGHWAY 63, THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE H; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE S 89°39'26"E, 413.43; THENCE N 85°56'40"E, 65.19 FEET; THENCE N 84°45'20"E, 462.20 FEET; THENCE S 89°39'25"E, 632.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.50 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

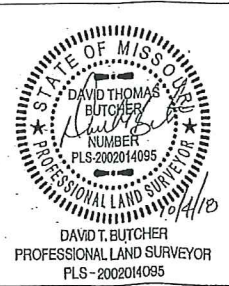
David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095

10/7/18
 DATE

STATE OF MISSOURI }
 COUNTY OF BOONE } ss

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 7th DAY OF October, 2018.

Kenneth Farris
 KENNETH FARRIS NOTARY PUBLIC
 MY COMMISSION EXPIRES APRIL 22, 2022
 COMMISSION NUMBER 14965667

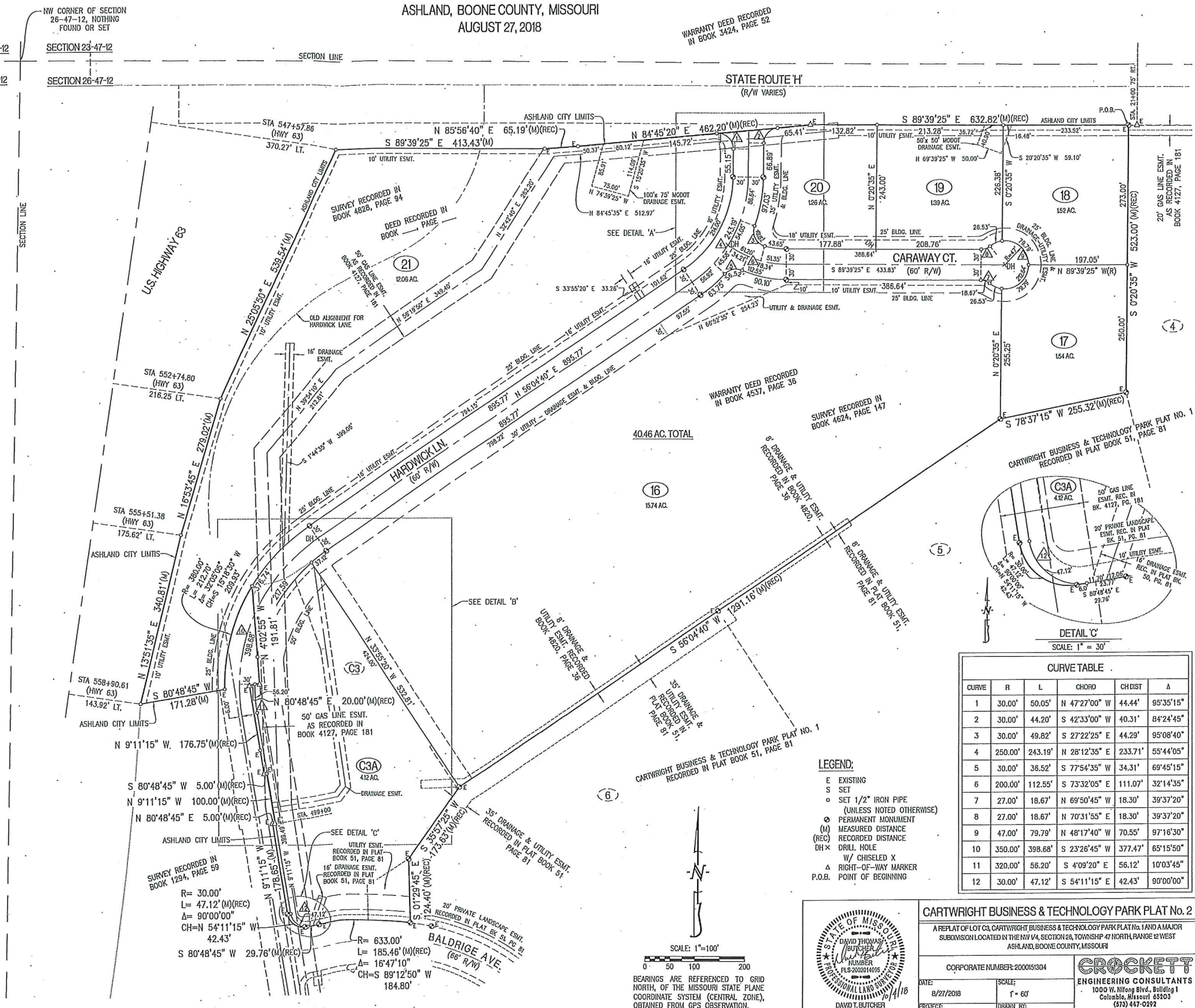
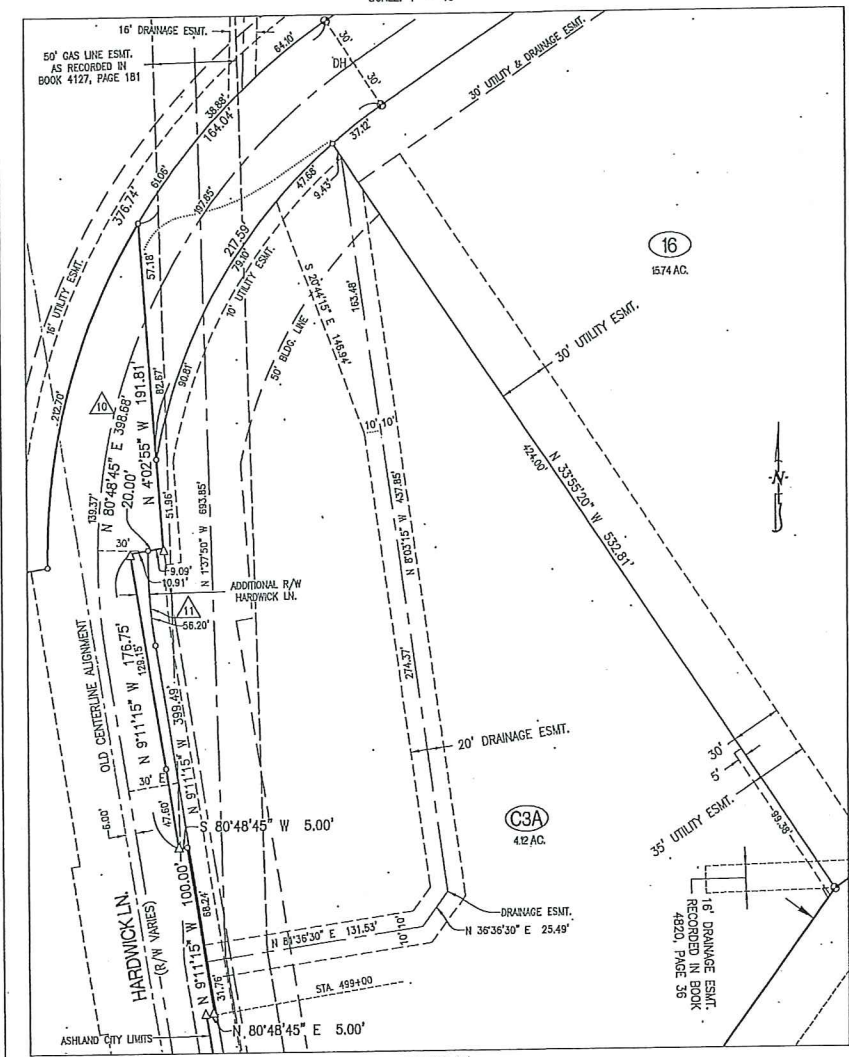
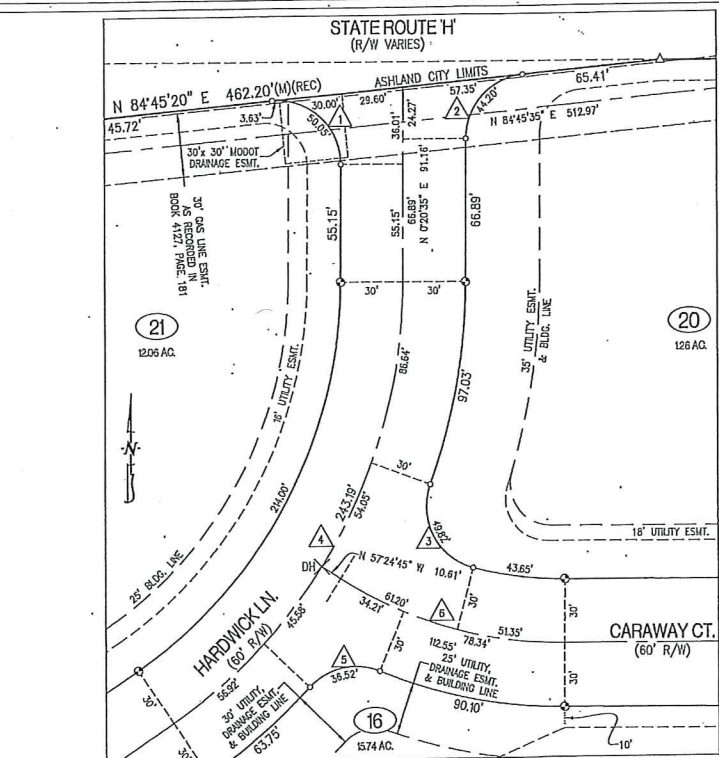


CARTWRIGHT BUSINESS & TECHNOLOGY PARK PLAT No. 2	
A REPLAT OF LOT C3, CARTWRIGHT BUSINESS & TECHNOLOGY PARK PLAT No. 1 AND A MAJOR SUBDIVISION LOCATED IN THE NW 1/4, SECTION 26, TOWNSHIP 47 NORTH, RANGE 12 WEST ASHLAND, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 8/27/2018	SCALE: N/A
PROJECT: 150518	DRAWN BY: KWF
 CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

CARTWRIGHT BUSINESS & TECHNOLOGY PARK PLAT NO. 2

FINAL PLAT CARTWRIGHT BUSINESS & TECHNOLOGY PARK, PLAT No. 2

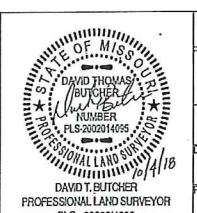
A REPLAT OF LOT C3 OF CARTWRIGHT BUSINESS & TECHNOLOGY PARK PLAT No. 1 &
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 26, TOWNSHIP 47 NORTH, RANGE 12 WEST
ASHLAND, BOONE COUNTY, MISSOURI
AUGUST 27, 2018



CURVE TABLE

CURVE	R	L	CHORD	CHDIST	Δ
1	30.00'	60.05'	N 47°27'00" W	44.44'	85°35'15"
2	30.00'	44.20'	S 42°33'00" W	40.31'	84°24'45"
3	30.00'	49.82'	S 27°22'25" E	44.29'	95°08'40"
4	250.00'	243.19'	N 28°12'35" E	233.71'	55°44'05"
5	30.00'	36.52'	S 77°54'35" W	34.31'	69°45'15"
6	200.00'	112.55'	S 73°32'05" E	111.07'	32°14'35"
7	27.00'	18.67'	N 69°50'45" W	18.30'	39°37'20"
8	27.00'	18.67'	N 70°31'55" E	18.30'	39°37'20"
9	47.00'	79.79'	N 48°17'40" W	70.55'	97°16'30"
10	350.00'	398.68'	S 23°26'45" W	377.47'	65°15'50"
11	320.00'	56.20'	S 4°09'20" E	56.12'	10°03'45"
12	30.00'	47.12'	S 54°11'15" E	42.43'	90°00'00"

- LEGEND:**
- E EXISTING
 - S SET
 - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - ⊙ PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - DH x DRILL HOLE
 - W/ CHISELED X
 - Δ RIGHT-OF-WAY MARKER
 - P.O.B. POINT OF BEGINNING



CARTWRIGHT BUSINESS & TECHNOLOGY PARK PLAT No. 2

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CORPORATE NUMBER: 2000151304

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1000 W. Nieng Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

DATE: 8/27/2018
PROJECT: 150518
SCALE: 1" = 60'
DRAWN BY: KWF