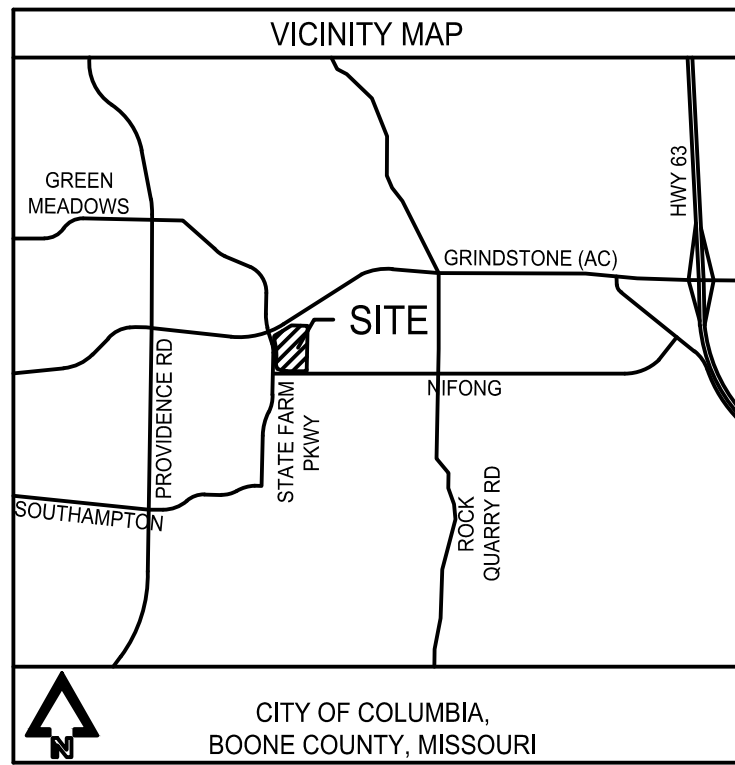


PRELIMINARY PLAT  
CROWN CENTER PLAZA PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH,  
RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

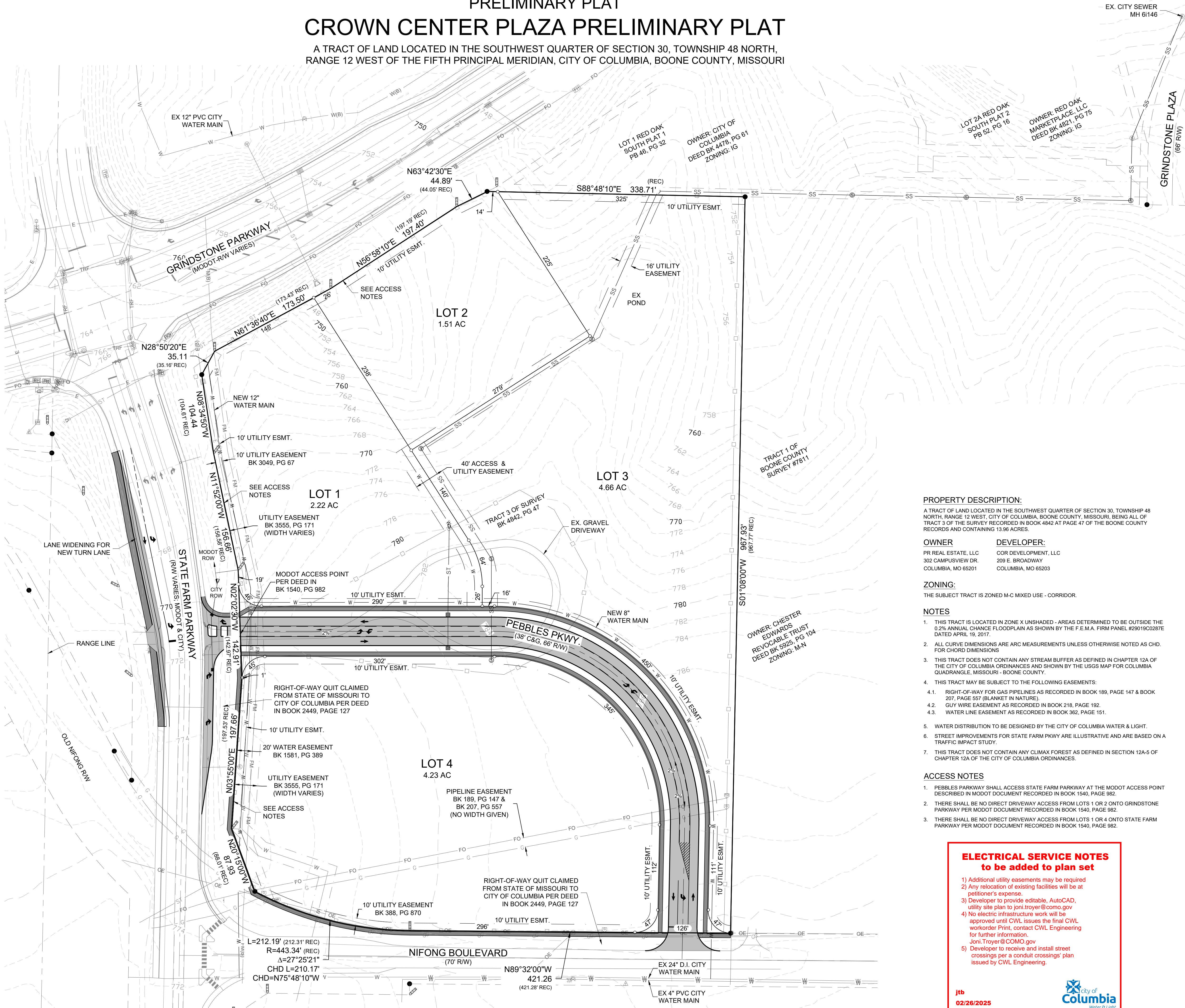


GENERAL LEGEND

BOUNDARY LINE	---
EX. PROPERTY LINE	---
EX. RIGHT-OF-WAY LINE	---
PROPOSED LOT LINE	---
SECTION LINE	---
EASEMENT LINE	---
EX. WOOD FENCE	---
ROAD CENTERLINE	---
EX. WATER LINE	---
NEW WATER LINE	---
EX. UG ELECTRIC LINE	---
EX. OH ELECTRIC LINE	---
EX. FIBER OPTIC LINE	---
NEW SANITARY SEWER	---
EX. STORM SEWER	---
NEW STORM SEWER	---
EX. FORCE MAIN SEWER	---
EX. GAS LINE	---
FOUND RW MARKER	●
FOUND IRON PIPE/REBAR	○
FOUND DRILL HOLE	○
SET 1/2" REBAR	○
FOUND PLSS CORNER	■
NEW SEWER MANHOLE	⊙
ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
CENTERLINE	CL

APPROVED BY THE CITY OF COLUMBIA PLANNING &  
ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2025.

SHARON GEUEA JONES, CHARIPERSON



PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 4842 AT PAGE 47 OF THE BOONE COUNTY RECORDS AND CONTAINING 13.96 ACRES.

OWNER:

PR REAL ESTATE, LLC  
302 CAMPUSVIEW DR.  
COLUMBIA, MO 65201

DEVELOPER:

COR DEVELOPMENT, LLC  
209 E. BROADWAY  
COLUMBIA, MO 65203

ZONING:

THE SUBJECT TRACT IS ZONED M-C MIXED USE - CORRIDOR.

NOTES

- THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0287E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS.
- THIS TRACT DOES NOT CONTAIN ANY STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR COLUMBIA QUADRANGLE, MISSOURI - BOONE COUNTY.
- THIS TRACT MAY BE SUBJECT TO THE FOLLOWING EASEMENTS:
  - RIGHT-OF-WAY FOR GAS PIPELINES AS RECORDED IN BOOK 189, PAGE 147 & BOOK 207, PAGE 557 (BLANKET IN NATURE).
  - GUY WIRE EASEMENT AS RECORDED IN BOOK 218, PAGE 192.
  - WATER LINE EASEMENT AS RECORDED IN BOOK 382, PAGE 151.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- STREET IMPROVEMENTS FOR STATE FARM PKWY ARE ILLUSTRATIVE AND ARE BASED ON A TRAFFIC IMPACT STUDY.
- THIS TRACT DOES NOT CONTAIN ANY CLIMAX FOREST AS DEFINED IN SECTION 12A-5 OF CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES.

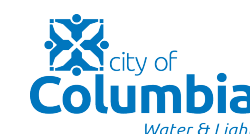
ACCESS NOTES

- PEBBLES PARKWAY SHALL ACCESS STATE FARM PARKWAY AT THE MODOT ACCESS POINT DESCRIBED IN MODOT DOCUMENT RECORDED IN BOOK 1540, PAGE 982.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM LOTS 1 OR 2 ONTO GRINDSTONE PARKWAY PER MODOT DOCUMENT RECORDED IN BOOK 1540, PAGE 982.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM LOTS 1 OR 4 ONTO STATE FARM PARKWAY PER MODOT DOCUMENT RECORDED IN BOOK 1540, PAGE 982.

ELECTRICAL SERVICE NOTES  
to be added to plan set

- Additional utility easements may be required
- Any relocation of existing facilities will be at petitioner's expense.
- Developer to provide editable, AutoCAD, utility site plan to joni.troyer@como.gov
- No electric infrastructure work will be approved until CWL issues the final CWL workorder Print, contact CWL Engineering for further information.  
Joni.Troyer@COMO.gov
- Developer to receive and install street crossings per a conduit crossings' plan issued by CWL Engineering.

jtb  
02/26/2025

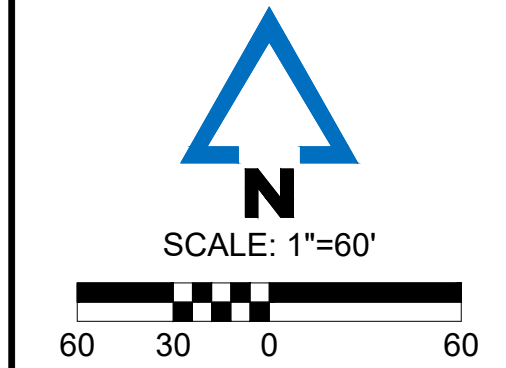


**McCLURE™**  
2001 W Broadway  
Columbia, MO 65203  
P 573-814-1568  
F 573-814-1128  
Ankeny, IA | Carroll, IA | Clive, IA  
Cedar Rapids, IA | Fort Dodge, IA  
North Liberty, IA | Sioux City, IA  
Macon, MO | Columbia, MO  
North Kansas City, MO  
Lenexa, KS

NOTICE:  
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

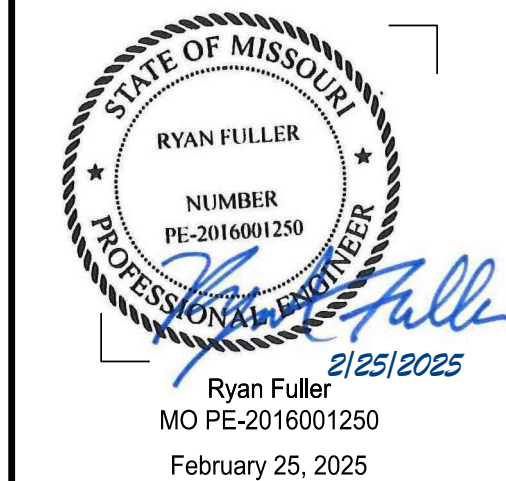
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
EXPIRES: DECEMBER 31, 2026

SURVEY PREPARED FOR:  
**COR DEVELOPMENT**  
PROJECT NAME:  
**CROWN CENTER PLAZA**  
PROJECT LOCATION:  
**CITY OF COLUMBIA, MO**  
McCLURE PROJECT No.  
**2024001492**



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. MODOT CORRS VRS NETWORK, NAD83 (2011)

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



Ryan Fuller  
MO PE-2016001250  
February 25, 2025