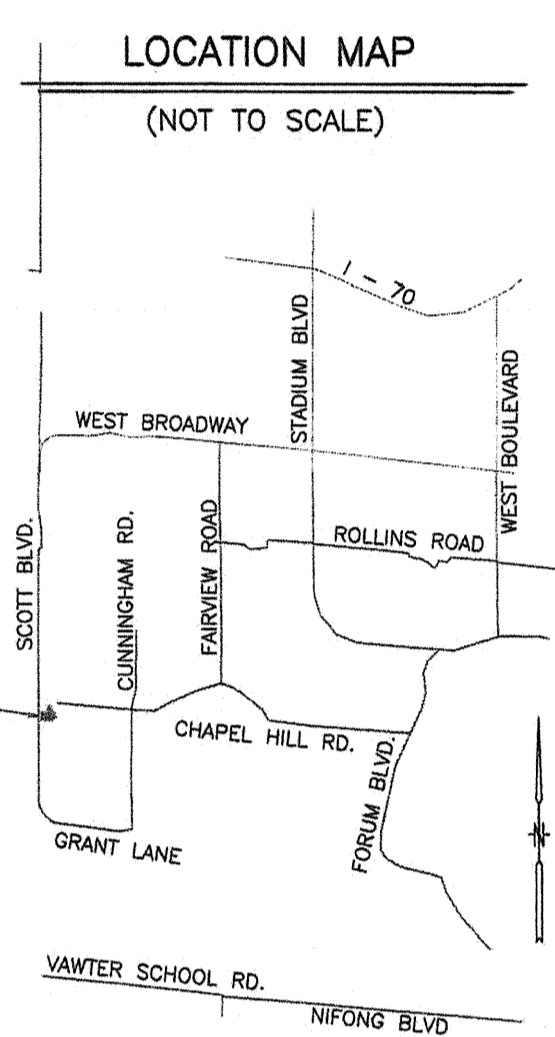
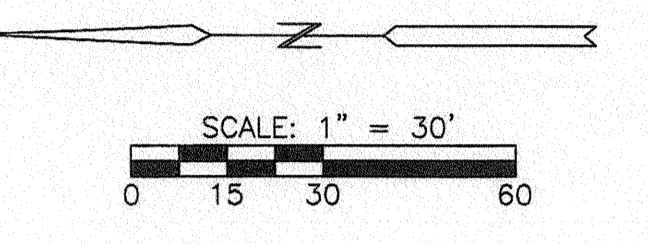
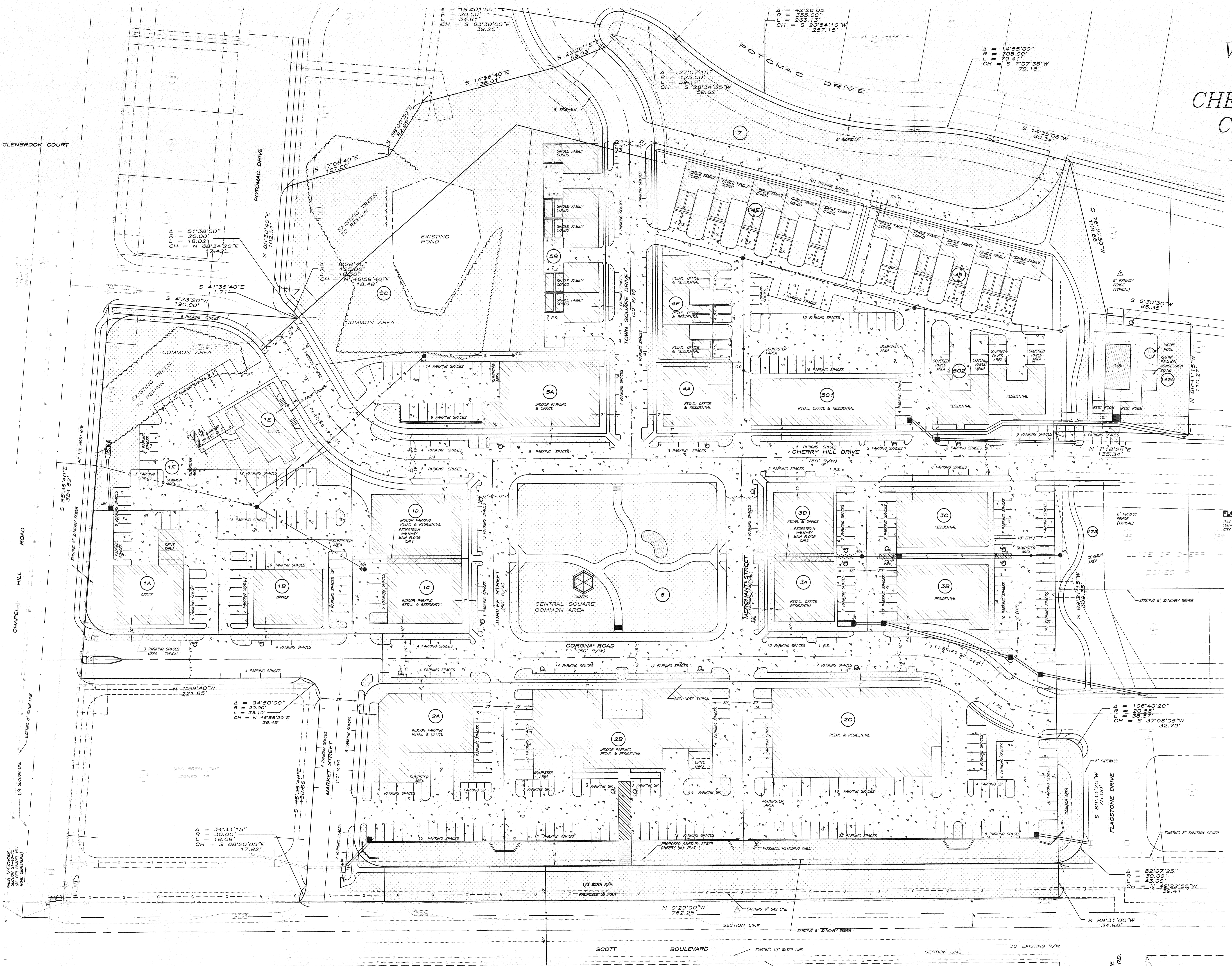


THE VILLAGE OF CHERRY HILL CP PLAN



FLOOD PLAN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAN MAPS.

OWNER/DEVELOPER
 MERCHANT STREET LLC
 C/O ROY FINLEY
 2100 CHERRY HILL DR. SUITE 101
 (573) 446-1134



GLENBROOK COURT

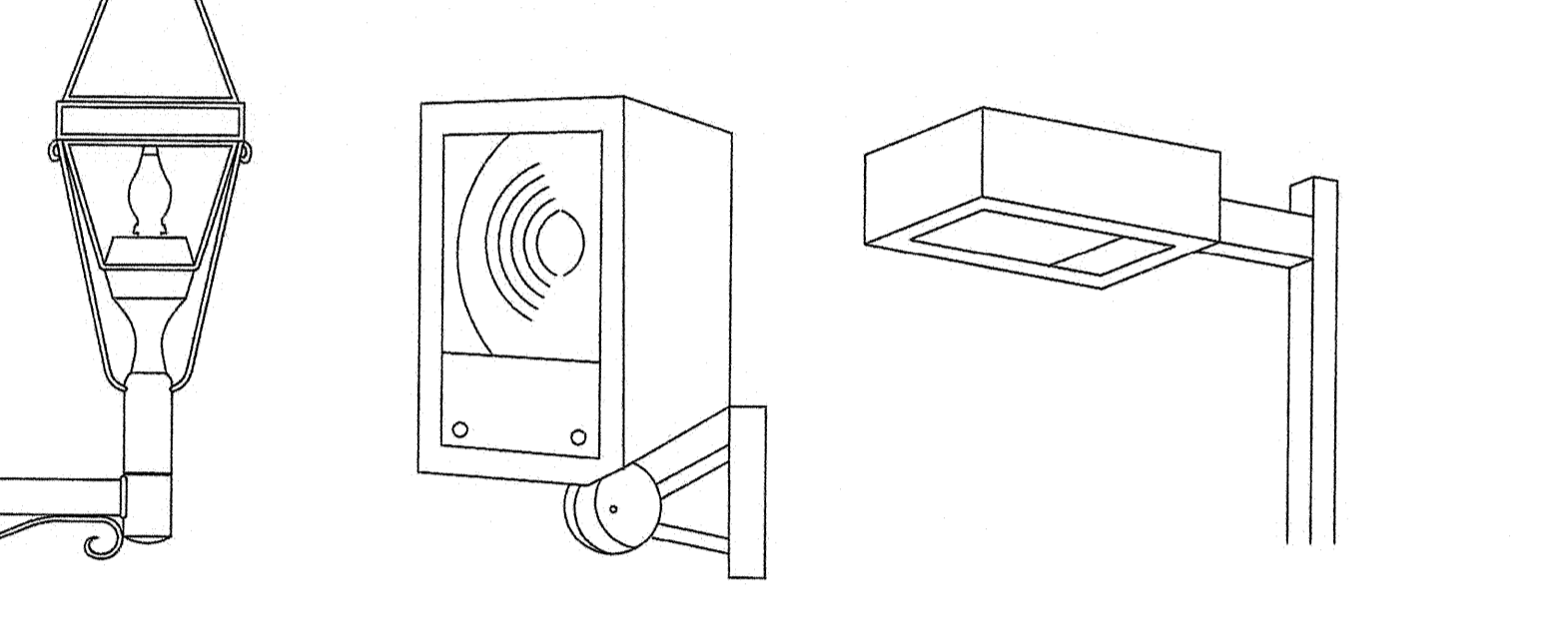
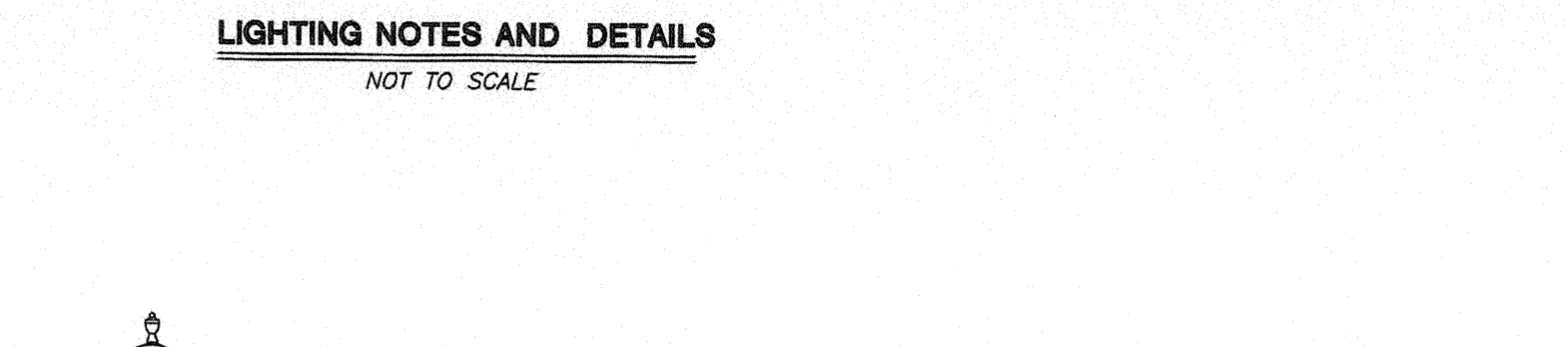
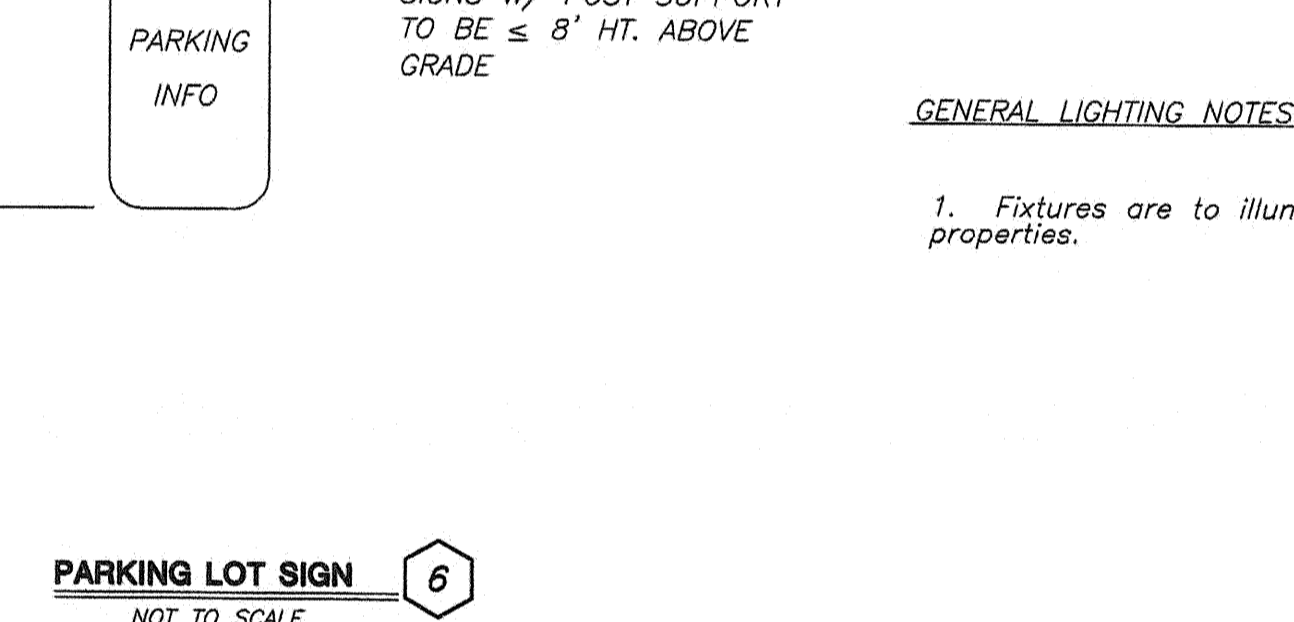
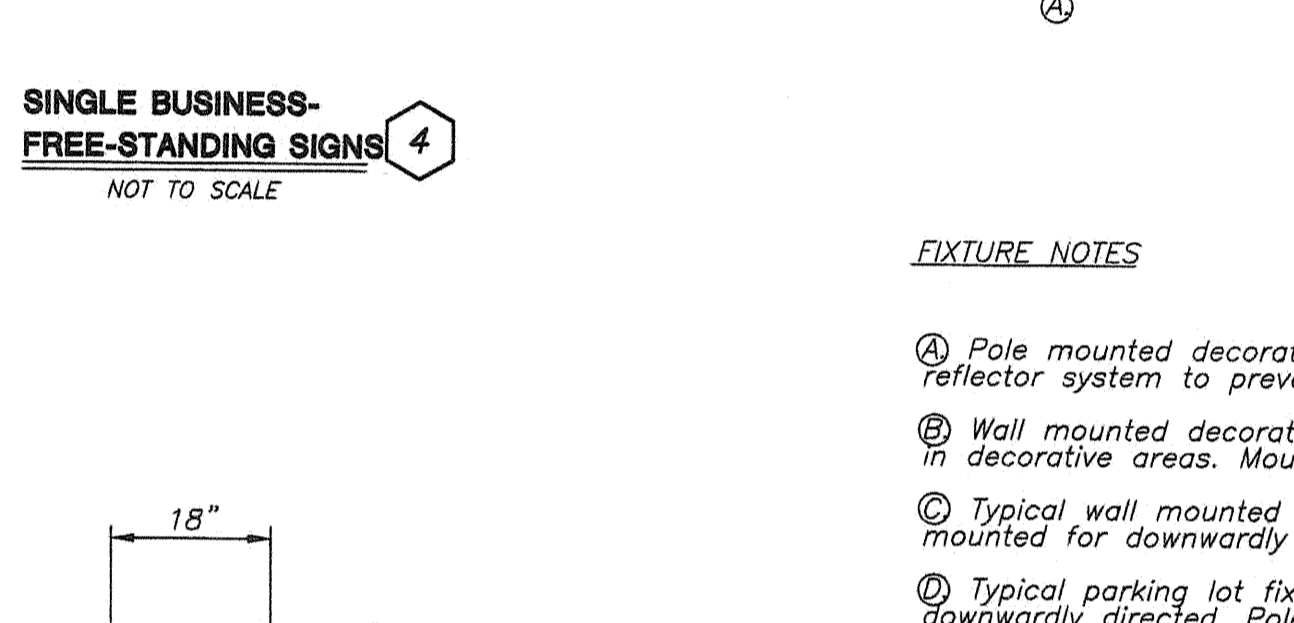
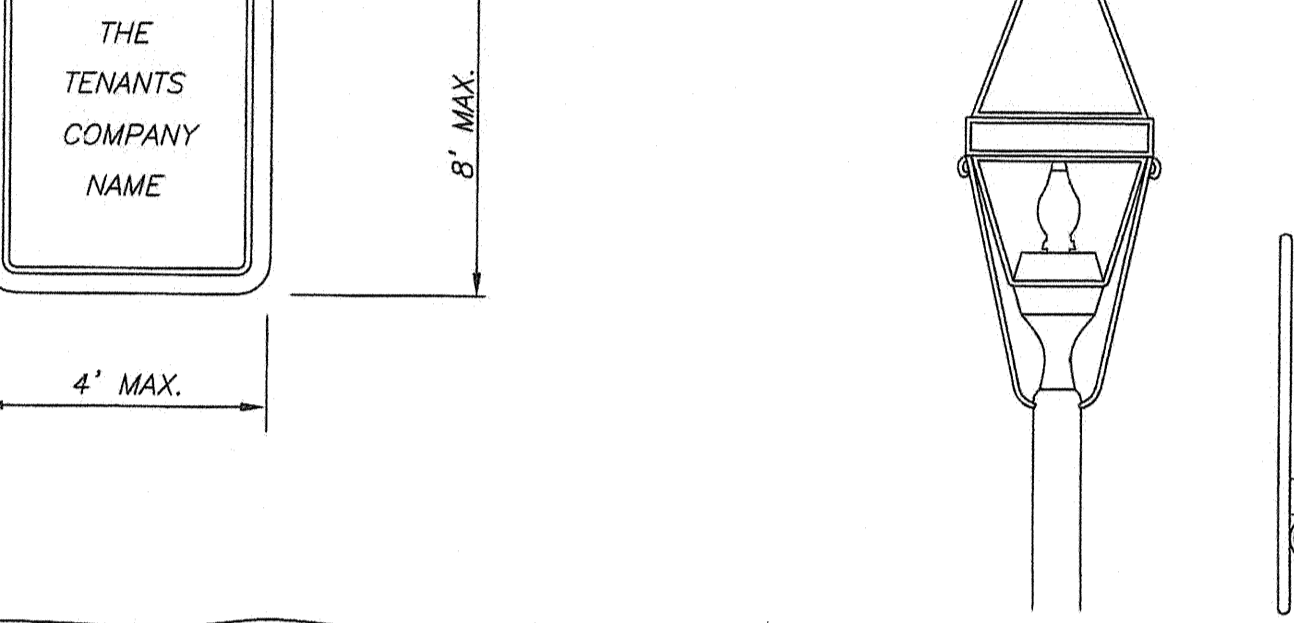
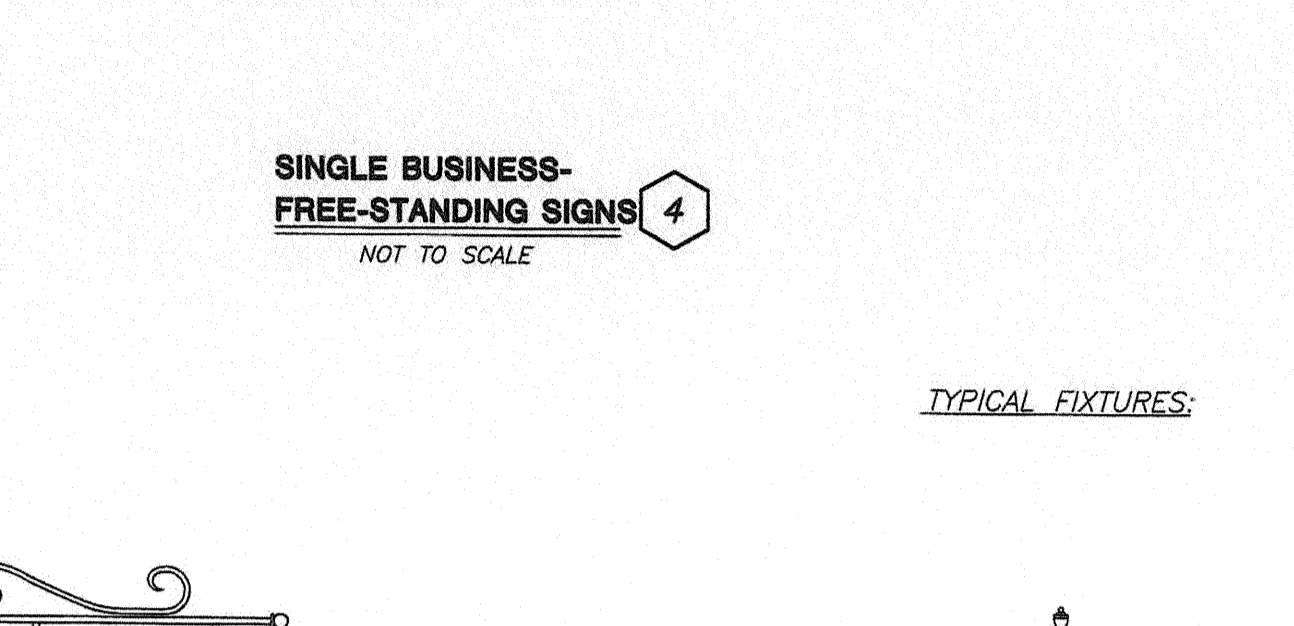
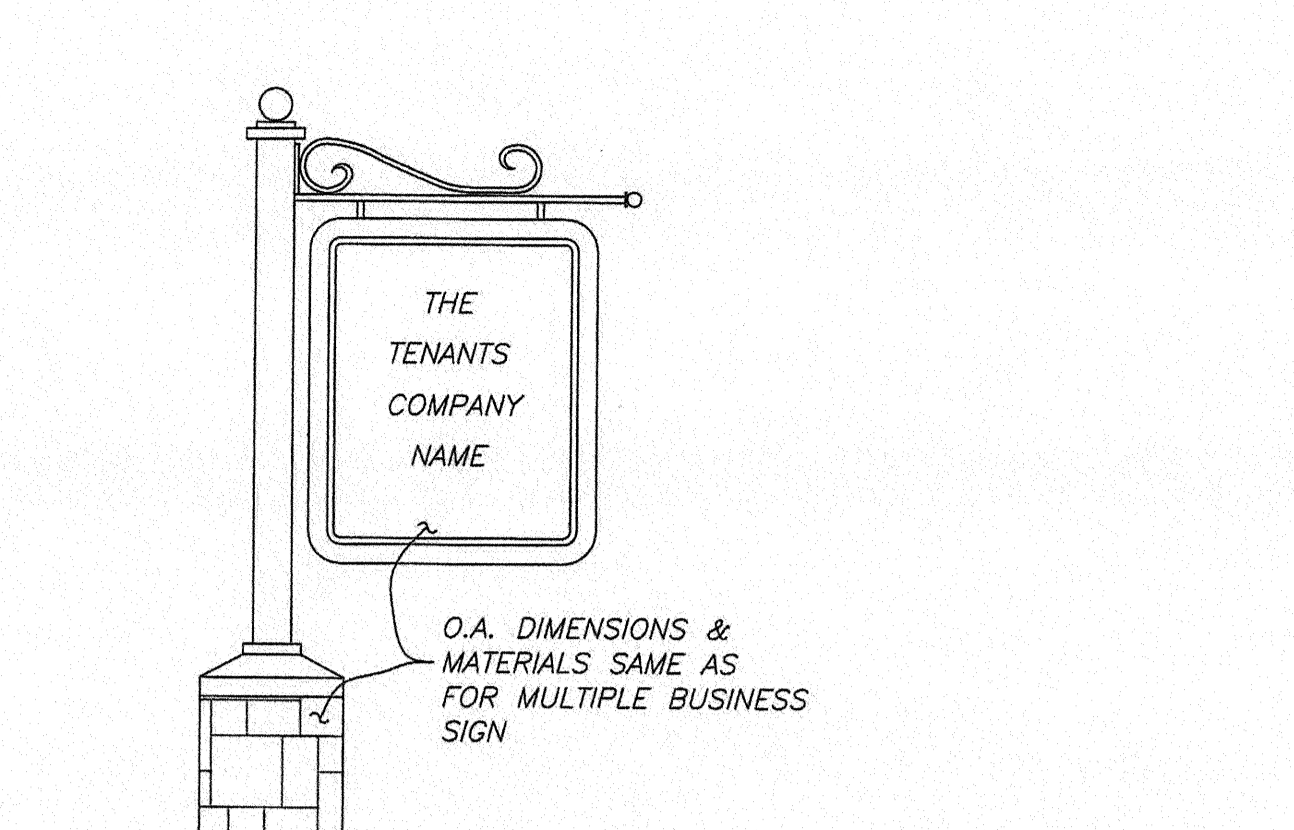
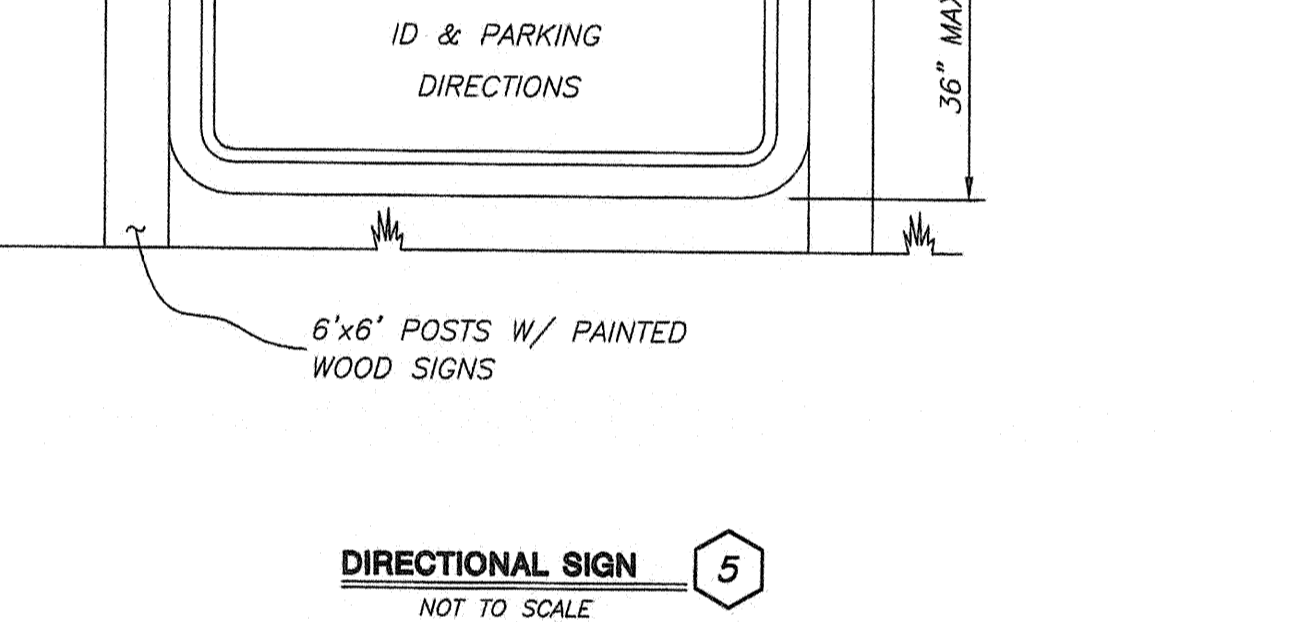
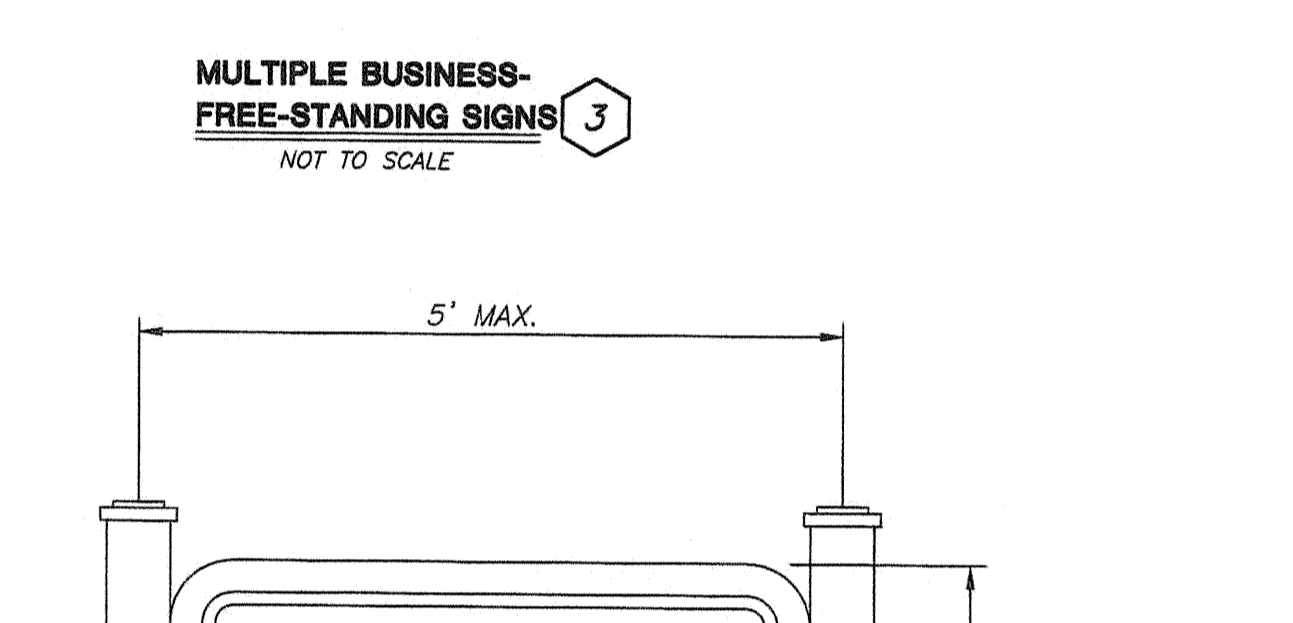
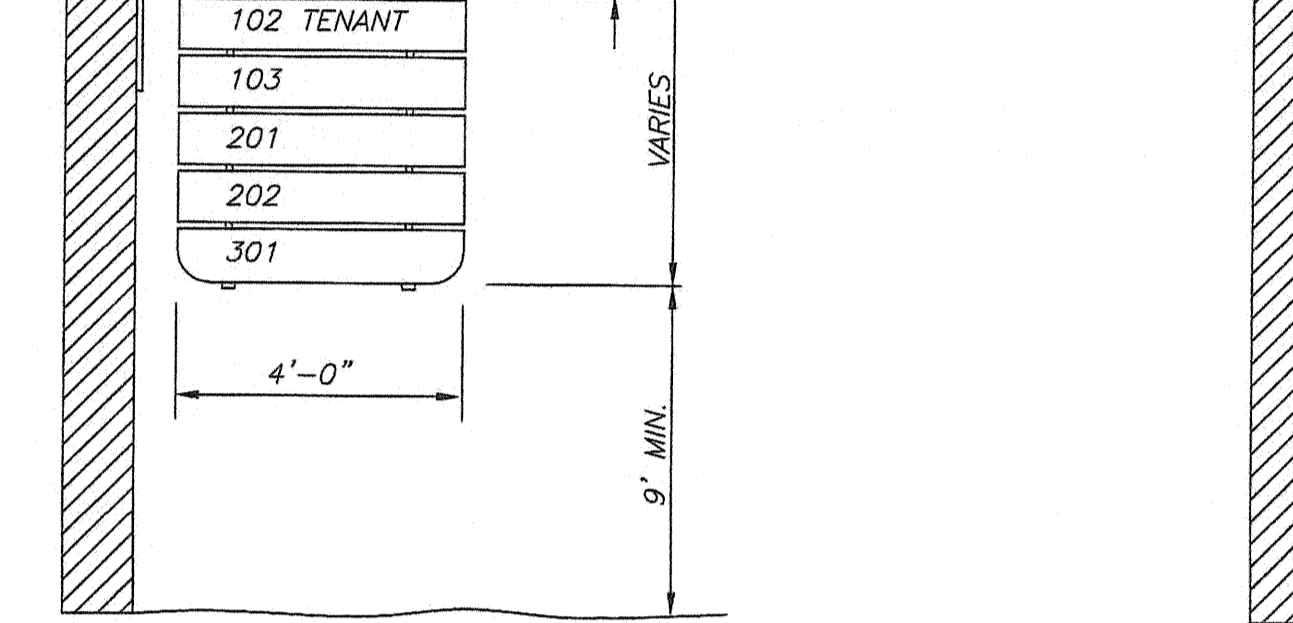
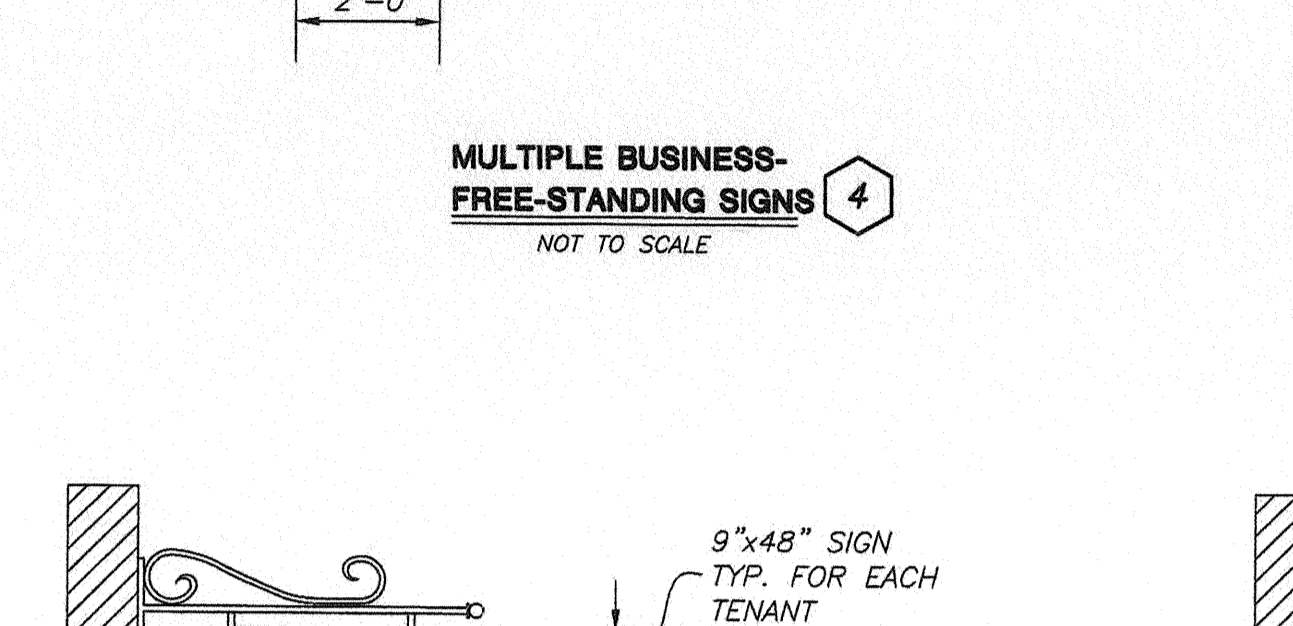
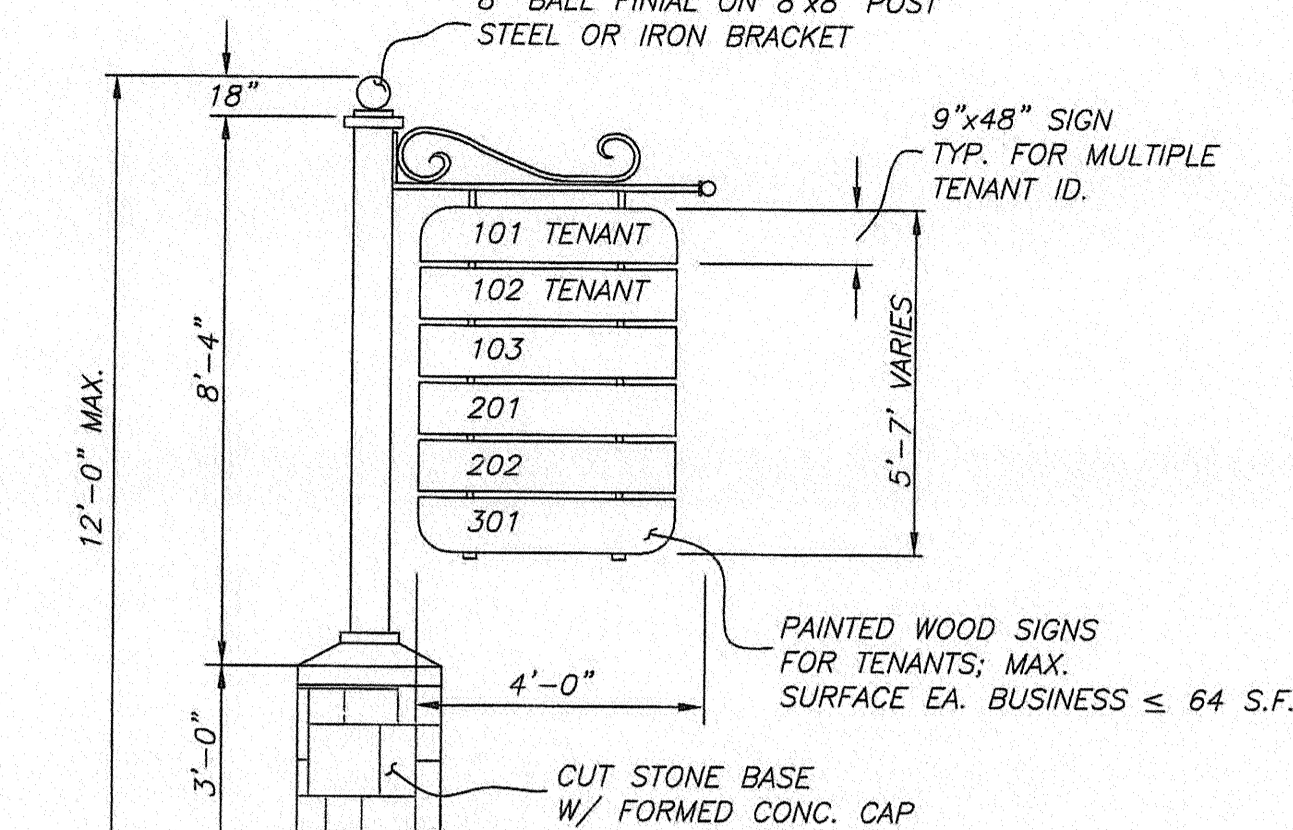
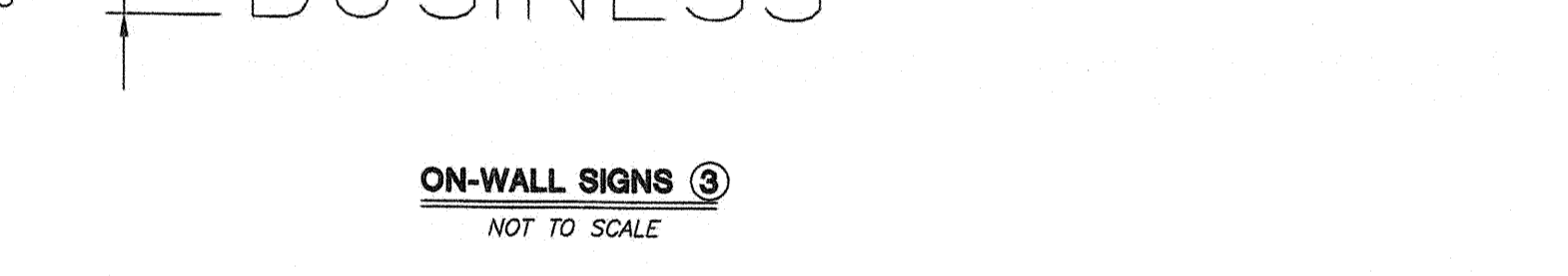
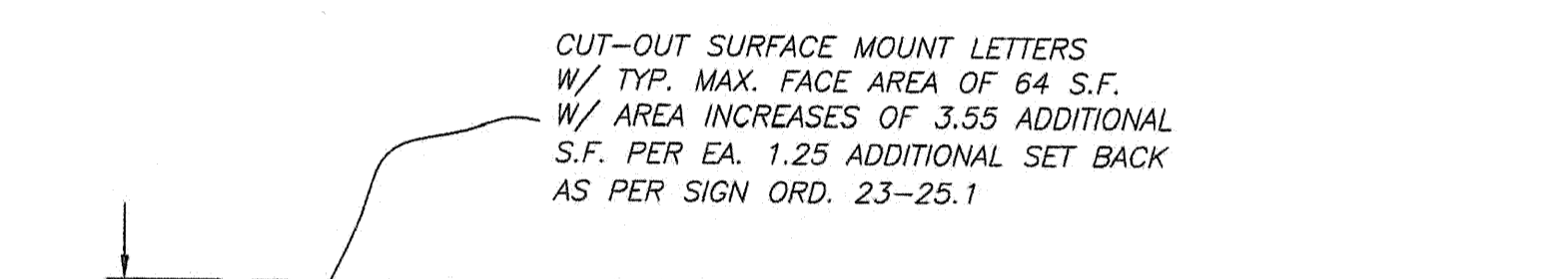
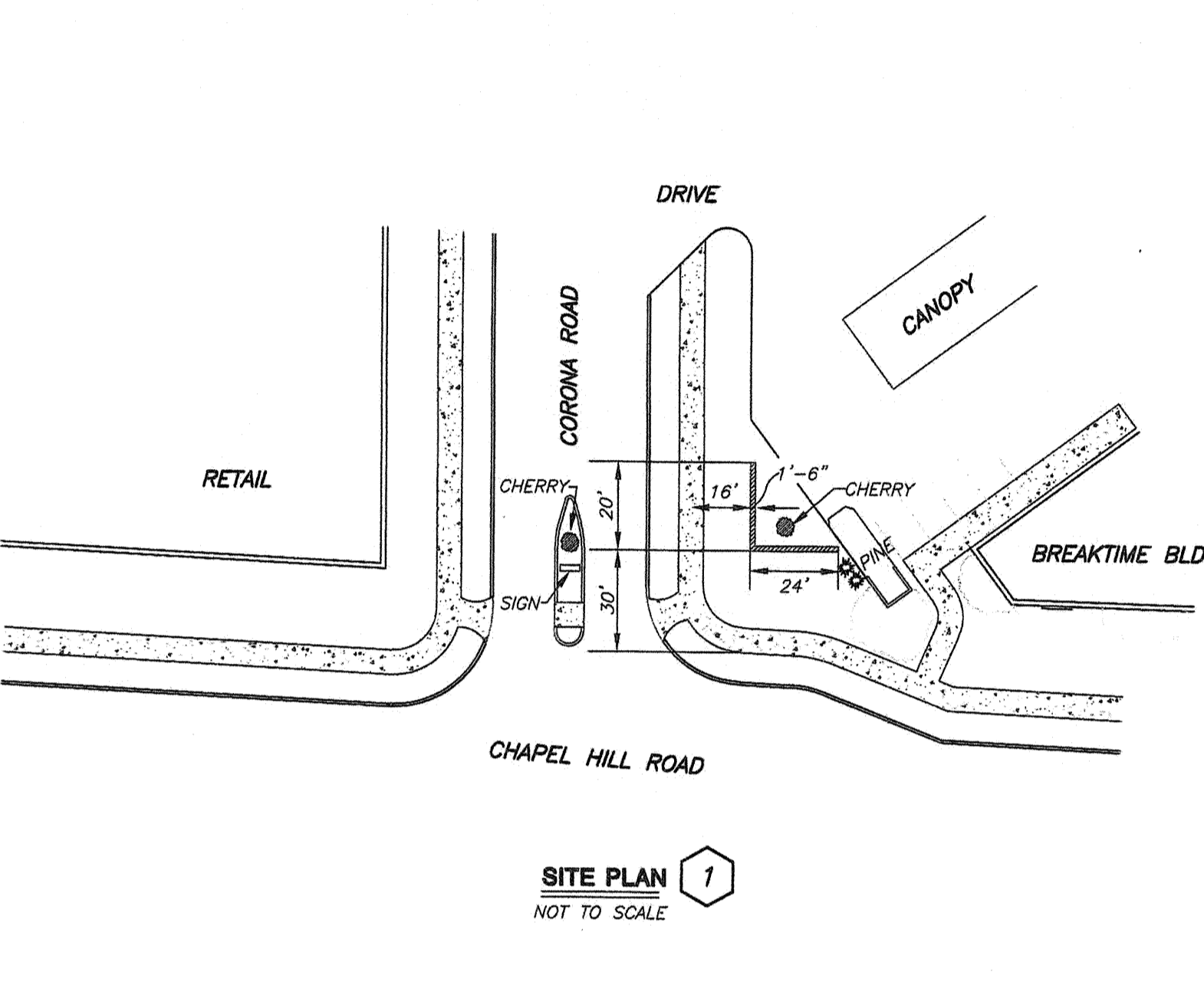
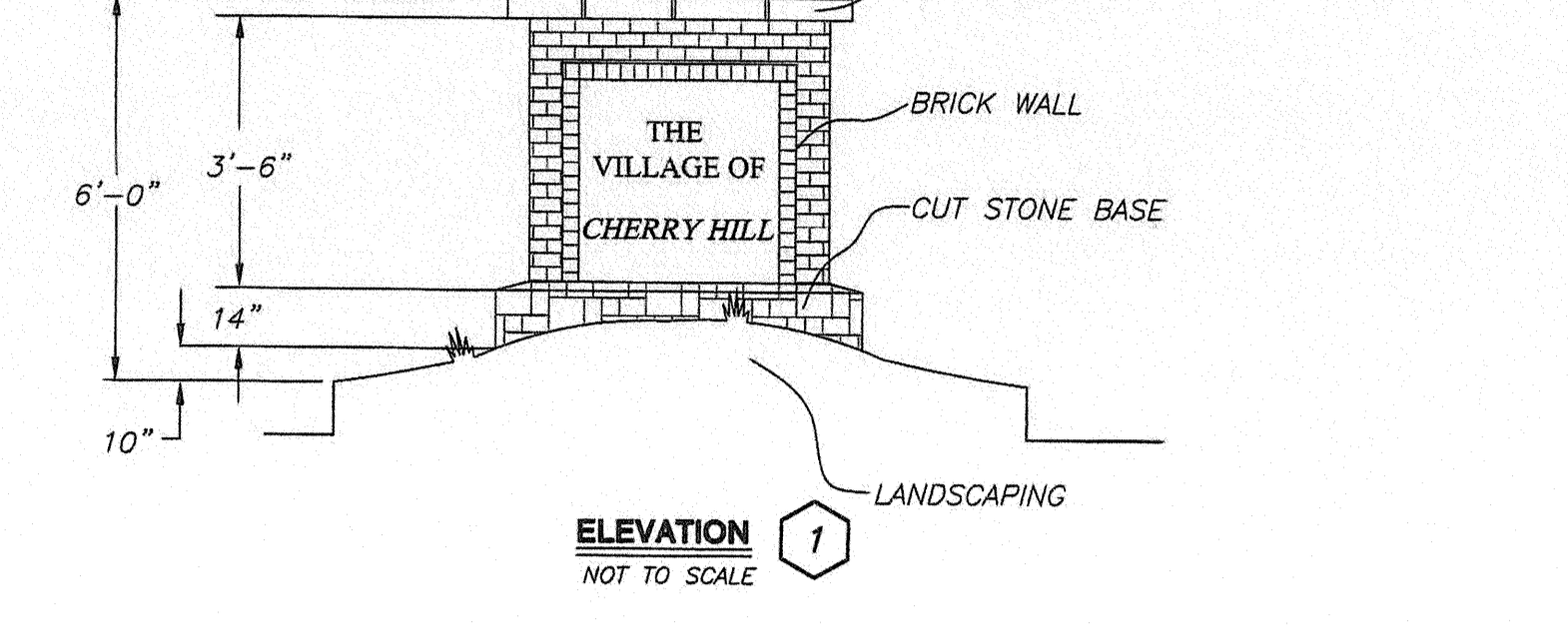
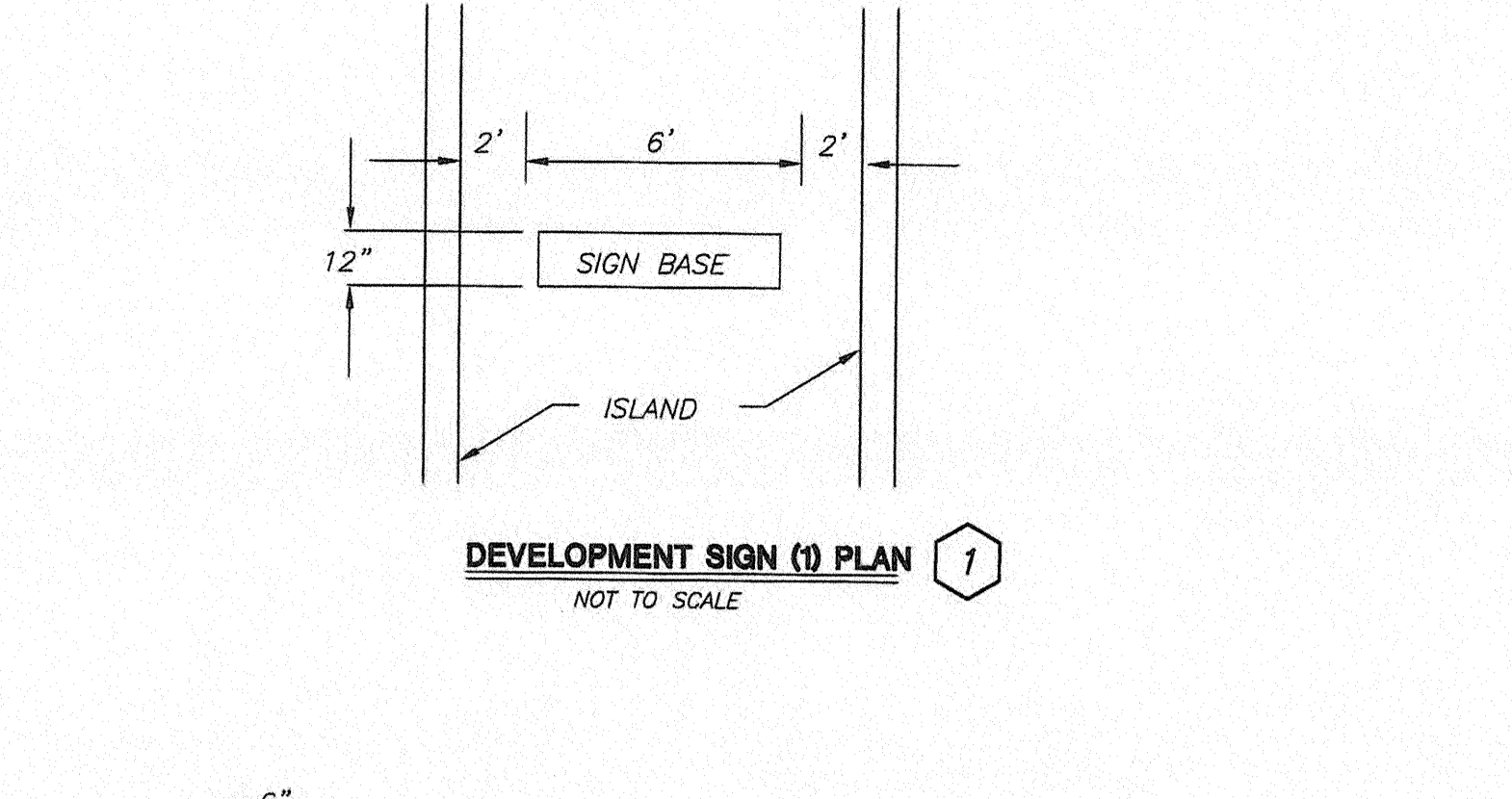
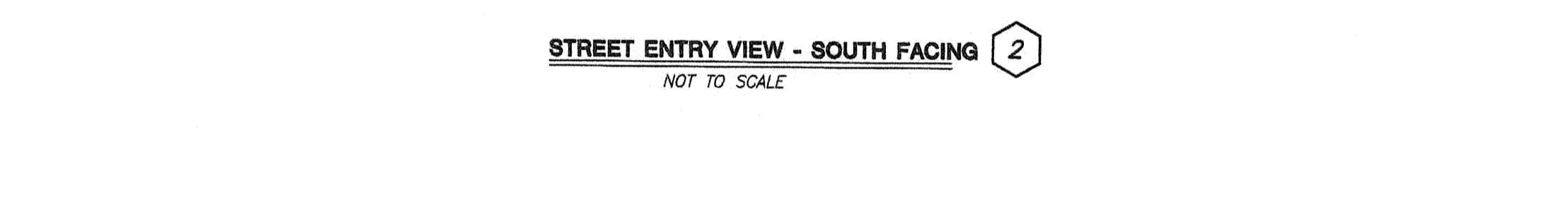
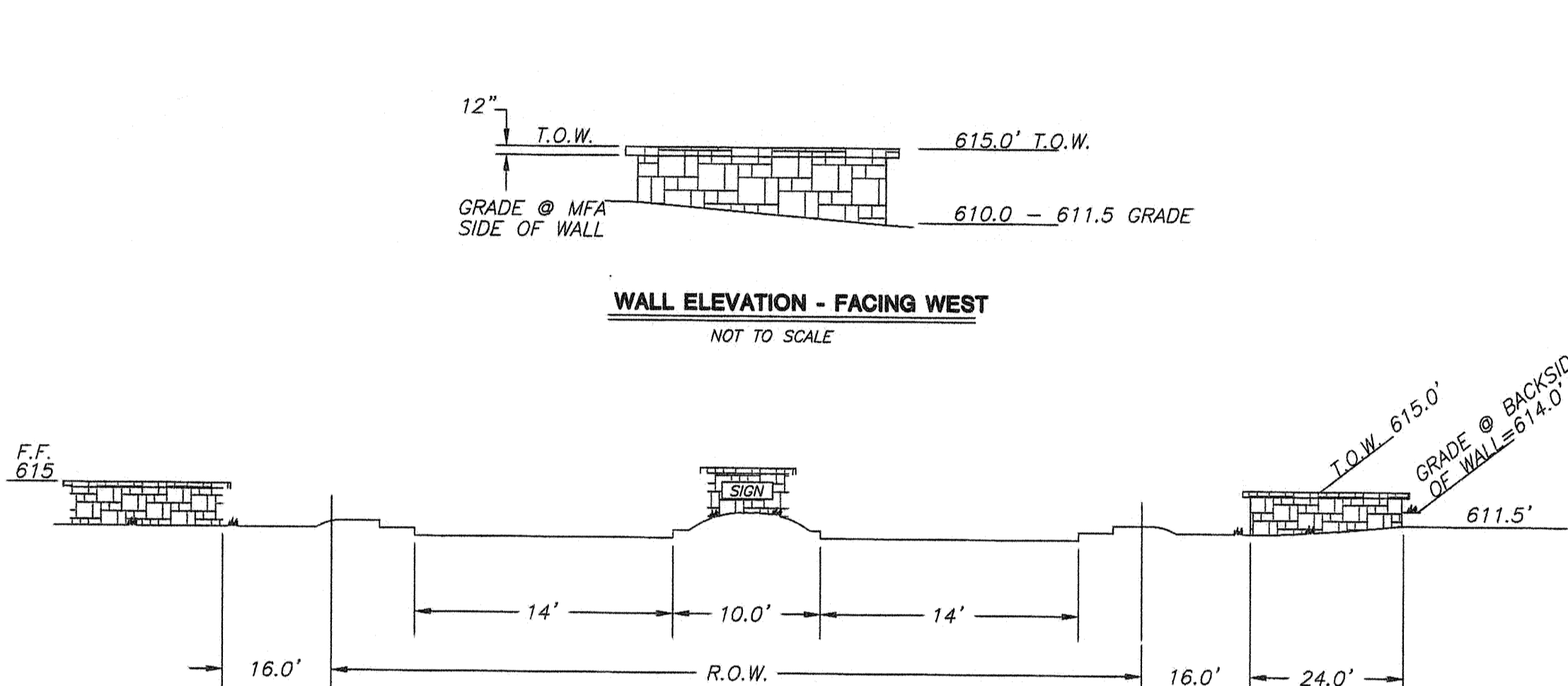
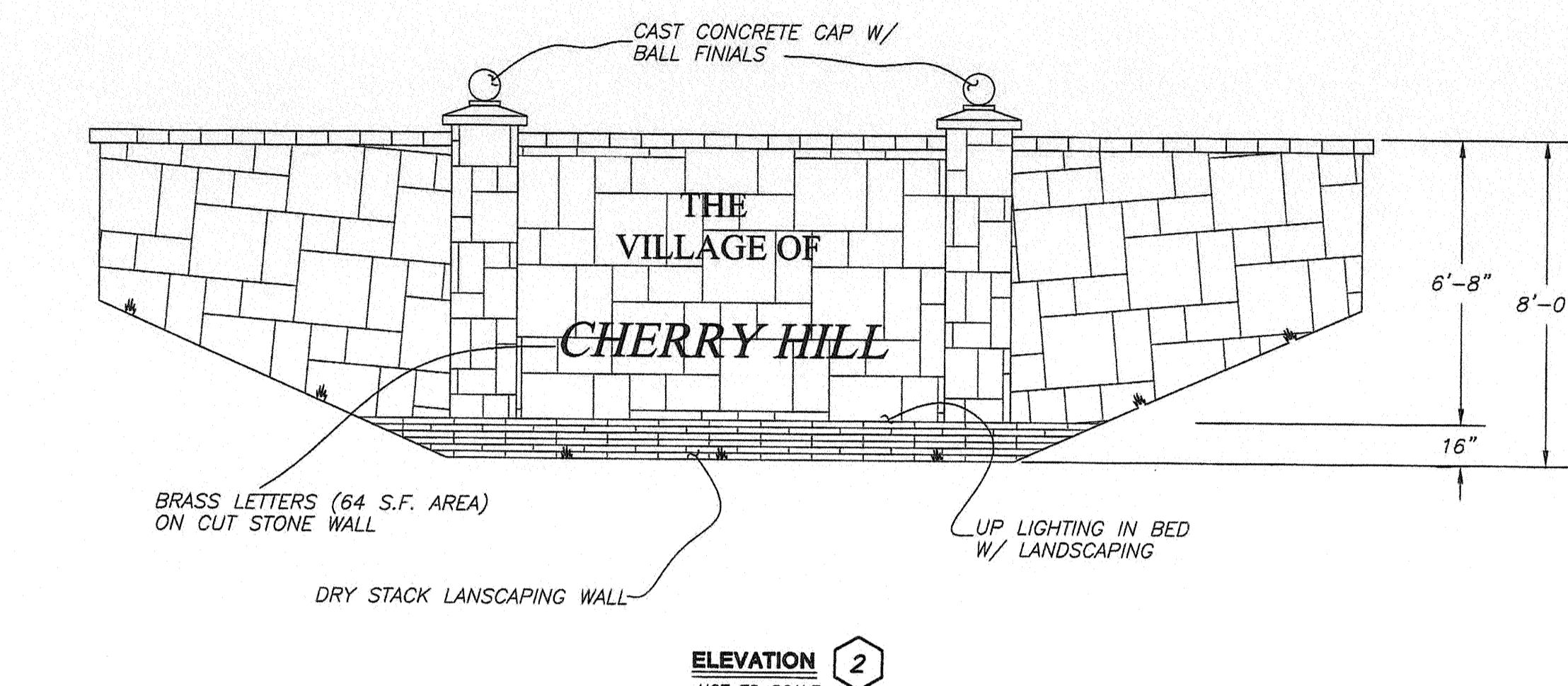
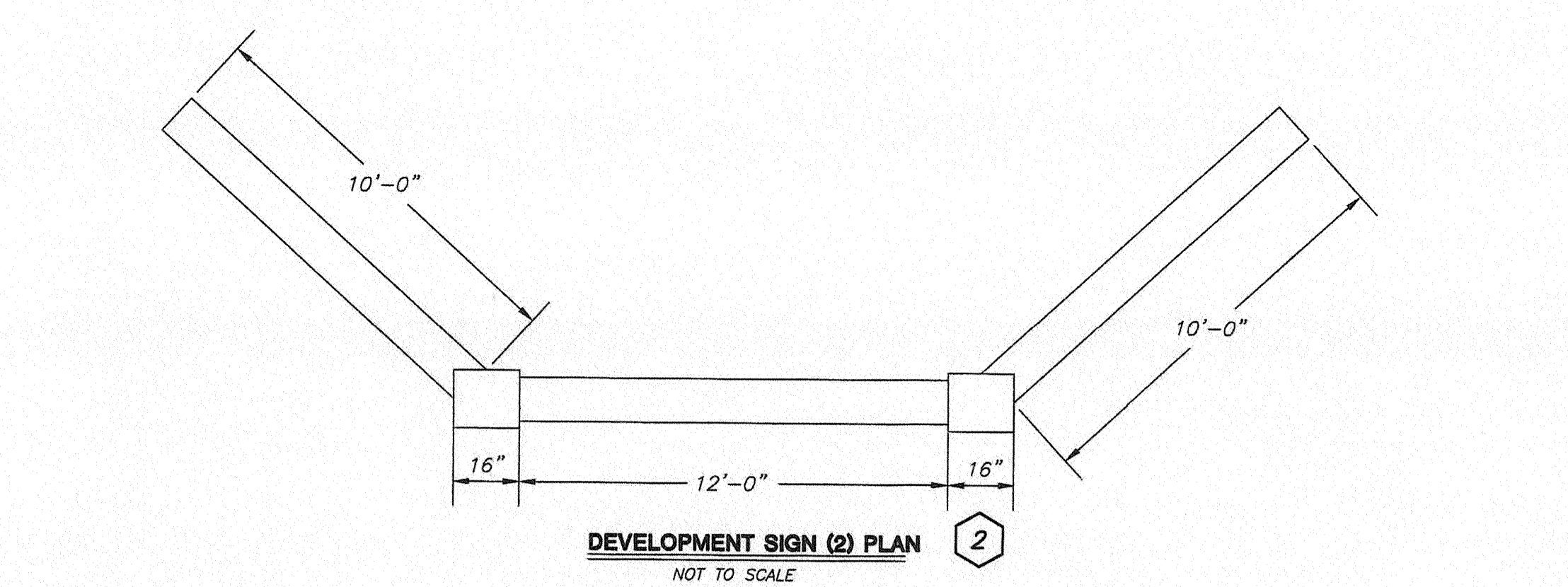
CHAPEL HILL ROAD

APPROVED AS A MINOR REVISION
 THIS 15th DAY OF AUGUST 2014.
 TIMOTHY TERRY, DIRECTOR OF COMMUNITY DEVELOPMENT

OVERALL PLAN

SHEET 1 OF 5

THE VILLAGE OF CHERRY HILL CP PLAN



LEGAL DESCRIPTION
OF: CHERRY HILL C-P TRACT
MAY 17, 1999

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 1274, PAGE 71, AND INCLUDING LOTS 175, 174, 142 AND 173 OF THE VILLAGE OF CHERRY HILL, 54-1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WITH THE NORTH LINE, THENCE N82°36'40"W, 538.28 FEET TO THE POINT OF BEGINNING; THENCE S23°20'W, 190.00 FEET; THENCE S41°36'40"E, 1.71 FEET; THENCE ALONG A 125.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 18.50 FEET; SAID CURVE HAS A CHORD N46°29'40"E, 18.48 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 16.00 FEET; SAID CURVE HAS A CHORD N42°34'30"E, 17.42 FEET; THENCE S85°38'40"E, 102.81 FEET; THENCE S17°06'40"E, 107.00 FEET; THENCE S26°00'30"E, 69.90 FEET; THENCE S14°54'40"E, 138.01 FEET; THENCE S22°20'15"E, 84.03 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 14.81 FEET; SAID CURVE HAS A CHORD S83°30'00"W, 38.30 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, 59.17 FEET; SAID CURVE HAS A CHORD S26°14'35"W, 58.62 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, 26.13 FEET; SAID CURVE HAS A CHORD S22°24'10"W, 29.15 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 78.41 FEET; SAID CURVE HAS A CHORD S70°27'35"W, 78.18 FEET; THENCE S14°53'02"W, 80.74 FEET; THENCE S76°33'00"W, 128.86 FEET; THENCE S20°30'30"W, 83.35 FEET; THENCE N88°41'15"W, 110.27 FEET; THENCE N17°16'45"E, 134.84 FEET; THENCE N27°46'40"E, 04.07 FEET; THENCE S89°51'00"W, 309.35 FEET; THENCE S02°58'40"E, 5.89 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 31.42 FEET; SAID CURVE HAS A CHORD S44°33'20"W, 28.28 FEET; THENCE S89°13'20"W, 75.00 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 43.00 FEET; SAID CURVE HAS A CHORD N42°23'55"W, 39.41 FEET; THENCE S89°31'00"W, 34.96 FEET; THENCE N23°20'W, 178.89 FEET; THENCE S85°36'10"E, 202.32 FEET; THENCE N28°40'W, 237.00 FEET; THENCE S85°38'40"E, 384.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.98 ACRES.

LOT NO.	LOT SIZE	BUILDING HEIGHT	NO. OF FLOORS	AREA OF FLOORS	USAGE BY FLOORS	PARKING REQUIRED PER FLOOR	TOTAL BUILDING AREA	TOTAL REQUIRED PARKING FOR BUILDING	COMMENTS
1A	16,090 S.F.	30 FT.	2	4,000 S.F.	1ST OFFICE/BANK 2ND OFFICE	16 SPACES	8,000 S.F.	32 SPACES	DRIVE THRU FOR BANKING FACILITY
1B	12,430 S.F.	30 FT.	2	3,500 S.F.	1ST OFFICE 2ND OFFICE	14 SPACES 14 SPACES	7,000 S.F.	28 SPACES	
1C	8,775 S.F.	45 FT.	4	4,400 S.F.	BASEMENT (20 SPACES) 1ST RETAIL (20 SPACES) 2ND RETAIL (4 UNITS) 3RD RESIDENTIAL (4 UNITS)	0 SPACES 20 SPACES 8 SPACES 8 SPACES	13,200 S.F. INCLUDING BASEMENT	66.66 SPACES	
1D	9,110 S.F.	40 FT.	3	4,500 S.F.	BASEMENT-PARKING 30 SPACES 1ST RETAIL 2ND RESIDENTIAL (5 UNITS)	0 SPACES 10 SPACES 10 SPACES	11,000 S.F. INCLUDING BASEMENT	40 SPACES	
1E	7,250 S.F.	40 FT.	3	2,600 S.F.	BASEMENT 1,400 S.F. OFFICE 1,200 S.F. STORAGE 1ST OFFICE 2ND OFFICE	6.6 SPACES 0.6 SPACES 10.4 SPACES 10.4 SPACES	7,800 S.F.	27 SPACES	
1F	36,040 S.F.				COMMON AREA	0 SPACES	0 S.F.	0 SPACES	COMMON AREA
2A	26,640 S.F.	40 FT.	3	6,300 S.F.	BASEMENT-PARKING 12 SPACES 1ST RETAIL 2ND OFFICE	0 SPACES 42 SPACES 25.2 SPACES	18,900 S.F. INCLUDING BASEMENT	67.2 SPACES	
2B	1.02 AC.	45 FT.	3	11,200 S.F.	BASEMENT (12 SPACES) 1ST RETAIL 2ND RESIDENTIAL (12 UNITS)	0 SPACES 74.67 SPACES 24 SPACES	33,600 S.F. INCLUDING BASEMENT	98.77 SPACES	(2ND FLOOR RES. UNITS ARE TWO STORY)
2C	1.30 AC.	40 FT.	2	14,400 S.F.	1ST RETAIL 2ND RESIDENTIAL (9 UNITS)	88 SPACES 10 SPACES	22,700 S.F.	108 SPACES	(2ND FLOOR RES. UNITS ARE TWO STORY)
3A	7,500 S.F.	40 FT.	2	3,300 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	22 SPACES 8 SPACES	6,600 S.F.	30 SPACES	
3B	18,000 S.F.	40 FT.	3	5,000 S.F.	TERRACE RESIDENTIAL (4 UNITS) 1ST RESIDENTIAL (4 UNITS) 2ND RESIDENTIAL (2 UNITS)	8 SPACES 8 SPACES 4 SPACES	12,500 S.F.	20 SPACES	
3C	14,180 S.F.	40 FT.	3	5,000 S.F.	TERRACE RESIDENTIAL (4 UNITS) 1ST RESIDENTIAL (4 UNITS) 2ND RESIDENTIAL (4 UNITS)	8 SPACES 8 SPACES 8 SPACES	15,000 S.F.	24 SPACES	
3D	7,500 S.F.	30 FT.	2	3,300 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	22 SPACES 8 SPACES	7,200 S.F.	30 SPACES	
4A	6,250 S.F.	30 FT.	2	3,800 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	25.53 SPACES 8 SPACES	7,600 S.F.	33.33 SPACES	
501	27,350 S.F.	30 FT.	2	7,300 S.F.	1ST RESIDENTIAL (5 UNITS) 2ND RESIDENTIAL (6 UNITS)	10 SPACES 12 SPACES	14,600 S.F.	22 SPACES	
502	14,775 S.F.	40 FT.	2	N/A	RESIDENTIAL (6 UNITS)	18 SPACES	N/A	18 SPACES	
40	15,225 S.F.	30 FT.	2	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
4E	15,365 S.F.	30 FT.	2	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
4F	10,320 S.F.	30 FT.	2	N/A	1ST 876 S.F. RETAIL 2ND RESIDENTIAL	5.8 PER UNIT 2 PER UNIT	N/A	23.4 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
5A	20,940 S.F.	40 FT.	3	6924 S.F.	BASEMENT-PARKING 24 SPACES 1ST OFFICE 2ND OFFICE	0 SPACES 27.7 SPACES 27.7 SPACES	20,772 S.F.	55.4 SPACES	
5B	18,340 S.F.	30 FT.	3	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
5C	30,030 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
6	30,000 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
7	31,210 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
142A	11,189 S.F.	16 FT.	1	800 S.F. 1,350 S.F.	REST ROOM/CONCESSION POOL	9 SPACES 13.5 SPACES	N/A	22.5 SPACES	POOL COMMON AREA

TOTAL "BUILT" AREA = 218,572 SQ. FT. (EXCEPT CONDOS ON LOTS 4D, 4E & 4F)
TOTAL AREA OF RETAIL = 56,425 SQ. FT.
TOTAL AREA OF OFFICE = 41,748 SQ. FT.
TOTAL NUMBER OF RESIDENTIAL UNITS = 94 UNITS
TOTAL PARKING PROVIDED = 766.26 OR 767 SPACES
OFF-STREET PARKING PROVIDED = 538 SPACES
ON-STREET PARKING PROVIDED = 135 SPACES
TOTAL PARKING PROVIDED = 673 SPACES INCLUDING 29 H.C. SPACES (SEE NOTE 11)