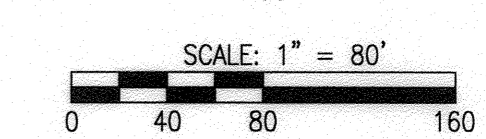
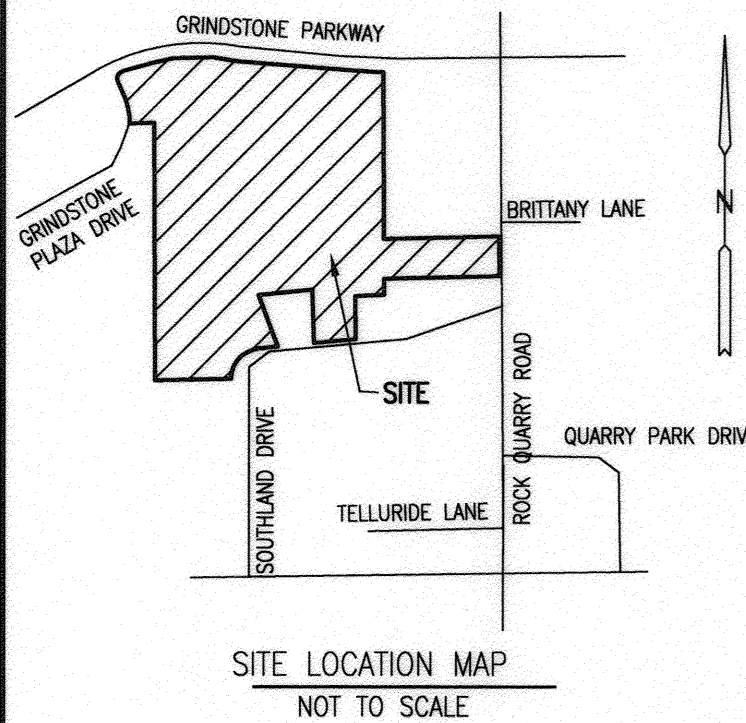


THE CROSSING-EPC PLAT 4

A REPLAT OF LOT 1 AND 2, THE CROSSING-EPC, PLAT 2, LOT 1, PIPPEN PLACE PLAT 1 AND LOT 7 & LOT 9, RED OAK SOUTH PLAT NO. 1
 OCTOBER 14, 2015



BEARINGS ARE REFERENCED TO THE LINES OF THE CROSSING-EPC PLAT AS RECORDED IN PLAT BOOK 39, PAGE 52 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- △ STEEL RIGHT-OF-WAY MARKER (UNLESS OTHERWISE NOTED)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR W/CAP (UNLESS OTHERWISE NOTED)
- IP IRON PIPE
- RE REBAR
- DH PK NAIL IN DRILL HOLE
- (M) MEASURED DISTANCE
- (REC.) RECORD MEASUREMENT
- ⊕ CENTERLINE
- (m) METERS
- - - - - FENCE

CERTIFICATION

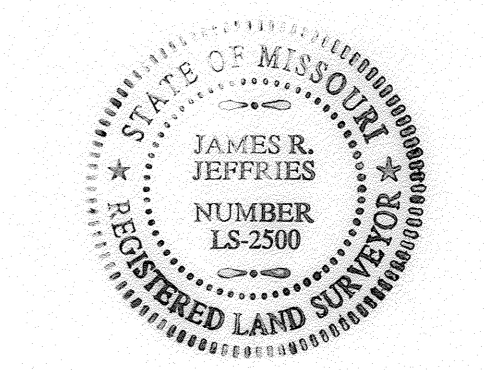
I HEREBY CERTIFY THAT IN OCTOBER 2015, I COMPLETED A SURVEY FOR THE CROSSING-EPC OF COLUMBIA OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A REPLAT LOT 1 AND LOT 2 OF THE CROSSING-EPC, PLAT 2, RECORDED IN PLAT BOOK 47, PAGE 38, LOT 1 OF PIPPEN PLACE PLAT 1, RECORDED IN PLAT BOOK 37, PAGE 53 AND LOTS 7 AND 9 OF RED OAK SOUTH, PLAT NO. 1, RECORDED IN PLAT BOOK 46, PAGE 32 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 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 1 OF THE CROSSING-EPC, PLAT 2; THENCE WITH THE LINES OF SAID LOT 1 N01°13'00"W, 960.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, RED OAK SOUTH, PLAT NO. 1; THENCE LEAVING THE LINES OF SAID LOT 1 AND WITH THE SOUTH LINE OF SAID LOT 9, S88°46'25"W, 113.63 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GRINDSTONE PARKWAY; THENCE WITH SAID RIGHT-OF-WAY LINE, 114.90 FEET ALONG A 286.00-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 TO THE SOUTH RIGHT-OF-WAY LINE OF GRINDSTONE PARKWAY; THENCE WITH SAID RIGHT-OF-WAY LINE, N62°06'45"E, 12.05 FEET; THENCE N74°46'40"E, 149.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THE CROSSING-EPC, PLAT 2; THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE AND WITH THE LINES OF SAID LOT 1, N74°46'40"E, 1.89 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 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND WITH THE EAST LINE OF SAID LOT 1, S01°17'00"E, 649.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THE CROSSING-EPC PLAT 2; THENCE LEAVING SAID EAST LINE AND WITH THE LINES OF SAID LOT 2, N88°41'05"E, 424.80 FEET; THENCE S0°24'25"E, 154.88 FEET; THENCE S88°41'05"W, 425.15 FEET TO SAID EAST LINE OF SAID LOT 1, THE CROSSING-EPC, PLAT 2; THENCE LEAVING THE LINES OF SAID LOT 2 AND WITH THE LINES OF SAID LOT 1, S01°17'00"E, 62.25 FEET; THENCE S87°22'25"W, 113.13 FEET; THENCE S0°23'40"E, 167.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHLAND DRIVE; THENCE WITH SAID RIGHT-OF-WAY LINE, S84°32'35"W, 162.80 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N14°45'45"W, 207.99 FEET; THENCE S84°13'20"W, 211.00 FEET; THENCE S20°37'00"E, 213.82 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHLAND DRIVE; THENCE WITH SAID RIGHT-OF-WAY LINE, S84°32'35"W, 75.28 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N119°59'15"W, 26.00 FEET; THENCE S42°29'00"W, 160.25 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S88°49'10"W, 295.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.44 ACRES.

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 AND 2, THE CROSSING-EPC, PLAT 2 WITH LOT 1, PIPPEN PLACE PLAT 1 AND LOTS 7 AND 9 OF RED OAK SOUTH, PLAT NO. 1 AS SHOWN.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS
 3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 MO CERTIFICATE AUTHORITY #2007000167



James R. Jeffries
 JAMES R. JEFFRIES, PLS 2500
 Aug. 29, 2016
 DATE

STATE OF MISSOURI } SS
 COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 29th DAY OF August, 2016.

Betty Lou Cobb
 BETTY LOU COBB, Notary Public
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

Betty Lou Cobb
 BETTY LOU COBB, Notary Public
 MY COMMISSION #15690689
 EXPIRES DECEMBER 6, 2019

Recorded in Boone County, Missouri
 Date and Time: 09/19/2016 at 09:51:03 AM
 Instrument #: 2016020362 Book: 4652 Page: 147

Instrument Type: SUR
 Recording Fee: \$29.00 S
 No. of Pages: 1

Nora Dietzel
 Nora Dietzel, Recorder of Deeds

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
2. RECORD TITLE INFORMATION FOR THIS SURVEY WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NC5-487272-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.
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.

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 29019C 0290 D, DATED MARCH 17, 2011.

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 TO BE SUBDIVIDED AS PER SECTION 25-31, OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLUMBIA, MISSOURI THIS 14th DAY OF September, 2016.

Timothy Teddy
 TIMOTHY TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT