

FINAL PLAT COLUMBIA MALL - PLAT 3

(A REPLAT OF A PORTION OF LOT 1 OF THE ADMINISTRATIVE PLAT OF LOT 1
COLUMBIA MALL PLAT NO. 2 AND PORTION OF LOT 4 OF COLUMBIA MALL PLAT 2)
WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M.,
WITHIN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

OVERALL PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1 OF THE ADMINISTRATIVE PLAT OF LOT 1 COLUMBIA MALL PLAT 2 AS RECORDED IN BOOK 584, PAGE 577 OF THE BOONE COUNTY RECORDER OF DEEDS'S OFFICE, AND A PORTION OF LOT 4 OF COLUMBIA MALL PLAT 1 AS RECORDED IN BOOK 18, PAGE 61 OF SAID RECORDER OF DEEDS'S OFFICE, SAID PARCEL BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CHISELED CROSS IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 4 OF COLUMBIA MALL PLAT 1 AS RECORDED IN BOOK 18, PAGE 61 OF SAID RECORDER OF DEEDS'S OFFICE, THENCE N26°33'00"E ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND LOT 4, 258.45 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE CONTINUING S63°27'20"E, 168.22 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE CONTINUING N26°28'30"E 109.31 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N43°19'50"W 118.37 FEET TO A FOUND CHISELED CROSS IN CONCRETE AT A POINT OF CURVATURE; THENCE 102.70 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 174.04 FEET, AND A CHORD THAT BEARS N28°25'35"W 101.22 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N09°31'15"W 50.09 FEET TO A FOUND CHISELED CROSS IN CONCRETE AT A POINT OF CURVATURE; THENCE 90.99 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AND A CHORD THAT BEARS N35°35'20"W 87.88 FEET TO A FOUND CHISELED CROSS IN CONCRETE ON THE SOUTHERN RIGHT OF WAY LINE OF BERNADETTE DRIVE; THENCE S61°52'00"E ALONG SAID LINE 239.44 FEET TO A FOUND CHISELED CROSS IN CONCRETE AT A POINT OF CURVATURE; THENCE 143.92 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 289.56 FEET, AND A CHORD THAT BEARS S75°59'50"E 142.44 FEET TO A FOUND PK NAIL IN CONCRETE AT A POINT OF REVERSE CURVATURE; THENCE 46.96 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AND A CHORD THAT BEARS S45°49'20"E 42.31 FEET TO A FOUND CHISELED CROSS IN CONCRETE; SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF STADIUM BOULEVARD (A.K.A. STATE HIGHWAY 740); THENCE S00°18'40"E ALONG THE SAID WEST LINE, 239.98 FEET TO A FOUND IRON ROD WITH ALUMINUM CAP; THENCE CONTINUING S00°54'45"W 938.08 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 1 OF MUNICIPAL ADDITION BLOCK 1 AS RECORDED IN BOOK 11, PAGE 77 OF SAID RECORDER OF DEEDS'S OFFICE; THENCE N83°25'55"W ALONG THE NORTH LINE OF SAID BLOCK 1 OF MUNICIPAL ADDITION, 398.78 FEET TO AN IRON PIPE ON THE NORTH LINE OF LOT 2 AS RECORDED IN BOOK 19, PAGE 32 OF SAID RECORDER OF DEEDS'S OFFICE; THENCE S75°07'55"W ALONG THE NORTH LINE OF SAID LOT 2, 55.58 FEET TO A FOUND CHISELED CROSS IN CONCRETE AT A POINT OF CURVATURE; THENCE 113.36 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 95.23 FEET, AND A CHORD THAT BEARS S40°15'10"W 108.78 FEET TO A FOUND IRON ROD; THENCE 109.56 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AND A CHORD THAT BEARS S38°10'30"E 98.72 FEET TO A FOUND IRON ROD ON THE NORTH RIGHT OF WAY LINE OF WEST WORLEY STREET; THENCE N83°46'30"W ALONG SAID NORTH LINE, 110.94 FEET TO A FOUND CHISELED CROSS IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 2 OF THE ADMINISTRATIVE PLAT OF COLUMBIA MALL PLAT 2 AS RECORDED IN BOOK 584, PAGE 577 OF SAID RECORDER OF DEEDS'S OFFICE; THENCE N08°17'55"E ALONG THE EAST LINE OF SAID LOT 2, 145.13 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N83°40'20"W 238.54 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N26°14'35"E 288.66 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N63°32'30"W 248.99 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S71°36'00"W 150.34 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N63°28'25"W 538.89 FEET TO A SET CHISELED CROSS IN CONCRETE; THENCE S26°27'25"W 115.00 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N63°32'35"W 172.02 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S63°55'20"W 48.87 FEET TO A FOUND CHISELED CROSS IN CONCRETE AT A POINT OF CURVATURE AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE 72.03 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, AND A CHORD THAT BEARS S10°37'10"E 70.96 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S08°04'15"W 160.15 FEET TO A FOUND CHISELED CROSS IN CONCRETE AT A POINT OF CURVATURE; THENCE 312.76 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AND A CHORD THAT BEARS S38°13'25"E 281.85 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S83°32'00"E 742.85 FEET TO A SET CHISELED CROSS IN CONCRETE AT THE NORTHWEST CORNER OF LOT 3 OF SAID COLUMBIA MALL PLAT 2; THENCE S06°07'55"W 140.95 FEET TO A FOUND IRON ROD AT A POINT OF CURVATURE ON THE NORTH RIGHT OF WAY LINE OF WEST WORLEY STREET; THENCE 550.96 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5799.58 FEET, AND A CHORD THAT BEARS N87°29'10"W 550.75 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 10; THENCE N83°29'10"W A DISTANCE OF 420.83 FEET TO A FOUND IRON ROD; THENCE N06°08'50"E 608.13 FEET TO A FOUND IRON PIPE; THENCE N53°59'00"W 358.07 FEET TO A FOUND IRON PIPE AT A POINT OF CURVATURE, SAID POINT BEING ON THE EASTERN RIGHT OF WAY LINE OF NORTH FAIRVIEW ROAD; THENCE 201.43 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 805.96 FEET, AND A CHORD THAT BEARS N15°46'45"E 200.50 FEET TO A FOUND IRON ROD; THENCE N05°59'00"E 188.01 FEET TO A FOUND CHISELED CROSS IN CONCRETE AT A POINT OF CURVATURE; THENCE 196.98 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 730.24 FEET, AND A CHORD THAT BEARS N01°35'05"W 196.38 FEET TO A FOUND IRON ROD AT A POINT OF REVERSE CURVATURE; THENCE 141.16 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.10 FEET, AND A CHORD THAT BEARS N31°00'25"E 129.75 FEET TO A FOUND IRON ROD, SAID POINT BEING ON THE SOUTHERN RIGHT OF WAY LINE OF BERNADETTE DRIVE; THENCE N71°22'05"E 71.68 FEET TO A FOUND IRON ROD AT A POINT OF CURVATURE; THENCE 152.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 790.56 FEET, AND A CHORD THAT BEARS N76°57'10"E 152.85 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF LOT 4 OF SAID COLUMBIA MALL PLAT 2; THENCE S06°30'10"W ALONG THE WEST LINE OF SAID LOT 4, 326.57 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S46°31'35"W 313.37 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S08°02'50"W 107.44 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S43°30'30"E 362.10 FEET TO A FOUND IRON ROD; THENCE N63°58'30"E 66.55 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N43°26'55"W 30.08 FEET TO A FOUND IRON ROD; THENCE N46°33'05"E 58.05 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N43°26'55"W 6.00 FEET; THENCE N46°30'25"E 185.99 FEET; THENCE S43°28'30"E 6.00 FEET TO A FOUND IRON ROD; THENCE N46°33'30"E 65.84 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N06°27'20"E 212.94 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N83°27'30"W 26.98 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N06°30'35"E 386.22 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N83°33'00"W 232.14 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N06°5'20"E 26.05 FEET TO A FOUND IRON ROD AT A POINT OF CURVATURE ON THE SOUTHERN RIGHT OF WAY LINE OF BERNADETTE DRIVE; THENCE 142.64 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 790.56 FEET, AND A CHORD THAT BEARS S88°37'45"E 142.45 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S83°35'40"E 505.33 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S80°17'40"E 6.96 FEET TO A FOUND CHISELED CROSS IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 4 OF COLUMBIA MALL PLAT 1; THENCE S06°32'05"W 444.31 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S63°58'25"E 76.40 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N71°37'50"E 10.67 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S18°22'10"E 21.42 FEET; THENCE N71°37'50"E 10.67 FEET; THENCE S63°34'35"E 32.03 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE N25°30'30"E 1.31 FEET TO A FOUND CHISELED CROSS IN CONCRETE; THENCE S63°43'30"E 85.82 FEET; THENCE N26°33'00"E 42.84 FEET; THENCE S63°27'00"E 376.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,731,433 SQUARE FEET, OR 39.75 ACRES, MORE OR LESS.

EASEMENT NOTES

- PER FIRST AMERICAN TITLE COMMITMENT NO. NCS-946399--CH2 DATED JULY 3, 2019, AT 8:00 A.M.
- ITEM #5 1-7 NOT SURVEY PLOTTABLE ITEMS.
- ITEM #8 WATER LINE, SEWER LINE AND DRAINAGE EASEMENTS AS SHOWN BY THE PLAT OF COLUMBIA MALL PLAT NO. 2, RECORDED IN PLAT BOOK 19, PAGE 32, AS SHOWN HEREON.
- ITEM #9 CONDEMNATION ACTION IN BOONE COUNTY CIRCUIT COURT CASE #43525 WHICH LIMITS ACCESS TO STATE ROUTE 740 AND PROVIDES FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE DITCHES OVER STRIPS DESCRIBED IN THE PETITION IN SAID CONDEMNATION ACTION, REPORT OF COMMISSIONERS ON SAID CONDEMNATION ACTION RECORDED IN BOOK 293, PAGE 1, RIGHT OF WAY TAKING, ACCESS RIGHTS TO HIGHWAY (NORTH STADIUM BLVD) RESTRICTED TO APPROACH AT CURRENT WEST WORLEY ST INTERSECTION. DRAINAGE EASEMENT AS SHOWN HEREON.
- ITEM #10 SEWER EASEMENT GRANTED TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT RECORDED IN BOOK 322, PAGE 372, EASEMENT AS SHOWN HEREON.
- ITEM #11 ACCESS EASEMENT GRANTED TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT RECORDED IN BOOK 418, PAGE 793, EASEMENT FALLS WITHIN BERNADETTE STREET AND AUTOMATICALLY EXTINGUISHED UPON DEDICATION OF STREET TO THE PUBLIC; DOES NOT AFFECT THE SUBJECT PARCEL.
- ITEM #12 EASEMENTS CREATED IN, AND TERMS AND PROVISIONS OF, AND ANY MAINTENANCE OBLIGATIONS ARISING FROM, AN INSTRUMENT ENTITLED "OPERATING AGREEMENT" DATED DECEMBER 14, 1984 AND RECORDED JANUARY 31, 1985 IN BOOK 521, PAGE 530, SAID OPERATING AGREEMENT AMENDED BY INSTRUMENTS RECORDED IN BOOK 550, PAGE 407 AND BOOK 580, PAGE 444, AGREEMENTS FOR ARCHITECTURAL CONTROL AND COMMON MAINTENANCE, ALSO GRANTS ACCESS, UTILITY AND PARKING EASEMENTS ACROSS ENTIRE MALL, DILLARDS, AND SEARS PARCELS AS WELL AS RIGHTS TO MODIFY EASEMENTS FROM TIME TO TIME. ALSO GRANTS EASEMENTS WITHIN 5 FEET OF THE MALL PARCEL FOR COMMON WALL CONSTRUCTION AND MAINTENANCE AS WELL AS EASEMENTS FOR ROOF AND CANOPY OVERHANGS. AMENDMENTS ADD THE TARGET AND JC PENNY'S PARCELS TO AGREEMENT. NO EASEMENTS SHOWN.
- ITEM #13 GAS EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY INSTRUMENT DATED DECEMBER 2, 1985 AND RECORDED IN BOOK 568, PAGE 186, EASEMENT FALLS SOUTH OF SUBJECT PARCEL. EASEMENT AS SHOWN HEREON.
- ITEM #14 OUTLET, DRAINAGE, WATER AND SEWER LINE EASEMENTS ALL SHOWN ON THE ADMINISTRATIVE PLAT OF LOT 1, COLUMBIA MALL PLAT NO. 2, RECORDED IN BOOK 584, PAGE 577, EASEMENTS REFLECTED UPON PLAT ALSO SHOWN UNDER EXCEPTIONS 8 AND 9. NO ADDITIONAL EASEMENTS SHOWN.
- ITEM #15 EASEMENT FOR UNDERGROUND ELECTRIC UTILITY AND TRAFFIC CONTROLLER PURPOSES GRANTED TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED FEBRUARY 10, 1988 AND RECORDED IN BOOK 672, PAGE 578, EASEMENT IS NORTH OF BERNADETTE DRIVE AND DOES NOT AFFECT THE SUBJECT PARCEL. NO EASEMENT SHOWN.
- ITEM #16 TEMPORARY EASEMENT AGREEMENT BETWEEN BREN-MAR PROPERTIES, INC., DRUCCO, INC. AND COLUMBIA MALL LIMITED PARTNERSHIP AS SHOWN BY INSTRUMENT DATED MAY 27, 1988 AND RECORDED IN BOOK 678, PAGE 688, EASEMENT IS NORTH OF BERNADETTE DRIVE AND DOES NOT AFFECT THE SUBJECT PARCEL. NO EASEMENT SHOWN.
- ITEM #17 UTILITY EASEMENT GRANTED TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED AUGUST 1, 1988 AND RECORDED IN BOOK 684, PAGE 889, EASEMENT IS NORTH OF BERNADETTE DRIVE AND DOES NOT AFFECT THE SUBJECT PARCEL. NO EASEMENT SHOWN.
- ITEM #18 GRANT OF EASEMENT FOR UNDERGROUND ELECTRIC UTILITY PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED OCTOBER 11, 2000 AND RECORDED IN BOOK 1672, PAGE 530, EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL, NO EASEMENT SHOWN.
- ITEM #19 GRANT OF EASEMENT FOR UNDERGROUND ELECTRIC UTILITY PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED OCTOBER 11, 2000 AND RECORDED IN BOOK 1672, PAGE 532, EASEMENT AS SHOWN HEREON.
- ITEM #20 GRANT OF EASEMENT FOR UNDERGROUND ELECTRIC UTILITY PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED OCTOBER 11, 2000 AND RECORDED IN BOOK 1672, PAGE 534, 7 EASEMENTS GRANTED BY DOCUMENT, EASEMENTS AS SHOWN HEREON.
- ITEM #21 ORDINANCE FROM THE CITY OF COLUMBIA, MISSOURI RECORDED IN BOOK 1690, PAGE 88, EXTINGUISHES A PORTION OF AN EASEMENT CONTAINED UNDER ITEM # 8, AREA EXTINGUISHED AS SHOWN.
- ITEM #22 GRANT OF EASEMENT FOR SEWER PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED FEBRUARY 20, 2001 AND RECORDED IN BOOK 1690, PAGE 91, EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL, NO EASEMENT SHOWN.
- ITEM #23 GRANT OF EASEMENT FOR SEWER PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED NOVEMBER 7, 2000 AND RECORDED IN BOOK 1690, PAGE 95, EASEMENT AS SHOWN HEREON.
- ITEM #24 GRANT OF EASEMENT FOR UNDERGROUND ELECTRIC PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED FEBRUARY 18, 2004 AND RECORDED IN BOOK 2505, PAGE 49, EASEMENT AS SHOWN HEREON.
- ITEM #25 GRANT OF EASEMENT FOR UNDERGROUND ELECTRIC PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED FEBRUARY 18, 2004 AND RECORDED IN BOOK 2505, PAGE 50, EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL, NO EASEMENT SHOWN.
- ITEM #26 GRANT OF EASEMENT FOR UNDERGROUND ELECTRIC PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED FEBRUARY 18, 2004 AND RECORDED IN BOOK 2505, PAGE 51, EASEMENT AS SHOWN HEREON.
- ITEM #27 GRANT OF EASEMENT FOR UNDERGROUND ELECTRIC PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED FEBRUARY 18, 2004 AND RECORDED IN BOOK 2505, PAGE 52, EASEMENT AS SHOWN HEREON.
- ITEM #28 GRANT OF EASEMENT FOR GUYING PURPOSES GRANTED TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED DECEMBER 18, 2008 AND RECORDED IN BOOK 3450, PAGE 136, EASEMENT AS SHOWN HEREON.
- ITEM #29 TERMS AND PROVISIONS OF AN INSTRUMENT ENTITLED "AGREEMENT" MADE BY AND BETWEEN GENERAL GROWTH DEVELOPMENT CORPORATION, ET AL, DATED MARCH 19, 1979 AND RECORDED IN BOOK 3670, PAGE 141, NO PLOTTABLE ITEMS.
- ITEM #30 EASEMENT FOR GAS PIPELINE GRANTED TO UNION ELECTRIC COMPANY BY INSTRUMENT DATED SEPTEMBER 21, 2010 AND RECORDED IN BOOK 3714, PAGE 6, EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL, NO EASEMENT SHOWN.
- ITEM #31 GRANT OF EASEMENT FOR STREET PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED JANUARY 11, 2013 AND RECORDED IN BOOK 4092, PAGE 125, EASEMENT AS SHOWN HEREON.
- ITEM #32 GRANT OF EASEMENT FOR STREET PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED JANUARY 11, 2013 AND RECORDED IN BOOK 4092, PAGE 126, EASEMENT AS SHOWN HEREON.
- ITEM #33 GRANT OF EASEMENT FOR STREET PURPOSES TO THE CITY OF COLUMBIA, MISSOURI BY INSTRUMENT DATED JANUARY 11, 2013 AND RECORDED IN BOOK 4092, PAGE 127, EASEMENT AS SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENTS

THAT COLUMBIA MALL, 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 RIGHTS OF WAY SHOWN BY THE ABOVE DRAWING HAVE ALREADY BEEN DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE 10 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL EXISTING RIGHTS OF WAY IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, MISSOURI, FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS:

COLUMBIA MALL PLAT 3

IN WITNESS WHEREOF, COLUMBIA MALL, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS ____ DAY OF _____, 2019.

COLUMBIA MALL, LLC

TITLE: _____

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 2019 BEFORE ME PERSONALLY APPEARED _____ TO ME KNOW, WHO BY ME, DULY SWORN, DID SAY THAT _____ IS THE _____ 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.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
COMMISSION NO. _____

SURVEYOR'S CERTIFICATE

AT THE REQUEST OF COLUMBIA MALL, LLC, WE HAVE DURING THE MONTH OF JULY 2019, EXECUTED A PROPERTY BOUNDARY SURVEY AND REDVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING PART OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M., IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.
DBA COCHRAN
LS-380

(Signature)

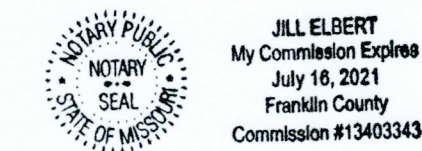
BY: DANIEL K. GILDEHAUS, P.L.S. #2006016625
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN

STATE OF MISSOURI
COUNTY OF FRANKLIN

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 24th DAY OF September, 2019

(Signature)

NOTARY PUBLIC
MY COMMISSION EXPIRES July 16, 2021
COMMISSION NO. 13403843



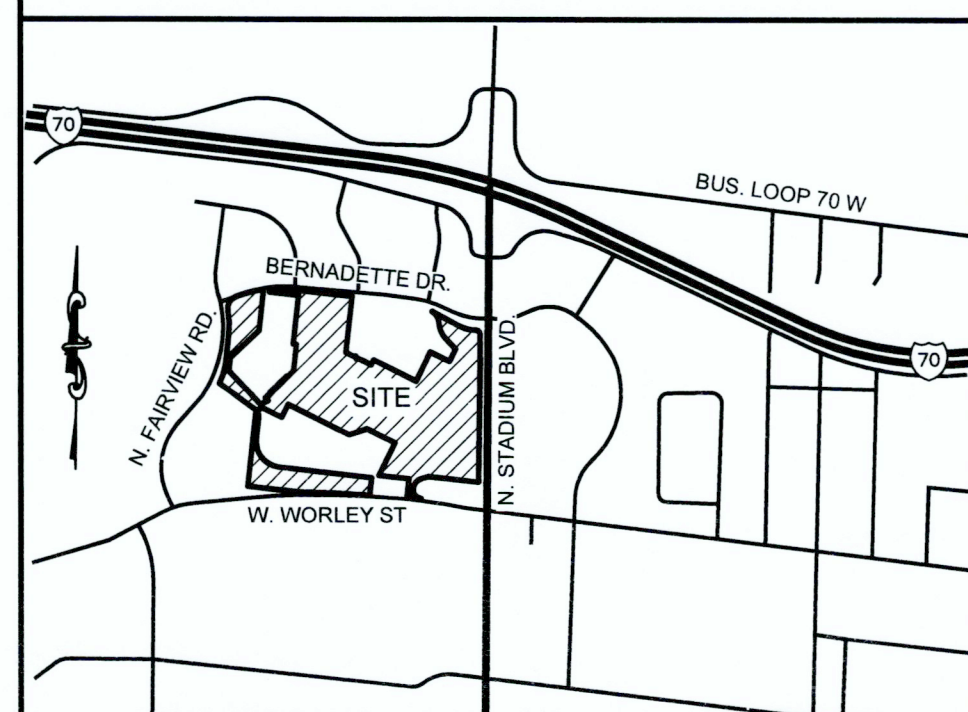
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____

ON THE ____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



VICINITY MAP
NOT TO SCALE

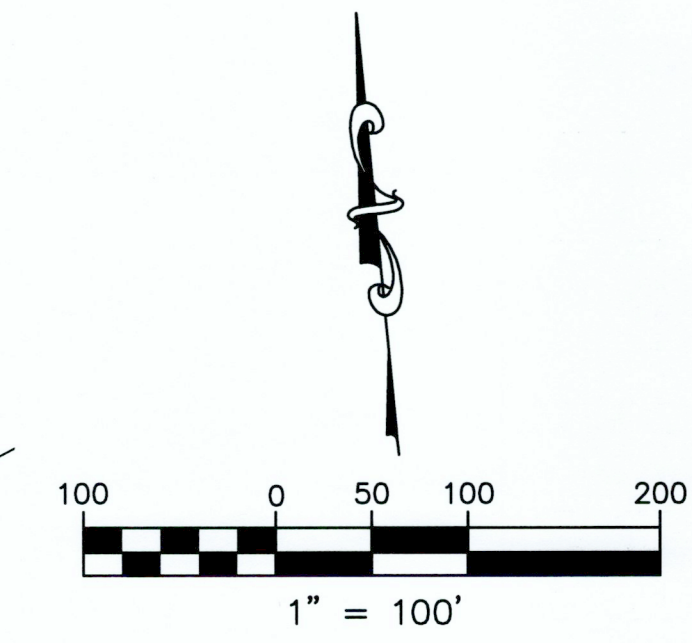
	FINAL PLAT COLUMBIA MALL - PLAT 3 COLUMBIA, BOONE COUNTY MISSOURI			RESERVED FOR RECORDER'S STAMP
DWN. BY D.K.G. DATE 9-16-19 PROJ. NO. 19-7800 AREA S10,T48N,R13W SCALE n/a DWG. NO. 1 OF 3 MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380	<ul style="list-style-type: none"> • Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning 		COCHRAN 530A E Independence Dr. Union, Missouri 65084 636-684-0540 (tel.) 636-684-0512 (fax) mol@cochrans.com	

FINAL PLAT COLUMBIA MALL - PLAT 3

(A REPLAT OF A PORTION OF LOT 1 OF THE ADMINISTRATIVE PLAT OF LOT 1
COLUMBIA MALL PLAT NO. 2 AND PORTION OF LOT 4 OF COLUMBIA MALL PLAT 2)
WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M.,
WITHIN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

NOTES:

1. BASIS OF BEARING: MISSOURI GEOGRAPHIC REFERENCE SYSTEM OF 1983 - CENTRAL ZONE UTILIZING MONUMENTS FOR STATIONS BOONE2 AND BO-25.
2. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
3. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
5. SOURCE OF TITLE: FIRST AMERICAN TITLE COMMITMENT NO. NCS-946399-CHI2 DATED JULY 3, 2019, AT 8:00 A.M.
TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN: COLUMBIA MALL, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
6. (S) - DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.
(R) - DENOTES RECORDED SURVEY INFORMATION.
7. THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP FOR BOONE COUNTY, MISSOURI AND INCORPORATED AREAS, PANELS 260 AND 280 OF 470, MAP NUMBERS 29019C0260D AND 29019C0280E, MAP REVISED DATES MARCH 17, 2011 AND APRIL 19, 2017.
8. AN UNDERGROUND UTILITY LOCATE REQUEST THRU THE MISSOURI ONE SYSTEM WAS NOT REQUESTED FOR THIS SURVEY.
9. NO OBSERVED EARTHMOVING WORK WAS CURRENTLY BEING PERFORMED AT TIME OF SURVEY.
10. NO WETLANDS DELINEATION MARKERS WERE OBSERVED DURING THE FIELDWORK CONDUCTED ON THE PROPERTY.
11. PROJECT BENCHMARK: MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT BOONE2. ELEVATION = 764.565 (NAVD 88).
12. SITE BENCHMARK: FOUND CROSS IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 4 OF COLUMBIA MALL PLAT 1 (NEAR THE NORTHEAST MALL ENTRANCE). ELEVATION = 735.94 (NAVD 88).
13. THIS PLAT CONTAINS 2 LOTS AND A TOTAL OF 39.75 ACRES.
14. THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE ORDINANCES. THE SUBJECT PROPERTY DOES NOT HAVE A STREAM BUFFER.
15. A 10 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL EXISTING RIGHTS OF WAY IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, MISSOURI, BY THIS PLAT.



LEGEND

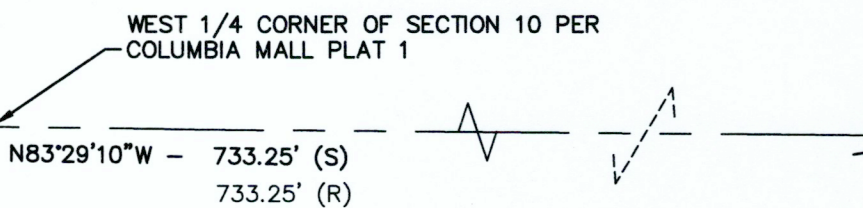
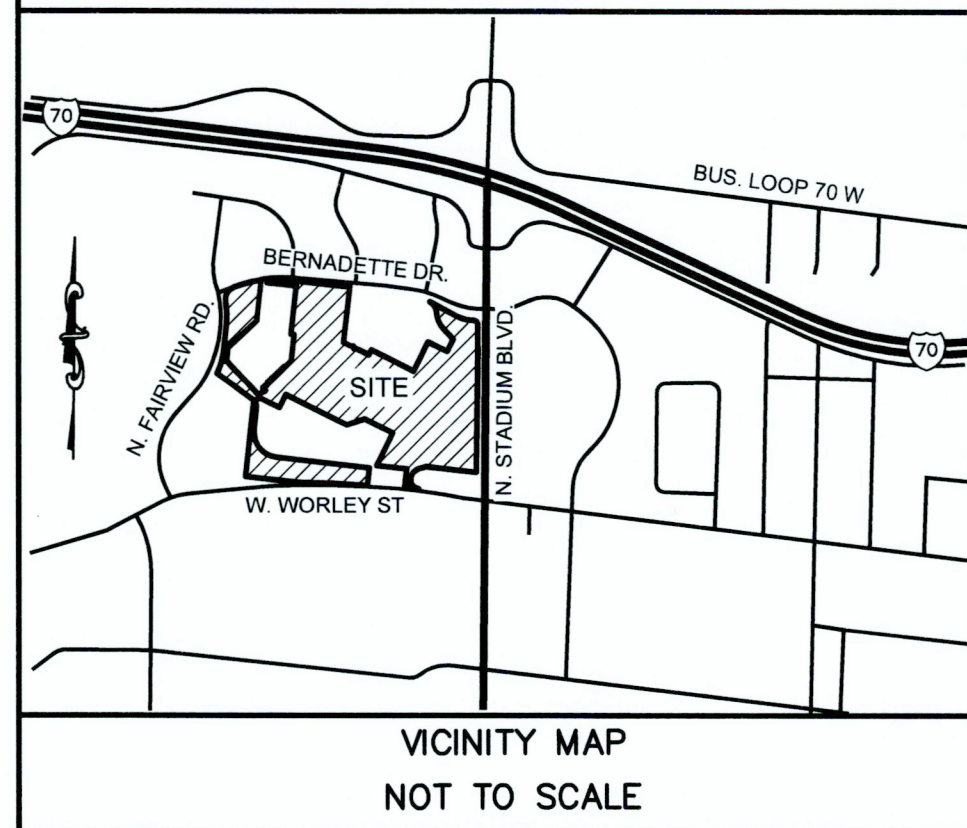
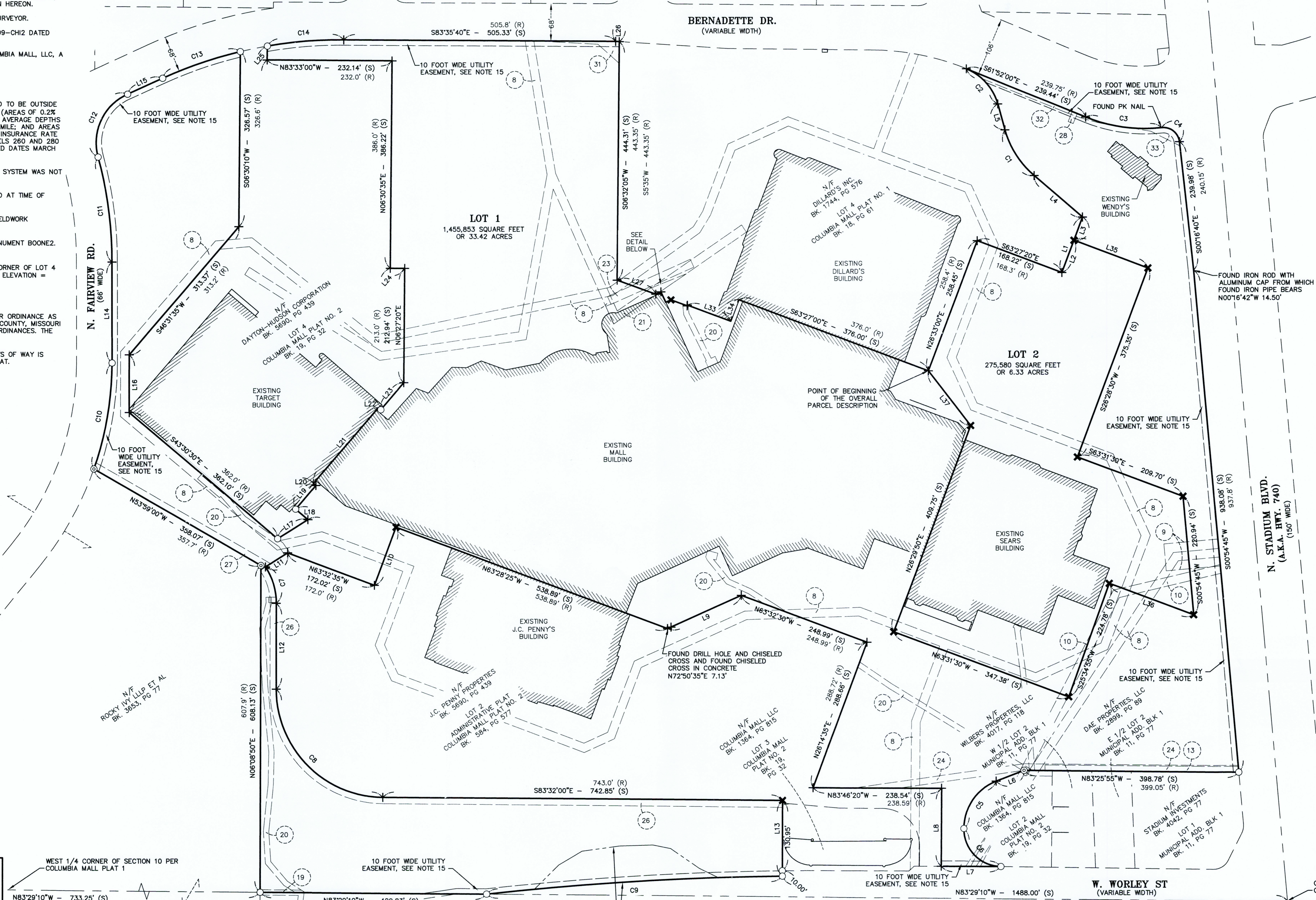
- PROPERTY LINE
 - RIGHT-OF-WAY
 - ADJACENT LOT LINE
 - BUILDING SETBACK
 - PROPOSED EASEMENT
 - SET CHISELED CROSS IN CONCRETE
 - FOUND CHISELED CROSS IN CONCRETE
 - FOUND IRON ROD
 - FOUND IRON PIPE
-
- ITEM NO. PER TITLE REPORT
 - RECORDED SURVEY INFORMATION
 - SURVEY INFORMATION GATHERED BY COCHRAN

LINE TABLE

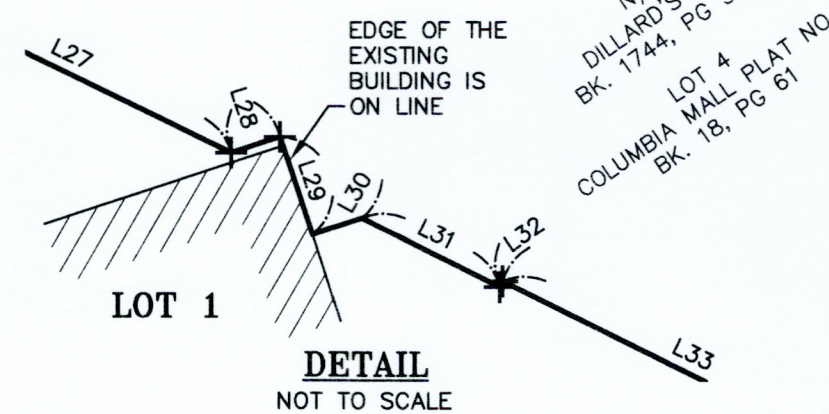
LINE #	DIRECTION (S)	LENGTH (S)	DIRECTION (R)	LENGTH (R)
L1	N26°28'30"E	109.31'		109.5'
L2	N26°28'30"E	63.76'		
L3	N26°28'30"E	45.55'		
L4	N43°19'50"W	118.37'		118.25'
L5	N09°31'15"W	50.09'		49.8'
L6	S75°07'55"W	55.58'		55.67'
L7	N83°46'30"W	110.94'		110.50'
L8	N06°17'55"E	145.13'		145.0'
L9	S71°36'00"W	150.34'		152.95'
L10	S26°27'25"W	115.00'		115.0'
L11	S63°55'20"W	48.87'		48.87'
L12	S06°04'15"W	160.15'		160.0'
L13	S06°07'55"W	140.95'		141.0'
L14	N05°59'00"E	188.01'		188.6'
L15	N71°22'05"E	71.68'		71.45'
L16	S06°02'50"W	107.44'		107.5'
L17	N63°58'30"W	66.55'		66.59'
L18	N43°26'55"W	30.08'		30.0'
L19	N46°33'05"E	58.05'		58.0'
L20	N43°26'55"W	6.00'		6.0'
L21	N46°30'25"E	185.99'		185.98'
L22	S43°26'30"E	6.00'		6.0'
L23	N46°33'30"E	65.84'		65.75'
L24	N83°27'30"W	26.98'		27.0'
L25	N06°51'20"E	26.05'		26.2'
L26	S80°17'40"E	6.96'		7.0'
L27	S63°58'25"E	76.40'	S64°25'E	75.95'
L28	N71°37'50"E	10.67'	N70°35'E	10.71'
L29	S18°22'10"E	21.42'	S19°25'E	21.42'
L30	N71°37'50"E	10.67'	N70°35'E	10.71'
L31	S63°34'35"E	32.03'	S64°25'E	32.10'
L32	N25°30'30"E	1.31'	N25°35'E	1.33'
L33	S63°43'30"E	85.82'		86.17'
L34	N26°33'00"E	42.84'		42.67'
L35	S63°31'30"E	146.86'		
L36	N63°31'30"W	167.61'		
L37	N31°43'25"W	128.39'		

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1 (S)	102.70'	174.04'	N26°25'35"W	101.22'
C1 (R)	102.98'	174.04'		
C2 (S)	90.99'	100.00'	N35°35'20"W	87.88'
C2 (R)	91.49'	100.00'		
C3 (S)	143.92'	289.56'	S75°59'50"E	142.44'
C3 (R)	143.86'	289.56'		
C4 (S)	46.96'	30.00'	S45°49'20"E	42.31'
C4 (R)	47.12'	30.00'		
C5 (S)	113.36'	95.23'	S40°15'10"W	106.78'
C5 (R)	113.35'	95.23'		
C6 (S)	109.56'	70.00'	S38°10'30"E	98.72'
C6 (R)	109.96'	70.00'		
C7 (S)	72.03'	120.00'	S10°37'10"E	70.96'
C7 (R)	71.92'	120.00'		
C8 (S)	312.76'	200.00'	S38°37'25"E	281.85'
C8 (R)	312.77'	200.00'		
C9 (S)	550.96'	5799.58'	N87°29'10"W	550.75'
C9 (R)	550.99'	5799.58'		
C10 (S)	201.43'	605.96'	N15°46'45"E	200.50'
C10 (R)	200.92'	605.96'		
C11 (S)	196.98'	730.24'	N01°35'05"W	196.38'
C11 (R)	197.0'	730.24'		
C12 (S)	141.16'	100.10'	N31°00'25"E	129.75'
C12 (R)	141.05'	100.10'		
C13 (S)	152.89'	790.56'	N76°57'10"E	152.65'
C13 (R)	152.88'	790.56'		
C14 (S)	142.64'	790.56'	S88°37'45"E	142.45'
C14 (R)	142.51'	790.56'		



APPROXIMATE LIMITS OF SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP FOR BOONE COUNTY, MISSOURI AND INCORPORATED AREAS, PANELS 260 AND 280 OF 470, MAP NUMBERS 29019C0260D AND 29019C0280E, MAP REVISED DATES MARCH 17, 2011 AND APRIL 19, 2017.



DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

**FINAL PLAT
COLUMBIA MALL - PLAT 3
COLUMBIA, BOONE COUNTY
MISSOURI**

COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

530A E. Independence Dr.
Union, Missouri 63094
636-564-0540 (fax)
636-564-0012 (fax)
mol@cochransurvey.com

DWN. BY: D.K.G. DATE: 9-16-19 PROJ. NO.: 19-7800
AREA: S10,T48N,R13W SCALE: 1" = 100' DWG. NO.: 2 OF 3
MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380

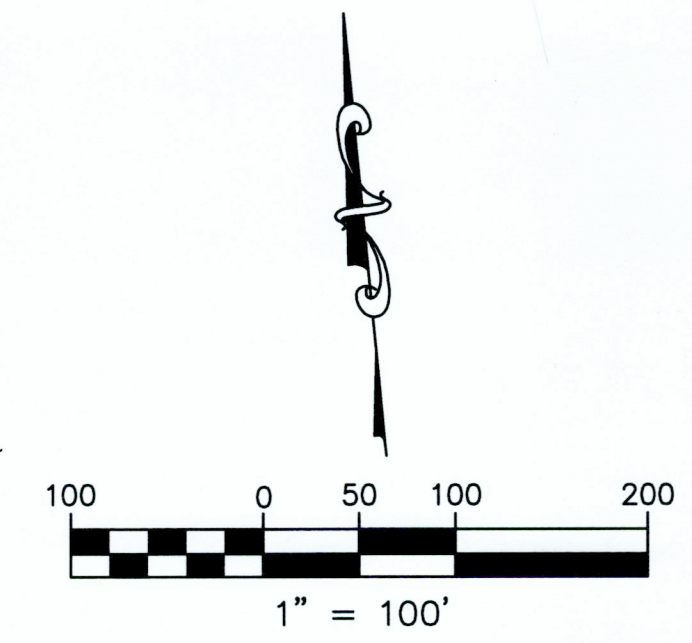
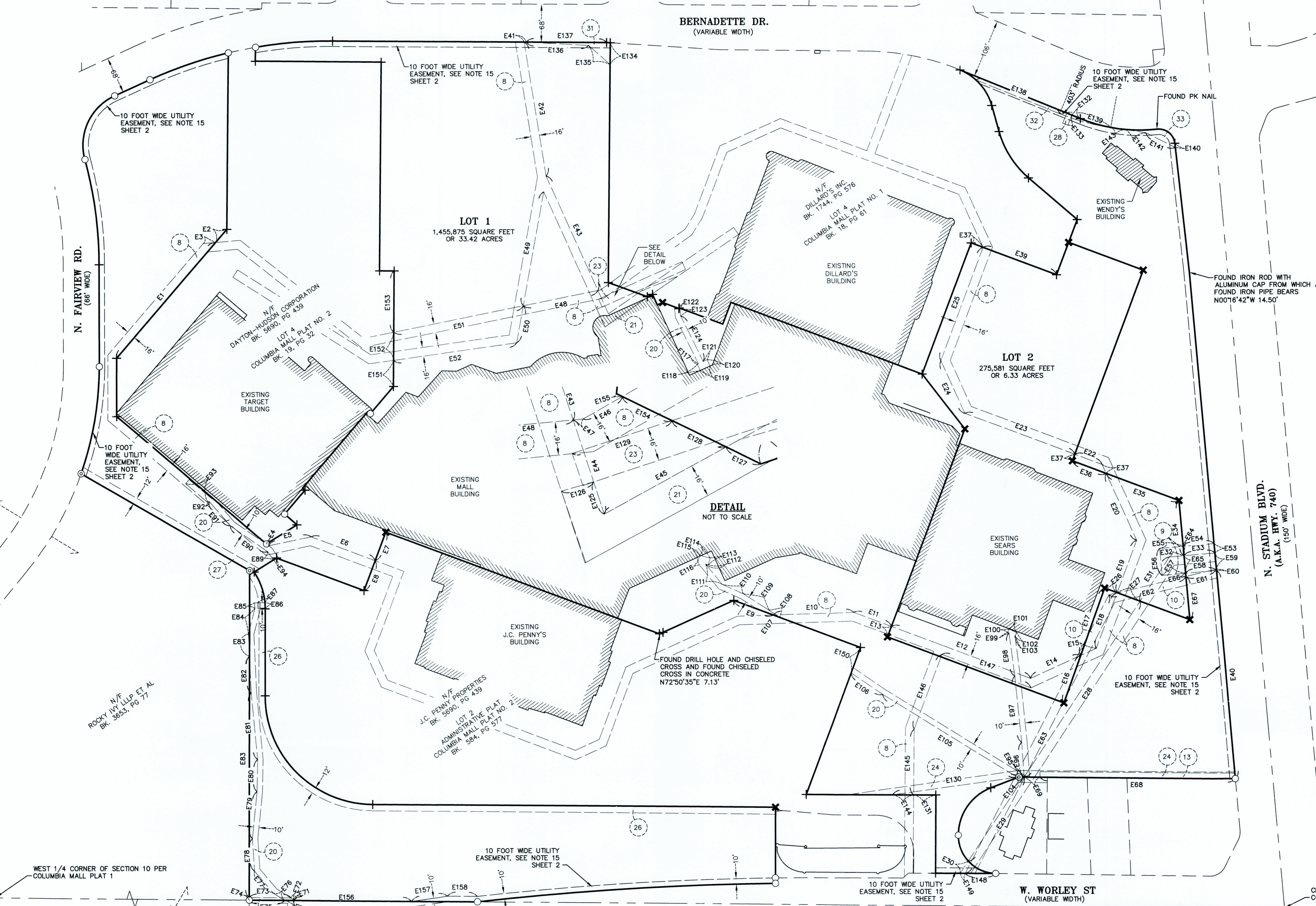
RESERVED FOR RECORDER'S STAMP

FINAL PLAT COLUMBIA MALL - PLAT 3

(A REPLAT OF A PORTION OF LOT 1 OF THE ADMINISTRATIVE PLAT OF LOT 1
COLUMBIA MALL PLAT NO. 2 AND PORTION OF LOT 4 OF COLUMBIA MALL PLAT 2)
WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M.,
WITHIN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

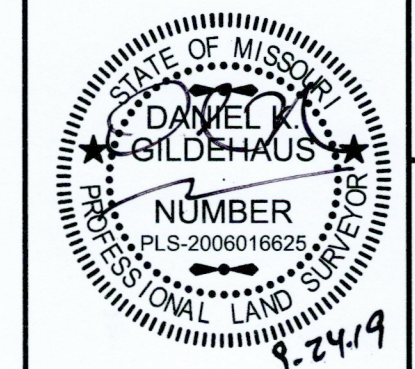
LINE #	DIRECTION	LENGTH
E1	N46°31'35"E	281.11'
E2	N46°31'35"E	32.26'
E3	N88°55'35"W	22.63'
E4	S42°10'50"E	5.20'
E5	N84°01'45"E	80.76'
E6	S63°29'15"E	125.84'
E7	S26°27'25"W	56.09'
E8	S26°27'25"W	58.91'
E9	S63°32'30"E	77.85'
E10	S85°59'15"E	147.86'
E11	S63°29'15"E	74.30'
E12	S63°29'15"E	273.98'
E13	N26°29'50"E	20.86'
E14	N71°30'45"E	101.69'
E15	N71°30'45"E	31.69'
E16	N25°34'55"E	92.54'
E17	N25°34'55"E	132.23'
E18	N26°30'45"E	109.83'
E19	N26°30'45"E	103.55'
E20	N18°29'15"W	135.35'
E21	N18°29'15"W	18.02'
E22	N63°29'15"W	53.67'
E23	N63°29'15"W	216.33'
E24	N18°29'15"W	106.63'
E25	N26°30'45"E	223.39'
E26	S63°31'30"E	24.55'
E27	S63°31'30"E	45.20'
E28	S39°29'45"W	388.30'
E29	S39°29'45"W	187.00'
E30	S39°29'45"W	27.06'
E31	S39°29'45"W	97.70'
E32	S89°05'15"E	27.35'
E33	S89°05'15"E	57.00'
E34	N00°54'45"E	102.34'
E35	N63°31'30"W	143.30'
E36	N63°31'30"W	66.40'
E37	N26°28'30"E	12.79'
E38	S63°27'20"E	23.54'
E39	S63°27'20"E	144.68'
E40	N00°54'45"E	385.68'
E41	N83°54'20"W	4.03'
E42	S03°14'15"E	251.16'
E43	S18°09'15"E	232.90'
E44	S18°09'15"E	47.13'
E45	N61°17'45"E	66.25'
E46	S60°10'55"W	21.55'
E47	S84°34'25"W	4.71'
E48	S84°34'25"W	140.57'
E49	N16°12'45"E	214.56'
E50	S16°12'45"W	69.26'
E51	S84°34'25"W	243.59'
E52	S87°57'55"W	229.14'
E53	N00°54'45"E	17.40'
E54	N89°01'20"W	57.00'
E55	N89°01'20"W	43.57'
E56	S00°58'40"W	50.00'
E57	S89°01'20"E	43.62'
E58	S89°01'20"E	57.00'
E59	N00°54'45"E	30.10'
E60	N00°54'05"E	2.50'
E61	S82°34'50"W	57.61'
E62	S82°34'50"W	146.04'
E63	S33°19'50"W	578.66'
E64	S00°54'45"W	17.46'
E65	S00°54'45"W	32.54'
E66	S00°54'45"W	5.92'
E67	S00°54'45"W	80.15'
E68	N83°26'40"W	360.03'
E69	N83°16'15"W	29.32'
E70	S83°29'10"E	16.34'
E71	N13°14'40"E	1.46'
E72	N51°32'20"E	6.30'
E73	N83°26'20"W	76.73'
E74	S05°27'40"W	4.85'
E75	S83°29'10"E	65.47'
E76	N51°34'15"W	25.11'
E77	N34°16'15"W	53.11'
E78	N02°18'45"E	60.06'
E79	N11°43'45"E	87.81'

LINE #	DIRECTION	LENGTH
E80	N07°07'45"E	59.81'
E81	N00°29'45"E	122.53'
E82	N03°20'45"E	67.22'
E83	S06°09'20"W	444.79'
E84	N03°20'45"E	41.75'
E85	N20°17'45"E	48.80'
E86	N03°17'45"E	10.05'
E87	N84°24'15"W	13.65'
E88	N02°58'10"E	11.55'
E89	N28°22'15"W	18.27'
E90	N49°04'15"W	84.50'
E91	N35°00'15"W	59.32'
E92	S54°59'45"W	3.09'
E93	N43°36'15"W	53.39'
E94	S63°55'20"W	6.71'
E95	S83°25'55"E	9.43'
E96	N01°57'55"E	64.48'
E97	N00°05'55"E	121.95'
E98	N01°32'05"W	80.30'
E99	N59°10'05"W	2.58'
E100	N30°49'55"E	6.50'
E101	S59°10'05"E	15.00'
E102	S30°49'55"W	6.50'
E103	N59°10'05"W	0.58'
E104	N83°11'45"W	13.50'
E105	N52°27'00"W	290.30'
E106	N49°37'00"W	70.35'
E107	S63°19'10"W	12.42'
E108	N49°37'00"W	23.65'
E109	N51°16'00"W	55.85'
E110	N59°49'00"W	43.28'
E111	N33°01'00"W	47.88'
E112	S69°37'00"E	5.04'
E113	N20°23'00"E	13.00'
E114	N69°37'00"W	20.00'
E115	S20°23'00"W	12.28'
E116	S18°27'00"E	6.59'
E117	S70°34'55"W	2.00'
E118	S18°31'05"E	12.89'
E119	N71°28'55"E	20.00'
E120	N18°31'05"W	13.20'
E121	S70°34'55"W	8.00'
E122	S63°05'30"E	2.23'
E123	S00°09'55"W	13.02'
E124	S20°19'05"E	93.18'
E125	N18°07'15"W	16.14'
E126	S73°57'00"W	16.00'
E127	N63°58'25"W	18.31'
E128	N63°58'25"W	28.69'
E129	S71°46'10"W	49.98'
E130	S87°56'10"W	235.75'
E131	N83°46'20"W	41.04'
E132	N61°52'00"W	17.00'
E133	S28°08'00"W	20.00'
E134	S06°31'00"W	40.73'
E135	N41°50'30"E	53.36'
E136	N80°48'35"W	115.16'
E137	S83°35'40"E	147.96'
E138	S61°52'00"W	167.08'
E139	S88°48'40"E	97.44'
E140	N00°16'40"W	7.88'
E141	N57°15'50"W	60.85'
E142	N74°44'30"W	37.71'
E143	N76°05'35"W	27.88'
E144	S83°44'55"E	38.73'
E145	N06°30'45"E	121.49'
E146	N26°30'45"E	146.44'
E147	S63°29'15"E	175.31'
E148	N83°46'30"W	56.18'
E149	N83°46'30"W	9.28'
E150	N26°14'35"E	49.75'
E151	N06°27'20"E	47.79'
E152	N06°27'20"E	51.93'
E153	N06°27'20"E	113.21'
E154	N63°58'25"W	26.29'
E155	N63°58'25"W	3.11'
E156	S83°29'10"E	217.45'
E157	N87°52'45"E	66.60'
E158	S83°29'10"E	55.12'



LEGEND	
PROPERTY LINE	---
RIGHT-OF-WAY	----
ADJACENT LOT LINE	-----
BUILDING SETBACK	-----
EASEMENT	-----
SET CHISELED CROSS IN CONCRETE	+
FOUND CHISELED CROSS IN CONCRETE	+
FOUND IRON ROD	○
FOUND IRON PIPE	⊙
ITEM NO. PER TITLE REPORT	(8)
RECORDED SURVEY INFORMATION	(R)
SURVEY INFORMATION GATHERED BY COCHRAN	(S)

NOTE:
1. EXISTING EASEMENTS AS DEPICTED AND DIMENSIONED HEREON ARE DERIVED FROM THE TITLE EXCEPTIONS AS LISTED UPON PAGE 1. THE INFORMATION CONTAINED WITHIN THE EXISTING DOCUMENTS OF RECORD SHALL BE HELD OVER THE DIMENSIONS AS SHOWN HEREON.



**FINAL PLAT
COLUMBIA MALL - PLAT 3
COLUMBIA, BOONE COUNTY
MISSOURI**

COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

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Union, Missouri 63084
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636-564-0512 (cell)
mkg@cochrans.com

OWN. BY	D.K.G.	DATE	9-16-19	PROJ. NO.	19-7800
AREA	S10,T48N,R13W	SCALE	1" = 100'	DWG. NO.	3 OF 3

MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380

RESERVED FOR RECORDER'S STAMP