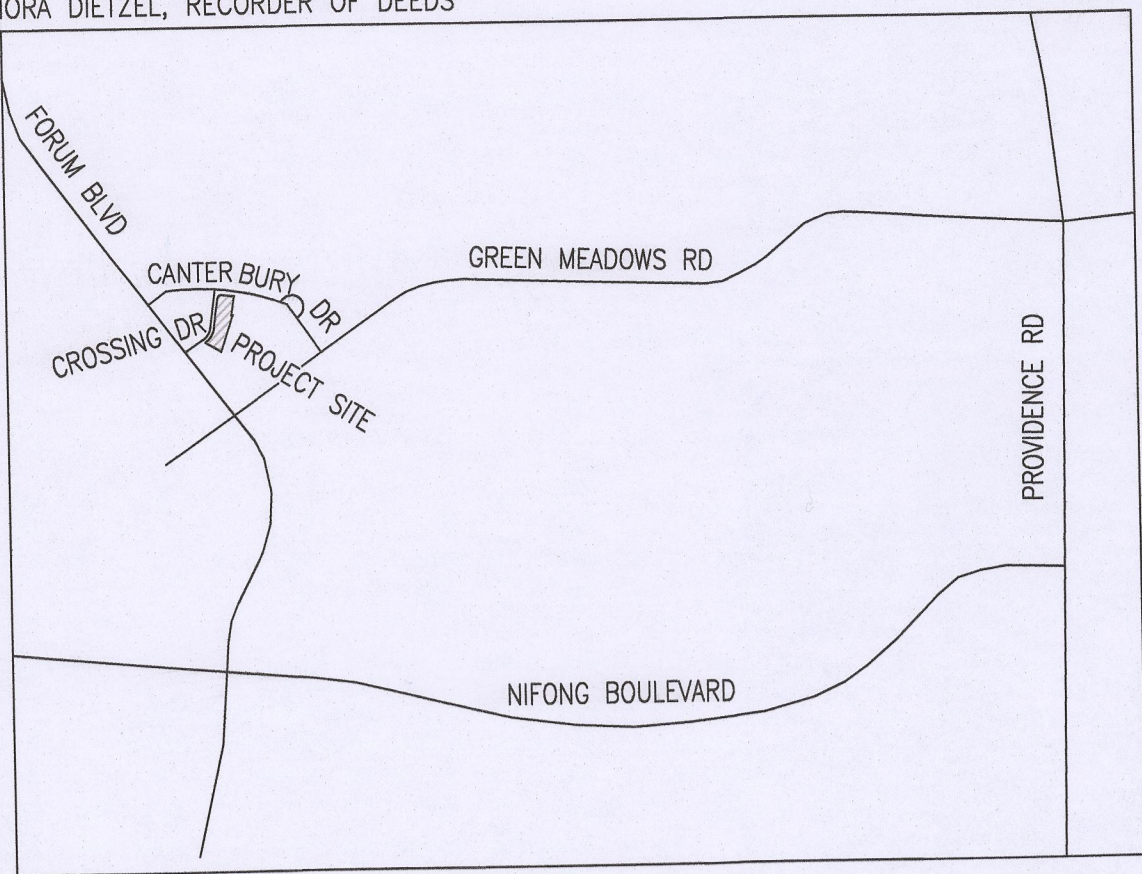


FINAL PLAT THE CROSSINGS, PLAT No. 1A

A REPLAT OF PART OF LOT 4, A REPLAT OF LOT 3 AND PART OF LOT 4 OF THE FINAL
PLAT OF THE CROSSINGS AND LOTS 5 & 6, THE CROSSINGS,
LOCATED IN SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
NOVEMBER 2, 2020



LOCATION MAP
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR PIVOT L.L.C. OF A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI ALL OF LOTS 4, 5 AND 6, THE FINAL PLAT OF THE CROSSINGS, RECORDED IN PLAT BOOK 20, PAGE 49 EXCEPT THAT PORTION OF LOT 4 AS SHOWN IN THE FINAL PLAT OF A REPLAT OF LOT 3 AND PART OF LOT 4 OF THE FINAL PLAT OF THE CROSSING RECORDED IN PLAT BOOK 21, PAGE 53 AND EXCEPTING A TRACT OF LAND IN THE SOUTHWEST CORNER OF SAID LOT 4, ALL DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 1441, PAGE 381 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE FOR CANTERBURY DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6 AND WITH THE WEST LINE THEREOF, S 9°19'25"W, 122.19 FEET ALONG THE WEST LINE OF BELLE MEADE - PLAT #1 RECORDED IN PLAT BOOK 10, PAGE 17 TO THE SOUTHWEST CORNER OF LOT 17 OF SAID BELLE MEADE - #1 PLAT; THENCE WITH THE SOUTH LINE OF SAID LOT 17, S 80°36'10" E, 10.00 FEET; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID BELLE MEADE - #1 PLAT, S 18°36'35"W, 230.03 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID REPLAT OF LOT 3 AND PART OF LOT 4 OF THE FINAL PLAT OF THE CROSSINGS; THENCE LEAVING SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID LOT 3, N 69°35'25"W, 89.95 FEET TO THE EAST CORNER OF SAID EXCEPTED TRACT; THENCE WITH THE NORTH LINE OF SAID EXCEPTED TRACT, N 34°07'25"W, 26.03 FEET TO THE EAST RIGHT OF WAY LINE FOR CANTERBURY DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID EXCEPTED TRACT; THENCE LEAVING SAID NORTH LINE AND WITH SAID EAST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES, 100.81 FEET ALONG A 135.75-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 29°08'35"E, 98.51 FEET; THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE, N 7°52'05"E, 197.11 FEET; THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE AND TRANSITIONING TO SAID SOUTH RIGHT OF WAY LINE FOR CANTERBURY DRIVE, 30.44 FEET ALONG A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 51°47'15"E, 27.59 FEET; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, N 86°33'10"E, 1604.02-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 82°37'55"E, 86.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.79 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
DAVID W. BORDEN, PLS-200200244
2-4-2021
DATE DWB

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF February IN THE YEAR 2021.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT PIVOT L.L.C. 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-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE PROPOSED 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 "THE CROSSING, PLAT NO. 1A".

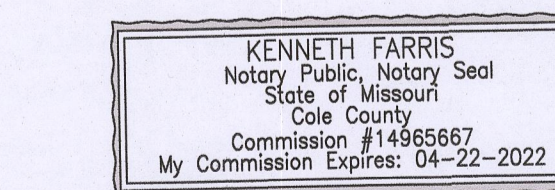
IN WITNESS WHEREOF, PIVOT L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 5th DAY OF February 2021.

PIVOT L.L.C.
Julie Anderson
JULIE ANDERSON, MANAGER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 5th DAY OF February IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JULIE ANDERSON, MANAGER, OF PIVOT L.L.C., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

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



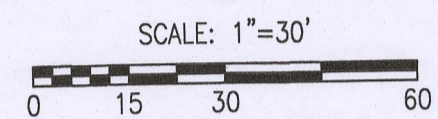
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

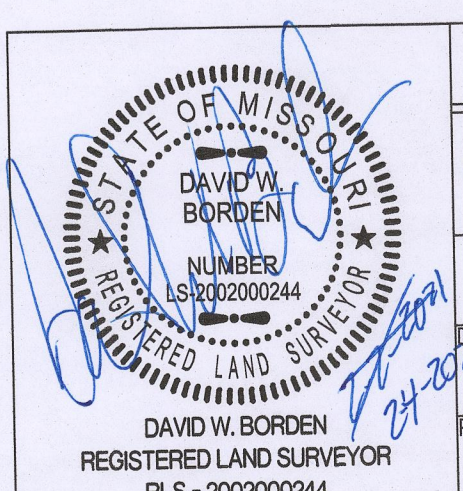
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



- LEGEND:**
E EXISTING
S SET
o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
P.O.B. POINT OF BEGINNING

NOTES:

- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0286E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- 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.



THE CROSSINGS, PLAT No. 1A
A REPLAT OF PART OF LOT 4, A REPLAT OF LOT 3 AND PART OF LOT 4 OF THE FINAL PLAT OF THE CROSSINGS AND LOTS 5 & 6, THE CROSSINGS LOCATED IN SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
CORPORATE NUMBER: 2000151304
DATE: 11/02/2020 SCALE: 1" = 30'
PROJECT: 200580 DRAWN BY: DWB
www.crockettengineering.com

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