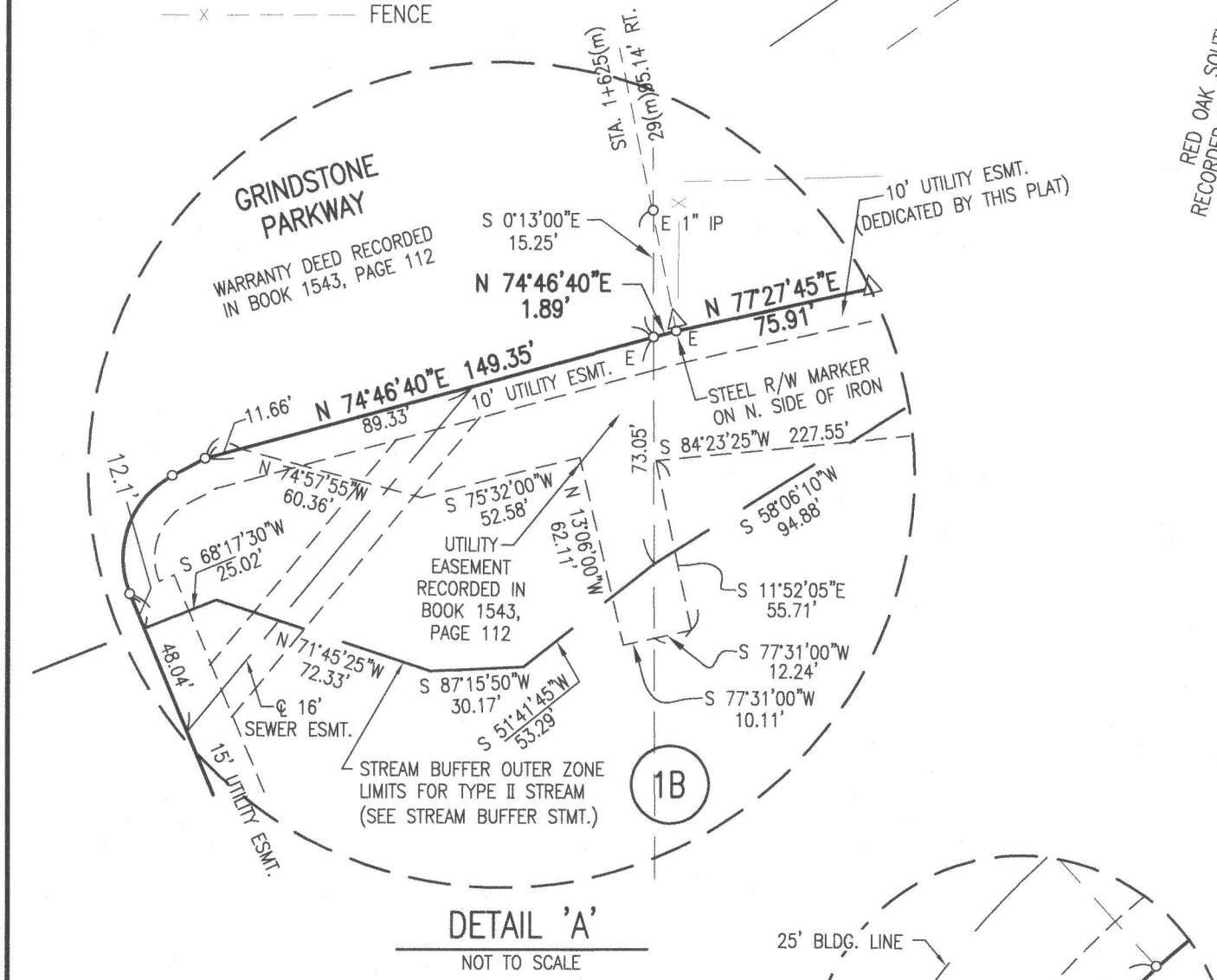


LOCATION MAP
(NOT TO SCALE)

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊕ EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR
- WITH CAP "A.C. 2007000167"
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- IP IRON PIPE
- RE REBAR
- (M) MEASURED DISTANCE
- (REC.) RECORD MEASUREMENT
- X_{CH} DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- ⊕ FENCE



DETAIL 'A'
(NOT TO SCALE)



DETAIL 'B'
(NOT TO SCALE)

FLOOD PLAIN STATEMENT

THIS LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN (ZONE C), PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOONE COUNTY UNINCORPORATED AND INCORPORATED MAP, COMMUNITY PANEL NUMBER 29019C0287E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT DIFFER FROM THE USGS "COLUMBIA" QUAD MAP AND ARE SHOWN AS PER AN INTER-OFFICE MEMO FROM LEE WHITE TO JOHN GLASCOCK, DATED FEBRUARY 22, 2013, AND ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING THIS ____ DAY OF _____, 2018.

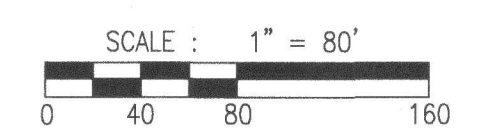
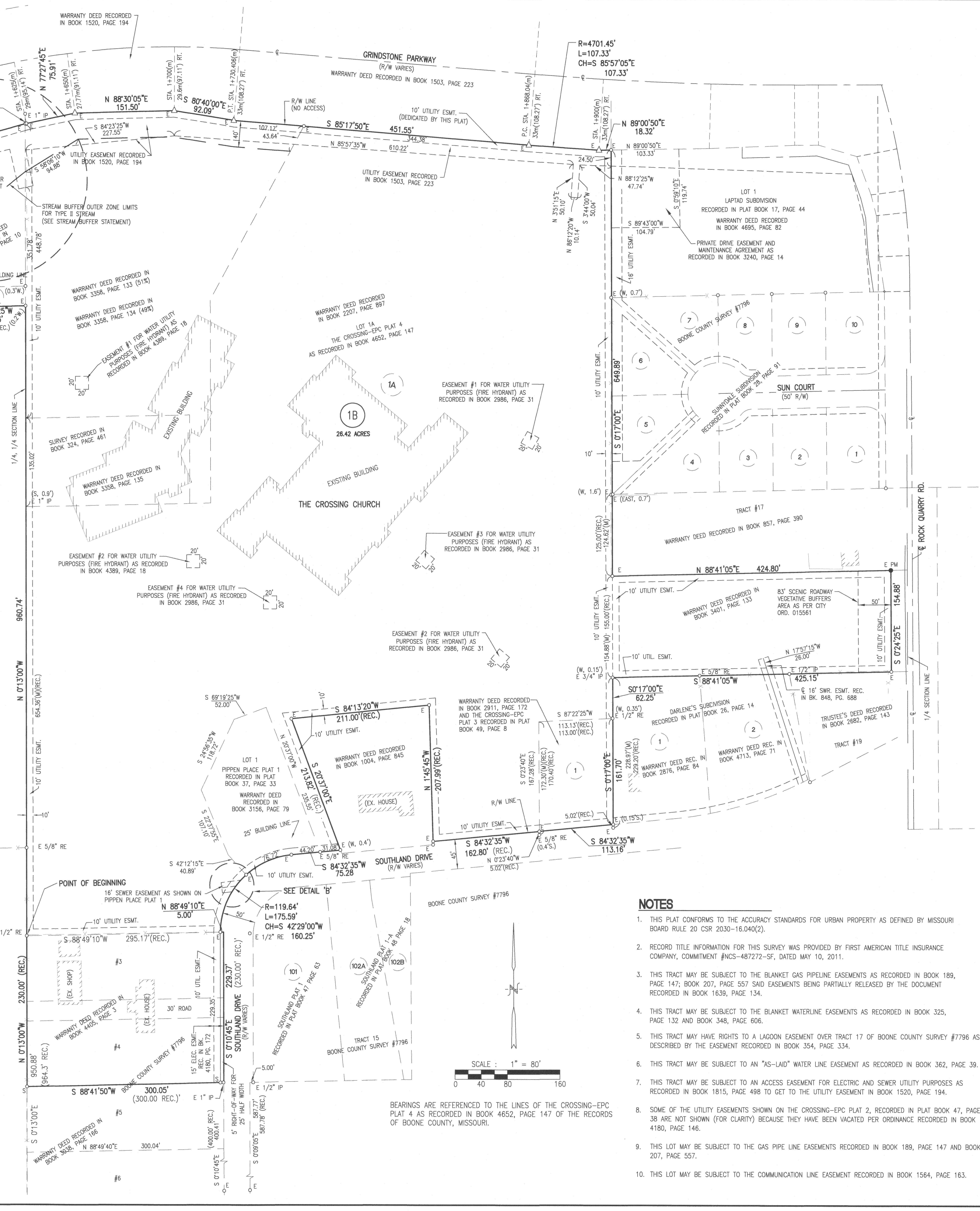
RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ THIS ____ DAY OF _____, 2018.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



BEARINGS ARE REFERENCED TO THE LINES OF THE CROSSING-EPC PLAT 4 AS RECORDED IN BOOK 4652, PAGE 147 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. RECORD TITLE INFORMATION FOR THIS SURVEY WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NC8-48272-SF, DATED MAY 10, 2011.
3. THIS TRACT MAY BE SUBJECT TO THE BLANKET GAS PIPELINE EASEMENTS AS RECORDED IN BOOK 189, PAGE 147; BOOK 207, PAGE 557 SAID EASEMENTS BEING PARTIALLY RELEASED BY THE DOCUMENT RECORDED IN BOOK 1639, PAGE 134.
4. THIS TRACT MAY BE SUBJECT TO THE BLANKET WATERLINE EASEMENTS AS RECORDED IN BOOK 325, PAGE 132 AND BOOK 348, PAGE 606.
5. THIS TRACT MAY HAVE RIGHTS TO A LAGOON EASEMENT OVER TRACT 17 OF BOONE COUNTY SURVEY #7796 AS DESCRIBED BY THE EASEMENT RECORDED IN BOOK 354, PAGE 334.
6. THIS TRACT MAY BE SUBJECT TO AN "AS-LAID" WATER LINE EASEMENT AS RECORDED IN BOOK 362, PAGE 39.
7. THIS TRACT MAY BE SUBJECT TO AN ACCESS EASEMENT FOR ELECTRIC AND SEWER UTILITY PURPOSES AS RECORDED IN BOOK 1815, PAGE 498 TO GET TO THE UTILITY EASEMENT IN BOOK 1520, PAGE 194.
8. SOME OF THE UTILITY EASEMENTS SHOWN ON THE CROSSING-EPC PLAT 2, RECORDED IN PLAT BOOK 47, PAGE 38 ARE NOT SHOWN (FOR CLARITY) BECAUSE THEY HAVE BEEN VACATED PER ORDINANCE RECORDED IN BOOK 4180, PAGE 146.
9. THIS LOT MAY BE SUBJECT TO THE GAS PIPE LINE EASEMENTS RECORDED IN BOOK 189, PAGE 147 AND BOOK 207, PAGE 557.
10. THIS LOT MAY BE SUBJECT TO THE COMMUNICATION LINE EASEMENT RECORDED IN BOOK 1564, PAGE 163.

KNOW ALL MEN BY THESE PRESENTS

THE CROSSING-EPC OF COLUMBIA, A MISSOURI CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, JIM BEATY HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT-OF-WAY ALONG SOUTHLAND DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

THE CROSSING-EPC OF COLUMBIA, A MISSOURI CORPORATION

Jim Beatty
JIM BEATY, DIRECTOR OF OPERATIONS

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 5TH DAY OF SEPTEMBER IN THE YEAR 2018, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM BEATY, DIRECTOR OF OPERATIONS OF THE CROSSING-EPC OF COLUMBIA, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN STATED.

Betty Lou Cobb
BETTY LOU COBB

NOTARY PUBLIC
MY COMMISSION NO. 15690689
EXPIRES DEC. 6, 2019

BETTY LOU COBB
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires December 6, 2019
Commission # 15690689

PROPERTY DESCRIPTION

I HEREBY CERTIFY THAT IN JULY 2018, I COMPLETED A REPLAT FOR THE CROSSING-EPC OF COLUMBIA OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A REPLAT LOT 1A OF THE CROSSING-EPC PLAT 4, RECORDED IN BOOK 4652, PAGE 147, LOT 1 OF THE CROSSING EPC PLAT 3, RECORDED IN PLAT BOOK 49, PAGE 8 AND LOTS 3 AND 4 OF BOONE COUNTY SURVEY #7796 AND BEING THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 2207, PAGE 897, BOOK 2207, PAGE 900, BOOK 3156, PAGE 79, BOOK 3358, PAGE 133, BOOK 3358, PAGE 134, BOOK 3358, PAGE 135, BOOK 3401, PAGE 133, BOOK 4414, PAGE 10, BOOK 4405, PAGE 3 AND THE QUIT CLAIM DEED RECORDED IN BOOK 4414, PAGE 11 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1A OF THE CROSSING-EPC, PLAT 4; THENCE WITH THE LINES OF SAID LOT 1A, N01°13'00"W, 960.74 FEET; THENCE S88°46'25"W, 113.63 FEET; THENCE 114.90 FEET ALONG A 266.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N10°19'05"W, 114.01 FEET; THENCE N22°43'10"W, 91.82 FEET; THENCE 44.44 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N19°43'10"E, 40.49 FEET; THENCE N62°06'45"E, 12.05 FEET; THENCE N74°46'40"E, 151.24 FEET; THENCE N77°27'45"E, 75.91 FEET; THENCE N88°30'05"E, 151.50 FEET; THENCE S80°40'00"E, 92.09 FEET; THENCE S85°17'50"E, 451.55 FEET; THENCE 107.33 FEET ALONG A 4701.45-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S85°57'05"E, 107.33 FEET; THENCE N89°00'50"E, 18.32 FEET; THENCE S01°17'00"E, 649.89 FEET; THENCE N88°41'05"E, 424.80 FEET; THENCE S02°24'25"E, 154.88 FEET; THENCE S88°41'05"W, 425.15 FEET; THENCE S01°17'00"E, 62.25 FEET TO THE NORTHEAST CORNER OF LOT 1, THE CROSSING-EPC PLAT 3; THENCE LEAVING THE LINES OF SAID LOT 1A AND WITH THE LINES OF SAID LOT 1, S01°17'00"E, 161.70 FEET; THENCE S84°32'35"W, 113.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTH LINE OF SAID LOT 1A; THENCE LEAVING THE LINES OF SAID LOT 1 AND WITH THE LINES OF SAID LOT 1A, S84°32'35"W, 162.80 FEET; THENCE N44°45'45"W, 207.99 FEET; THENCE S84°13'20"W, 211.00 FEET; THENCE S20°37'00"E, 213.82 FEET; THENCE S84°32'35"W, 75.28 FEET; THENCE 175.59 FEET ALONG A 119.64-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S42°29'00"W, 160.25 FEET TO THE NORTH LINE OF BOONE COUNTY SURVEY #7796; THENCE LEAVING THE LINES OF SAID LOT 1A AND WITH THE LINES OF SAID SURVEY N88°49'10"E, 5.00 FEET; THENCE S01°14'55"E, 229.37 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID SURVEY; THENCE WITH THE SOUTH LINE OF SAID LOT 4, S88°41'50"W, 300.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE WITH THE WEST LINE OF SAID SURVEY, N01°13'00"W, 230.00 FEET TO THE NORTHWEST CORNER OF SAID SURVEY AND THE POINT OF BEGINNING AND CONTAINING 26.45 ACRES.

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 1A, THE CROSSING-EPC, PLAT 4 WITH LOT 1, THE CROSSING-EPC PLAT 3 AND LOTS 3 AND 4 OF BOONE COUNTY SURVEY #7796 AS SHOWN.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Betty Lou Cobb
BETTY LOU COBB
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires December 6, 2019
Commission # 15690689

James R. Jeffries
JAMES R. JEFFRIES PLS-2500

Aug. 24, 2018
DATE

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

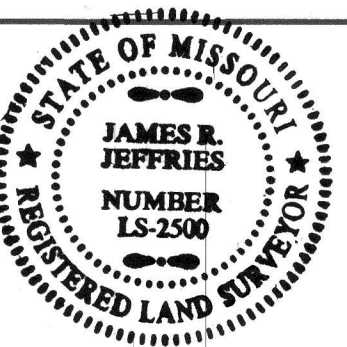
STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 24TH DAY OF August, 2018.

Betty Lou Cobb
BETTY LOU COBB

NOTARY PUBLIC
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2019

FINAL PLAT
THE CROSSING-EPC PLAT 5
DESCRIPTION
REPLAT OF THE CROSSING-EPC PLAT 4 LOT 1A AND REPLAT OF THE CROSSING-EPC PLAT 3 LOT 1
LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, MISSOURI



DATE	JULY 30, 2018	JOB NUMBER	18087.01	ALLSTATE CONSULTANTS
RESERVED FOR RECORDER'S STAMP				3312 LEMONE INDUSTRIAL BLDG. COLUMBIA, MO 65201 (573) 875-8799 ALLSTATE CONSULTANTS LLC MO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167