

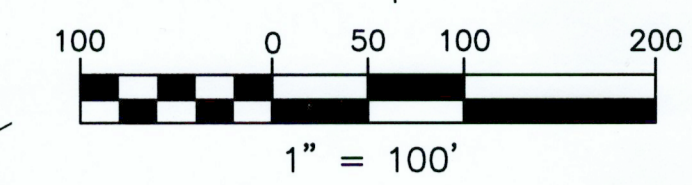


# COLUMBIA MALL - PLAT 4

A REPLAT OF LOT 1 OF COLUMBIA MALL PLAT 3  
 WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M.,  
 WITHIN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

- NOTES:
1. BASIS OF BEARING: MISSOURI GEOGRAPHIC REFERENCE SYSTEM OF 1983 - CENTRAL ZONE UTILIZING MONUMENTS FOR STATIONS BOONE2 AND BO-25.
  2. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
  3. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
  4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
  5. SOURCE OF TITLE: FIRST AMERICAN TITLE COMMITMENT NO. NCS-946399-CH2 DATED JULY 3, 2019, AT 8:00 A.M.  
 TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN: COLUMBIA MALL, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
  6. (S) - DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.  
 (R) - DENOTES RECORDED SURVEY INFORMATION.
  7. THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP FOR BOONE COUNTY, MISSOURI AND INCORPORATED AREAS, PANELS 260 AND 280 OF 470, MAP NUMBERS 29019C0260D AND 29019C0280E, MAP REVISED DATES MARCH 17, 2011 AND APRIL 19, 2017.
  8. AN UNDERGROUND UTILITY LOCATE REQUEST THRU THE MISSOURI ONE SYSTEM WAS NOT REQUESTED FOR THIS SURVEY.
  9. NO OBSERVED EARTHMOVING WORK WAS CURRENTLY BEING PERFORMED AT TIME OF SURVEY.
  10. NO WETLANDS DELINEATION MARKERS WERE OBSERVED DURING THE FIELDWORK CONDUCTED ON THE PROPERTY.
  11. PROJECT BENCHMARK: MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT BOONE2. ELEVATION = 764.565 (NAVD 88).
  12. SITE BENCHMARK: FOUND CROSS IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 4 OF COLUMBIA MALL PLAT 1 (NEAR THE NORTHEAST MALL ENTRANCE). ELEVATION = 735.94 (NAVD 88).
  13. THIS PLAT CONTAINS 2 LOTS AND A TOTAL OF 33.42 ACRES.
  14. THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR QUADRANGLE, BOONE COUNTY, MISSOURI, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE ORDINANCES. THE SUBJECT PROPERTY DOES NOT HAVE A STREAM BUFFER.
  15. A VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS, AND UNDERGROUND UTILITIES OVER, UNDER, AND ACROSS LOT 2 AS HEREBY DEPICTED AND DIMENSIONED UPON SHEET 3 IS HEREBY GRANTED TO LOT 1 OF THIS PLAT, LOT 4 OF COLUMBIA MALL PLAT 1, LOTS 2, 3, AND 4 OF COLUMBIA MALL PLAT 2, LOT 2 OF THE ADMINISTRATIVE PLAT OF COLUMBIA MALL PLAT 2, AND LOT 2 OF COLUMBIA MALL PLAT 3.
  16. A 10 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL NEWLY DEDICATED RIGHTS OF WAY IS HEREBY DEDICATED TO THE CITY OF COLUMBIA, MISSOURI, BY THIS PLAT.
  17. AREAS AS SHOWN HEREON AS SQUARE FEET ARE CALCULATED AND NOT REPRESENTATIVE OF THE ACCURACY OF THIS SURVEY.

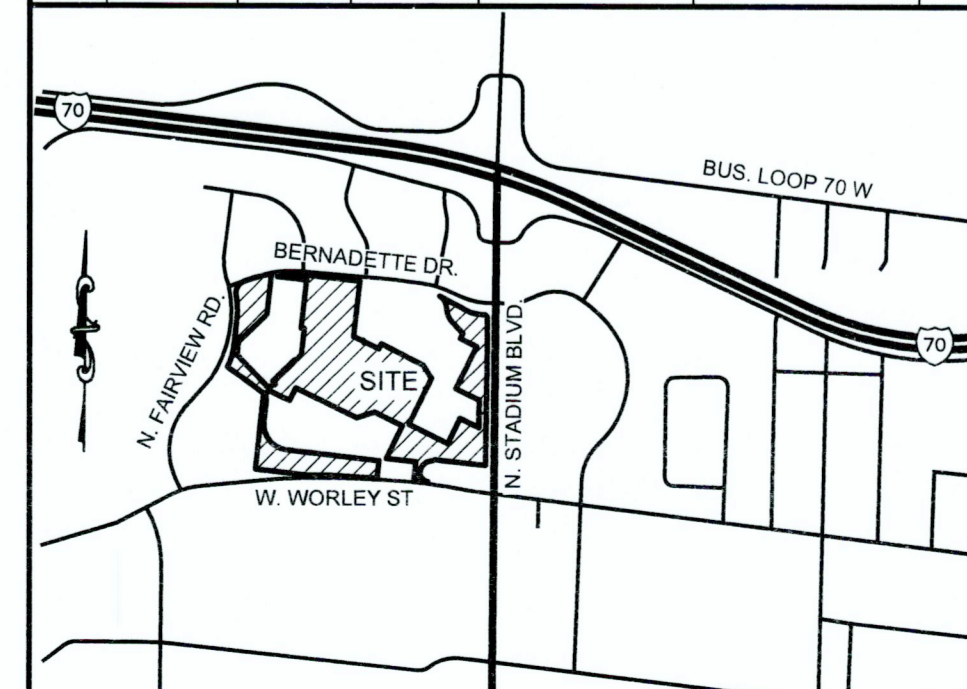
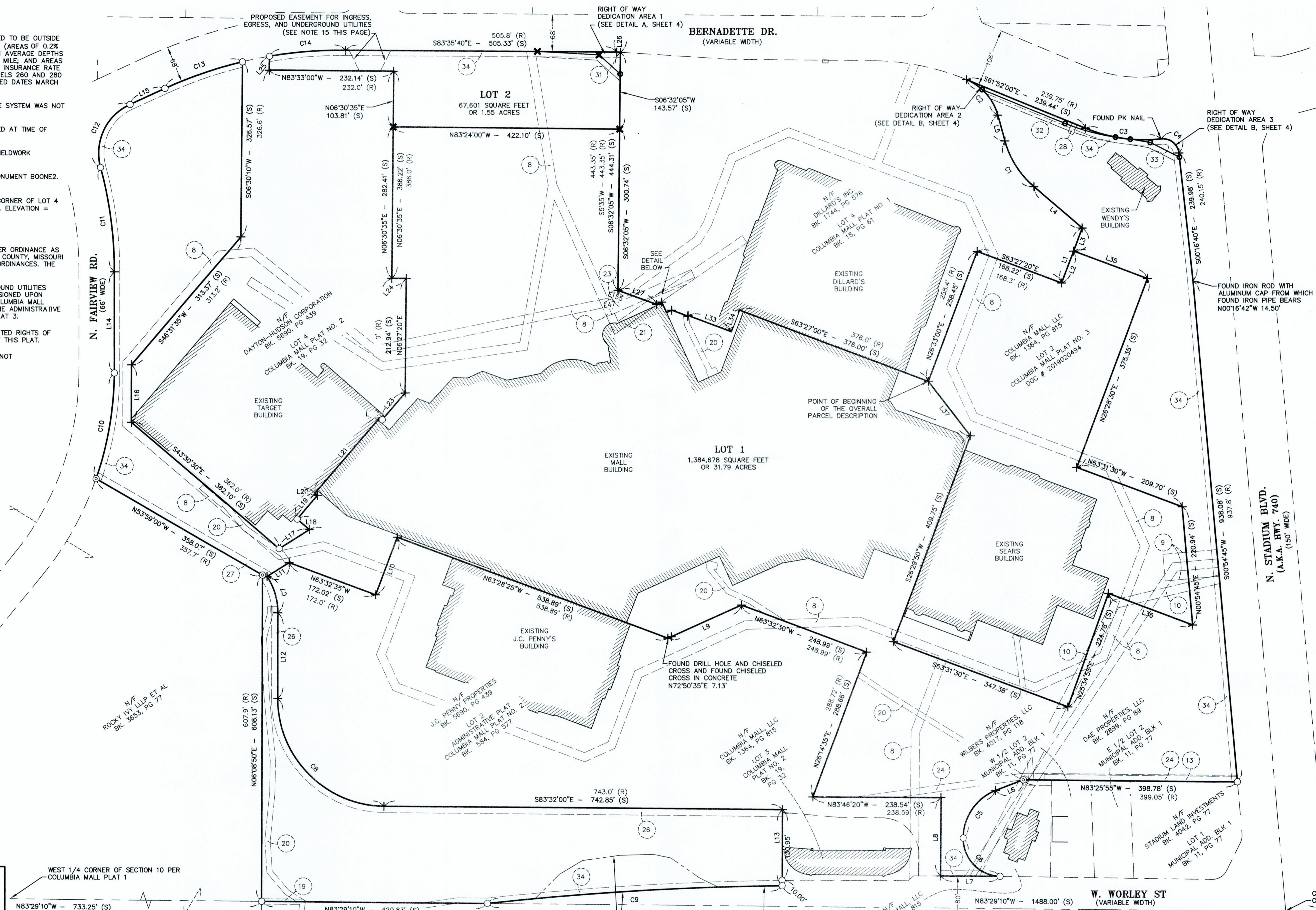
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1 (S)	102.70'	174.04'	N26°25'35"W	101.22'
C1 (R)	102.98'	174.04'		
C2 (S)	90.99'	100.00'	N35°35'20"W	87.88'
C2 (R)	91.49'	100.00'		
C3 (S)	143.92'	289.56'	S75°59'50"E	142.44'
C3 (R)	143.86'	289.56'		
C4 (S)	46.96'	30.00'	S45°49'20"E	42.31'
C4 (R)	47.12'	30.00'		
C5 (S)	113.36'	95.23'	S40°15'10"W	106.78'
C5 (R)	113.35'	95.23'		
C6 (S)	109.56'	70.00'	S38°10'30"E	98.72'
C6 (R)	109.96'	70.00'		
C7 (S)	72.03'	120.00'	S10°37'10"E	70.96'
C7 (R)	71.92'	120.00'		
C8 (S)	312.76'	200.00'	S38°37'25"E	281.85'
C8 (R)	312.77'	200.00'		
C9 (S)	550.96'	5799.58'	N87°29'10"W	550.75'
C9 (R)	550.99'	5799.58'		
C10 (S)	201.43'	605.96'	N15°46'45"E	200.50'
C10 (R)	200.92'	605.96'		
C11 (S)	196.98'	730.24'	N01°35'05"W	196.38'
C11 (R)	197.0'	730.24'		
C12 (S)	141.16'	100.10'	N31°00'25"E	129.75'
C12 (R)	141.05'	100.10'		
C13 (S)	152.89'	790.56'	N76°57'10"E	152.65'
C13 (R)	152.88'	790.56'		
C14 (S)	142.64'	790.56'	S88°37'45"E	142.45'
C14 (R)	142.51'	790.56'		
C15 (S)				
C16 (S)				
C17 (S)				
C18 (S)				
C19 (S)				
C20 (S)				



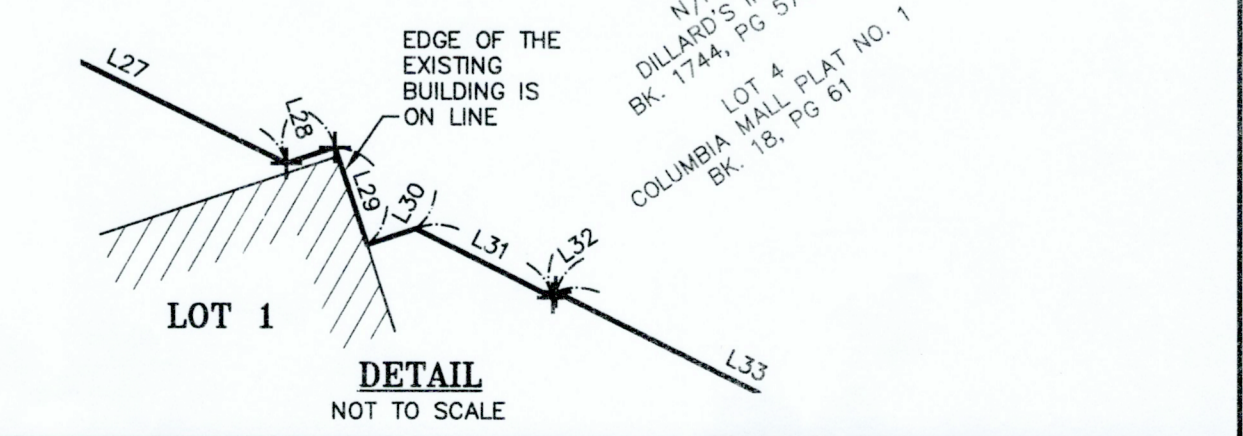
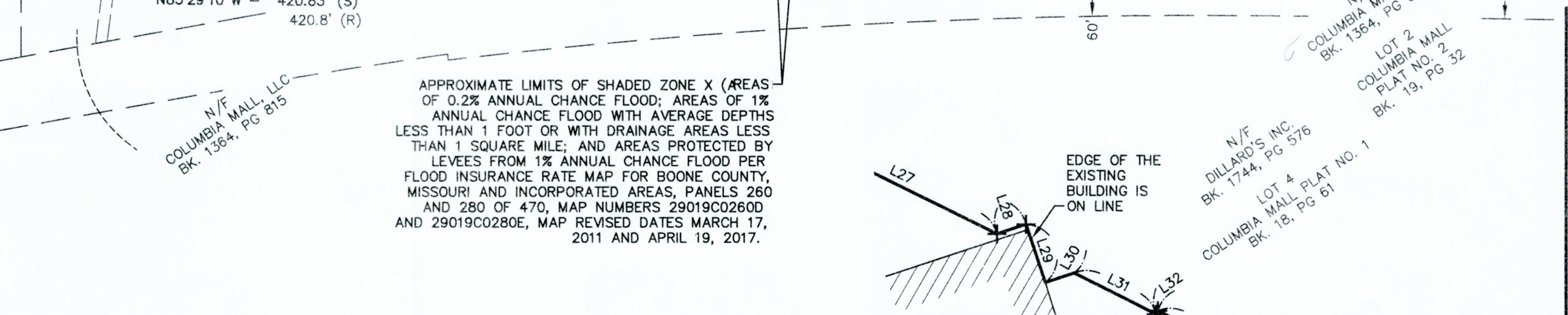
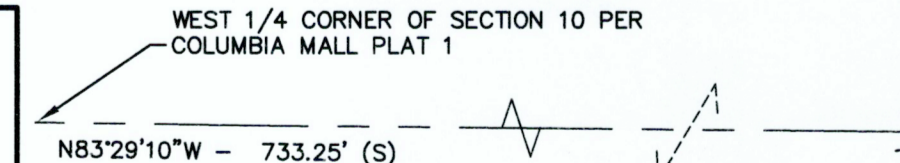
## LEGEND

- PROPERTY LINE
  - RIGHT-OF-WAY
  - ADJACENT LOT LINE
  - BUILDING SETBACK
  - PROPOSED EASEMENT
  - SET CHISELED CROSS IN CONCRETE
  - SET 5/8" X 24" IRON ROD WITH CAP COCHRAN LS 380
  - FOUND CHISELED CROSS IN CONCRETE
  - FOUND IRON ROD
  - FOUND IRON PIPE
- ITEM NO. PER TITLE REPORT
- RECORDED SURVEY INFORMATION (R)  
 SURVEY INFORMATION GATHERED BY COCHRAN (S)

LINE TABLE				
LINE #	DIRECTION (S)	LENGTH (S)	DIRECTION (R)	LENGTH (R)
L1	N26°28'30"E	109.31'		109.5'
L2	N26°28'30"E	63.76'		
L3	N26°28'30"E	45.55'		
L4	N43°19'50"W	118.37'		118.25'
L5	N09°31'15"W	50.09'		49.8'
L6	S75°07'55"W	55.58'		55.67'
L7	N83°46'30"W	110.94'		110.50'
L8	N06°17'55"E	145.13'		145.0'
L9	S71°36'00"W	150.34'		152.95'
L10	S26°27'25"W	115.00'		115.0'
L11	S63°55'20"W	48.87'		48.87'
L12	S06°04'15"W	160.15'		160.0'
L13	S06°07'55"W	140.95'		141.0'
L14	N05°59'00"E	188.01'		188.6'
L15	N71°22'05"E	71.68'		71.45'
L16	S06°02'50"W	107.44'		107.5'
L17	N63°58'30"E	66.55'		66.59'
L18	N43°26'55"W	30.08'		30.0'
L19	N46°33'05"E	58.05'		58.0'
L20	N43°26'55"W	6.00'		6.0'
L21	N46°30'25"E	185.99'		185.98'
L22	S43°26'30"E	6.00'		6.0'
L23	N46°33'30"E	65.84'		65.75'
L24	N83°27'30"W	26.98'		27.0'
L25	N06°51'20"E	26.05'		26.2'
L26	S80°17'40"E	6.96'		7.0'
L27	S63°58'25"E	76.40'	S64°25'E	75.95'
L28	N71°37'50"E	10.67'	N70°35'E	10.71'
L29	S18°22'10"E	21.42'	S19°25'E	21.42'
L30	N71°37'50"E	10.67'	N70°35'E	10.71'
L31	S63°34'35"E	32.03'	S64°25'E	32.10'
L32	N25°30'30"E	1.31'	N25°35'E	1.33'
L33	S63°43'30"E	85.82'		86.17'
L34	N26°33'00"E	42.84'		42.67'
L35	N63°31'30"W	146.86'		
L36	S63°31'30"E	167.61'		
L37	S31°43'25"E	128.39'		



VICINITY MAP  
 NOT TO SCALE



DANIEL K. GILDEHAUS  
 SURVEYOR  
 PLS #2006016625

**FINAL PLAT**  
**COLUMBIA MALL - PLAT 4**  
**COLUMBIA, BOONE COUNTY**  
**MISSOURI**

RESERVED FOR RECORDER'S STAMP

OWN. BY: D.K.G. DATE: 11-19-19 PROJ. NO.: 19-7800

AREA: S10,T48N,R13W SCALE: 1" = 100' DWS. NO.: 2 OF 4

MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380

**COCHRAN**  
 630A E. Independence Dr.  
 Union, Missouri 63084  
 636-564-0540 (M-F)  
 636-564-0512 (Sat)  
 info@cochransurvey.com

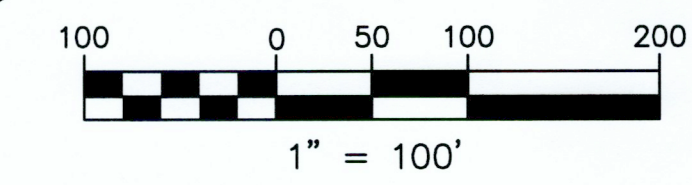
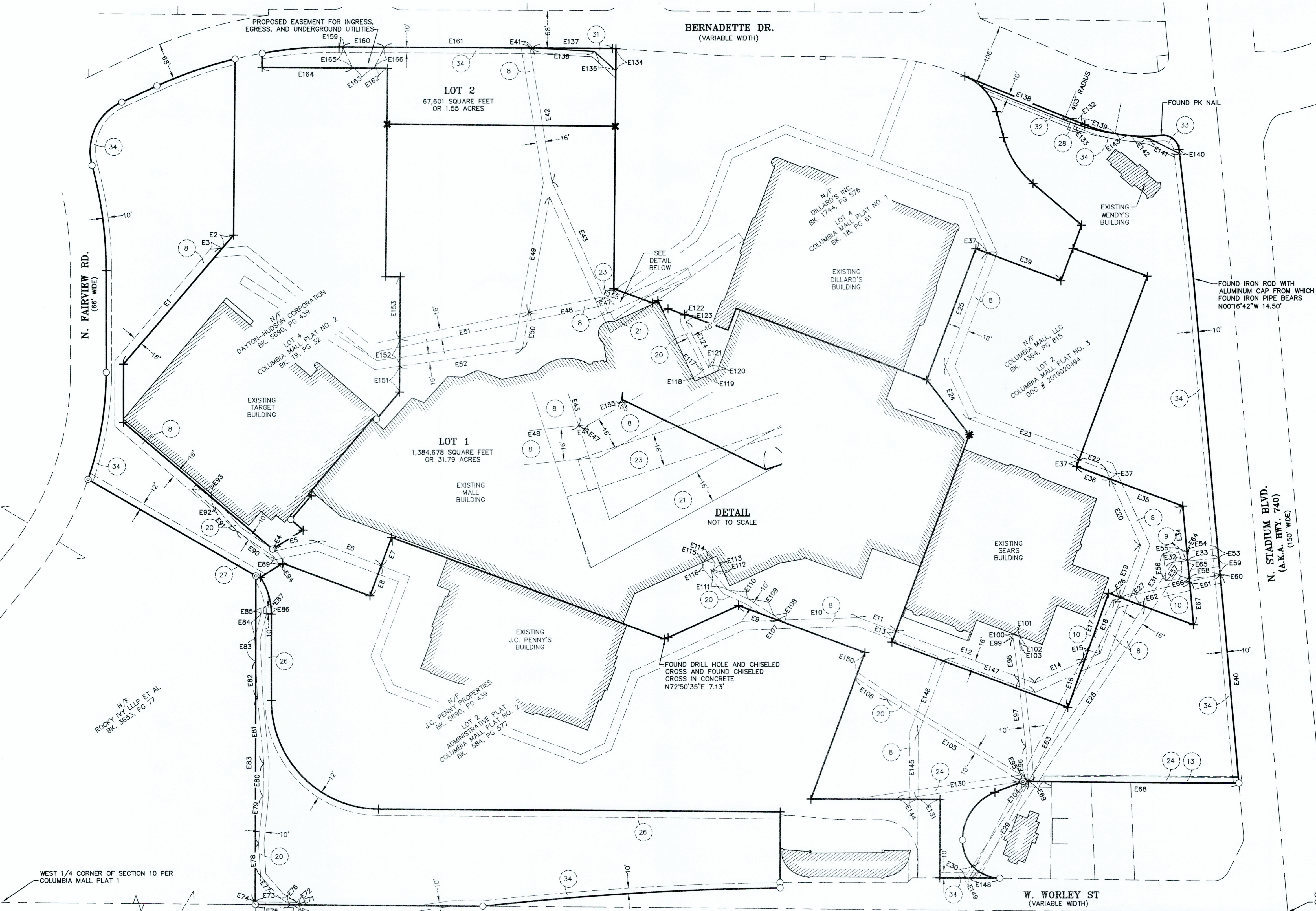
- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

# FINAL PLAT COLUMBIA MALL - PLAT 4

A REPLAT OF LOT 1 OF COLUMBIA MALL PLAT 3  
WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M.,  
WITHIN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

LINE #	DIRECTION	LENGTH
E1	N46°31'35"E	281.11'
E2	N46°31'35"E	32.26'
E3	N88°55'35"W	22.63'
E4	S42°10'50"E	5.20'
E5	N84°01'45"E	80.76'
E6	S63°29'15"E	125.84'
E7	S26°27'25"W	56.09'
E8	S26°27'25"W	58.91'
E9	S63°32'30"E	77.85'
E10	S85°59'15"E	147.86'
E11	S63°29'15"E	74.30'
E12	S63°29'15"E	273.98'
E13	N26°29'50"E	20.86'
E14	N71°30'45"E	101.69'
E15	N71°30'45"E	31.69'
E16	N25°34'55"E	92.54'
E17	N25°34'55"E	132.23'
E18	N26°30'45"E	109.83'
E19	N26°30'45"E	103.55'
E20	N18°29'15"W	135.35'
E21	N18°29'15"W	18.02'
E22	N63°29'15"W	53.67'
E23	N63°29'15"W	216.33'
E24	N18°29'15"W	106.63'
E25	N26°30'45"E	223.39'
E26	S63°31'30"E	24.55'
E27	S63°31'30"E	45.20'
E28	S39°29'45"W	388.30'
E29	S39°29'45"W	187.00'
E30	S39°29'45"W	27.06'
E31	N39°29'45"E	97.70'
E32	S89°05'15"E	27.35'
E33	S89°05'15"E	57.00'
E34	N00°54'45"E	102.34'
E35	N63°31'30"W	143.30'
E36	N63°31'30"W	66.40'
E37	N26°28'30"E	12.79'
E38	S63°27'20"E	23.54'
E39	S63°27'20"E	144.68'
E40	N00°54'45"E	385.68'
E41	N83°54'20"W	4.03'
E42	S03°14'15"E	251.16'
E43	S18°09'15"E	232.90'
E44	S18°09'15"E	47.13'
E45	N61°17'45"E	66.25'
E46	S60°10'55"W	21.55'
E47	S84°34'25"W	4.71'
E48	S84°34'25"W	140.57'
E49	N16°12'45"E	214.56'
E50	S16°12'45"W	69.26'
E51	S84°34'25"W	243.59'
E52	S87°57'55"W	229.14'
E53	N00°54'55"E	17.40'
E54	N89°01'20"W	57.00'
E55	N89°01'20"W	43.57'
E56	S00°58'40"W	50.00'
E57	S89°01'20"E	43.62'
E58	S89°01'20"E	57.00'
E59	N00°54'45"E	30.10'
E60	N00°54'05"E	2.50'
E61	S82°34'50"W	57.61'
E62	S82°34'50"W	146.04'
E63	S33°19'50"W	578.66'
E64	S00°54'45"W	17.46'
E65	S00°54'45"W	32.54'
E66	S00°54'45"W	5.92'
E67	S00°54'45"W	80.15'
E68	N83°26'40"W	360.03'
E69	N83°16'15"W	29.32'
E70	S83°29'10"E	16.34'
E71	N13°14'40"E	1.46'
E72	N51°32'20"W	6.30'
E73	N83°26'20"W	76.73'
E74	S05°27'40"W	4.85'
E75	S83°29'10"E	65.47'
E76	N51°34'15"W	25.11'
E77	N34°16'15"W	53.11'
E78	N02°18'45"E	60.06'
E79	N11°43'45"E	87.81'
E80	N07°07'45"E	59.81'
E81	N00°29'45"E	122.53'
E82	N03°20'45"E	67.22'
E83	S06°09'20"W	444.79'

LINE #	DIRECTION	LENGTH
E84	N03°20'45"E	41.75'
E85	N20°17'45"E	48.80'
E86	N03°17'45"E	10.05'
E87	N84°24'15"W	13.65'
E88	N02°58'10"E	11.55'
E89	N28°22'15"W	18.27'
E90	N49°04'15"W	84.50'
E91	N35°00'15"W	59.32'
E92	S54°59'45"W	3.09'
E93	N43°36'15"W	53.39'
E94	S63°55'20"W	6.71'
E95	S83°25'55"E	9.43'
E96	N01°57'55"E	64.48'
E97	N00°05'55"E	121.95'
E98	N01°32'05"W	80.30'
E99	N59°10'05"W	2.58'
E100	N30°49'55"E	6.50'
E101	S59°10'05"E	15.00'
E102	S30°49'55"W	6.50'
E103	N59°10'05"W	0.58'
E104	N83°11'45"W	13.50'
E105	N52°27'00"W	290.30'
E106	N49°37'00"W	70.35'
E107	S63°19'10"E	12.42'
E108	N49°37'00"W	23.65'
E109	N51°16'00"W	55.85'
E110	N59°49'00"W	43.28'
E111	N33°01'00"W	47.88'
E112	S69°37'00"E	5.04'
E113	N20°23'00"E	13.00'
E114	N69°37'00"W	20.00'
E115	S20°23'00"W	12.28'
E116	S18°27'00"E	6.59'
E117	S70°34'55"W	2.00'
E118	S18°31'05"E	12.89'
E119	N71°28'55"E	20.00'
E120	N18°31'05"W	13.20'
E121	S70°34'55"W	8.00'
E122	S63°05'30"E	2.23'
E123	S00°09'55"W	13.02'
E124	S20°19'05"E	93.18'
E125	N18°07'15"W	16.14'
E126	S73°57'00"W	16.00'
E127	N63°58'25"W	18.31'
E128	N63°58'25"W	28.69'
E129	S71°46'10"W	49.98'
E130	S87°56'10"W	235.75'
E131	N83°46'20"W	41.04'
E132	N61°52'00"W	17.00'
E133	S28°08'00"W	20.00'
E134	S06°31'00"W	40.73'
E135	N41°50'30"W	53.36'
E136	N80°48'35"W	115.16'
E137	S83°35'40"E	147.96'
E138	S61°52'00"E	167.08'
E139	S68°48'40"E	97.44'
E140	N00°16'40"W	7.88'
E141	N57°15'50"W	60.85'
E142	N74°44'30"W	37.71'
E143	N76°05'35"W	27.88'
E144	S83°44'55"E	38.73'
E145	N06°30'45"E	121.49'
E146	N26°30'45"E	146.44'
E147	S63°29'15"E	175.31'
E148	N83°46'30"W	56.18'
E149	N83°46'30"W	9.28'
E150	N26°14'35"E	49.75'
E151	N06°27'20"E	47.79'
E152	N06°27'20"E	51.93'
E153	N06°27'20"E	113.21'
E154	N63°58'25"W	26.29'
E155	N63°58'25"W	3.11'
E156	S83°29'10"E	217.45'
E157	N87°52'45"E	66.60'
E158	S83°29'10"E	55.12'
E159	S83°35'40"E	6.56'
E160	S83°35'40"E	77.46'
E161	S83°35'25"E	269.31'
E162	N83°33'00"W	24.99'
E163	N83°33'00"W	39.21'
E164	N83°33'00"W	167.94'
E165	N20°05'30"W	43.22'
E166	N32°30'50"E	43.11'



LEGEND	
PROPERTY LINE	---
RIGHT-OF-WAY	---
ADJACENT LOT LINE	---
BUILDING SETBACK	---
EASEMENT	---
SET CHISELED CROSS IN CONCRETE	✕
SET 5/8" X 24" IRON ROD	○
WITH CAP COCHRAN LS 380	○
FOUND CHISELED CROSS IN CONCRETE	+
FOUND IRON ROD	○
FOUND IRON PIPE	⊗
ITEM NO. PER TITLE REPORT	(8)
RECORDED SURVEY INFORMATION	(R)
SURVEY INFORMATION GATHERED BY COCHRAN	(S)

NOTE:  
1. EXISTING EASEMENTS AS DEPICTED AND DIMENSIONED HEREON ARE DERIVED FROM THE TITLE EXCEPTIONS AS LISTED UPON PAGE 1. THE INFORMATION CONTAINED WITHIN THE EXISTING DOCUMENTS OF RECORD SHALL BE HELD OVER THE DIMENSIONS AS SHOWN HEREON.

DANIEL K. GILDEHAUS  
 SURVEYOR  
 PLS #2006016625

**FINAL PLAT**  
**COLUMBIA MALL - PLAT 4**  
**COLUMBIA, BOONE COUNTY**  
**MISSOURI**

**COCHRAN**  
 Civil Engineering  
 Land Surveying  
 Architecture  
 Site Development  
 General Consulting  
 Master Planning

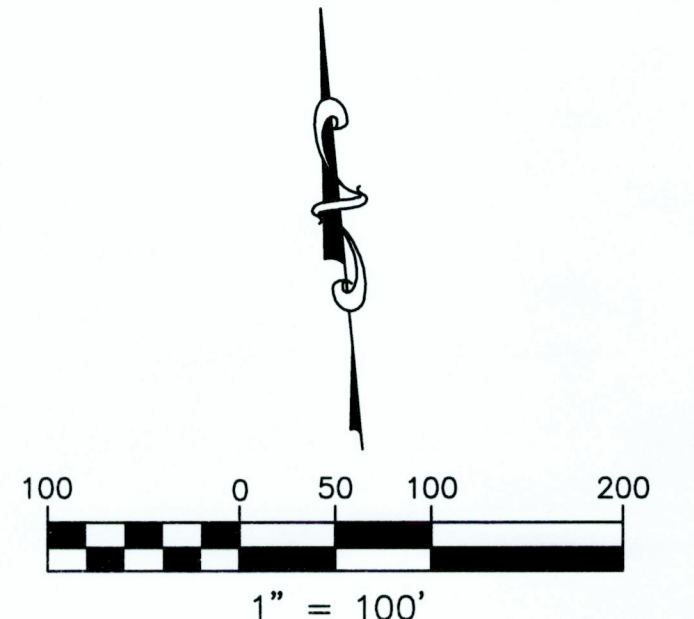
530A E. Independence Dr.  
 Union, Missouri 63084  
 636-564-0540 (fax)  
 636-564-0512 (cell)  
 mol@cochransurvey.com

OWN. BY: D.K.G.    DATE: 11-19-19    PROJ. NO.: 19-7800  
 AREA: S10,T48N,R13W    SCALE: 1" = 100'    DWG. NO.: 3 OF 4  
 MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380

RESERVED FOR RECORDER'S STAMP

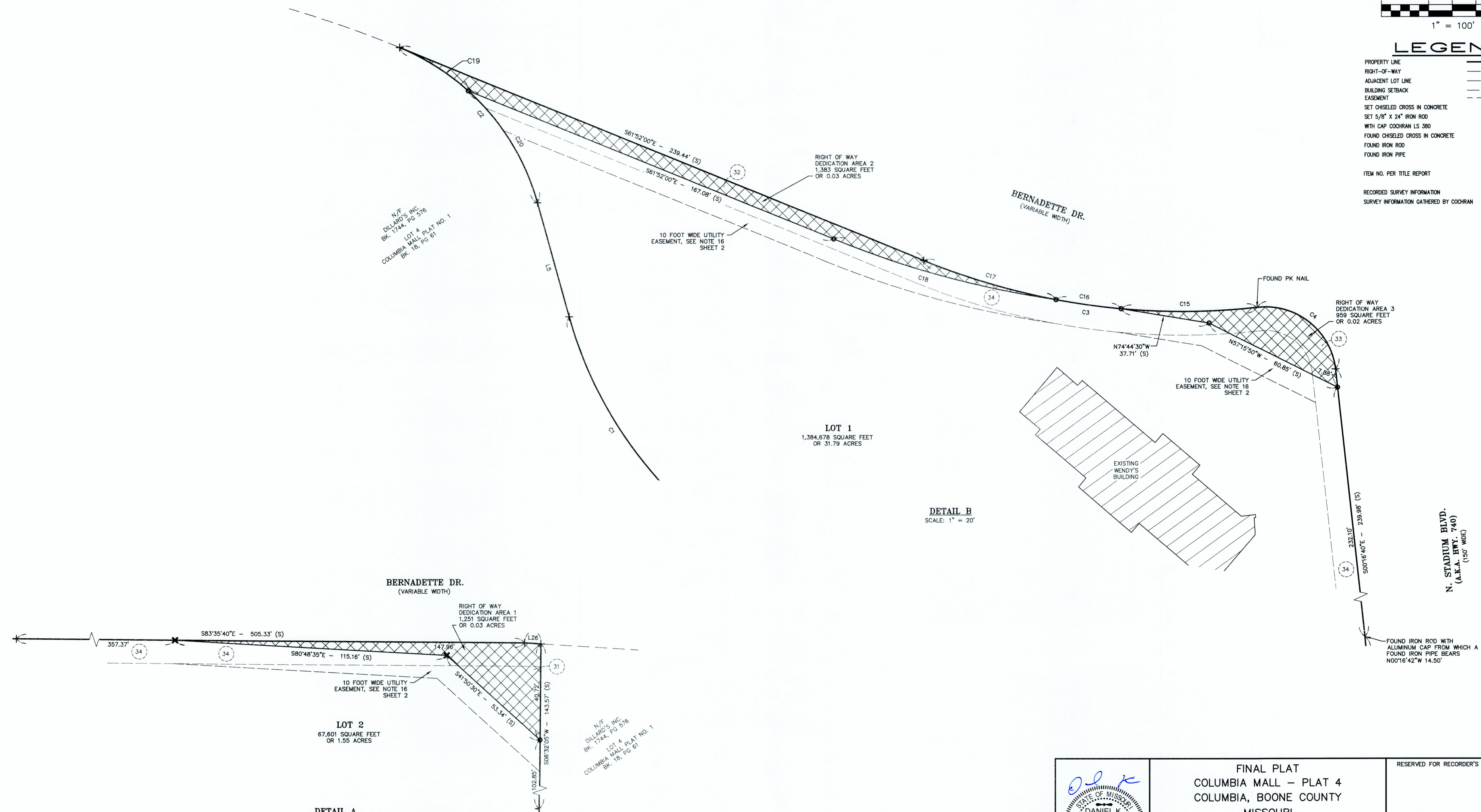
# FINAL PLAT COLUMBIA MALL - PLAT 4

A REPLAT OF LOT 1 OF COLUMBIA MALL PLAT 3  
WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH P.M.,  
WITHIN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



## LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY	---
ADJACENT LOT LINE	---
BUILDING SETBACK	---
EASEMENT	---
SET CHISELED CROSS IN CONCRETE	⊗
SET 5/8" X 24" IRON ROD	○
WITH CAP COCHRAN LS 380	+
FOUND CHISELED CROSS IN CONCRETE	⊕
FOUND IRON ROD	⊙
FOUND IRON PIPE	⊗
ITEM NO. PER TITLE REPORT	8
RECORDED SURVEY INFORMATION	(R)
SURVEY INFORMATION GATHERED BY COCHRAN	(S)



**DETAIL A**  
SCALE: 1" = 20'

**DETAIL B**  
SCALE: 1" = 20'

	<b>FINAL PLAT</b> <b>COLUMBIA MALL - PLAT 4</b> <b>COLUMBIA, BOONE COUNTY</b> <b>MISSOURI</b>		RESERVED FOR RECORDER'S STAMP
		<ul style="list-style-type: none"> <li>• Civil Engineering</li> <li>• Land Surveying</li> <li>• Architecture</li> <li>• Site Development</li> <li>• General Consulting</li> <li>• Master Planning</li> </ul>	<b>COCHRAN</b> <small>530A E. Independence Dr.                  Union, Missouri 63084                  636-564-0540 (tel.)                  636-564-0512 (fax)                  mail@cochransurvey.com</small>
DWN. BY: D.K.G.    DATE: 11-19-19    PROJ. NO.: 19-7800 AREA: S10,T48N,R13W    SCALE: 1" = 100'    DWG. NO.: 4 OF 4 DANIEL K. GILDEHAUS    MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380 SURVEYOR    PLS #2008016625			