FILED FOR RECORD, BOONE COUNTY MISSOURI
BOB NOLTE, RECORDER OF DEEDS

CROSSCREEK CENTER PLAT 2

REPLAT
NE 1/4 OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 14, 2025
REVISED: FEBRUARY 20, 2026

NOTES

1. ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CHORD LENGTHS FOR CHORD DIMENSIONS.
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
4. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
5. LOTS 201 AND 202 SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO STADIUM BLVD AND US HIGHWAY 63.
6. THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4(D)(2) CITY OF COLUMBIA CODE OF ORDINANCES.
7. ALL MAINTENANCE OF THE PRIVATE ACCESS DRIVE(S) WITHIN THE PRIVATE ACCESS EASEMENT(S) SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. CITY SERVICES SHALL NOT BE PROVIDED ON SAID PRIVATE ACCESS DRIVES INCLUDING, BUT NOT LIMITED TO, STREET CLEANING, ROUTINE POLICE PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCES, AND PREPARATION OF ACCIDENT REPORTS.
8. THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS ON LOTS 202 AND 201 FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF TRANSPORTATION. NO FENCE OR OTHER BARRIER SHALL BE ERECTED OR PERMITTED WITHIN OR ACROSS PRIVATE ACCESS DRIVE(S) SHOWN ON THIS PLAT.
9. ALL LOTS CREATED WITH THIS PLAT SHALL SHARE STORMWATER MANAGEMENT, PARKING, AND WASTE PICKUP (DUMPSTER ACCESS) WITHIN THE INDICATED SHARED AREA, AS REQUIRED IN THE STATEMENT OF INTENT FOR THE APPROVED PD PLAN (ORD. 25906).

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0291E, DATED APRIL 19, 2017.

PD PLAN NOTE

THIS FINAL PLAT IS IN ACCORDANCE WITH FRESH KARMA PD PLAN APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MARCH 3, 2025. (ORDINANCE #025906)

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 108A OF CROSSCREEK CENTER PLAT 1-A AS RECORDED IN BOOK 4116, PAGE 144, ALSO BEING ALL OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5964, PAGE 13, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 108A; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 108A, S 09°44'40"E, 400.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 108A; THENCE ALONG THE SOUTH LINE OF SAID LOT 108A, S 79°46'20"W, 95.95 FEET; THENCE N 68°33'50"W, 78.85 FEET; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF SAID LOT 108A, N 13°59'20"W, 630.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 108A; THENCE ALONG THE NORTH LINE OF SAID LOT 108A, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 479.46 FEET, AN ARC LENGTH OF 348.44 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 47°47'35"E, 340.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES.

KNOW ALL MEN BY THESE PRESENTS

TLI COLUMBIA RE LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

PUBLIC UTILITY EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION ELECTRIC, WATER, SEWER, FIBER, CABLE TELEVISION, AND STORMWATER) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENT OTHER THAN ASPHALT PAVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS; PROVIDED, HOWEVER, SOME PORTION(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

THERE ARE HEREBY CREATED ONE (1) PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS IN, OVER AND UPON THE PAVED DRIVEWAY IMPROVEMENTS UPON THE VARIOUS LOTS IN THE LOCATIONS SHOWN ON THE PLAT FOR USE AS A PRIVATE DRIVE FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF TRANSPORTATION, FOR THE OWNERS, TENANTS, EMPLOYEES, AGENTS, LICENSEES, AND INVITEES OF SUCH LOTS, AS WELL AS FOR USE BY CITY EMERGENCY SERVICES, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE. THE OWNER COVENANTS AND AGREES THAT THE PAVED DRIVEWAYS WITHIN THE ACCESS EASEMENT AREAS WITHIN THE SUBDIVISION SHALL NOT BE REDUCED TO LESS THAN TWENTY FEET IN WIDTH FOR THE PURPOSE OF FIRE APPARATUS ACCESS, AND THAT THEY SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR AT ALL TIMES, AND THAT THEY SHALL BE MAINTAINED IN A STATE THAT SHALL ALLOW FOR SUCH ACCESS. THE ACCESS DRIVES WITHIN THE ACCESS EASEMENTS SHALL BE KEPT REASONABLY FREE OF OBSTRUCTIONS, EXCEPT DURING ANY PERIODS WHEN MAINTENANCE, REPAIR, OR REPLACEMENT NECESSITATES TEMPORARY CLOSURE.

TLI COLUMBIA RE LLC BY:

JORDAN STARKE, MEMBER

STATE OF MISSOURI
COUNTY OF Boone } SS

ON THIS 11th DAY OF March, IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JORDAN STARKE, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS A MEMBER OF TLI COLUMBIA RE LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT HE HAS BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

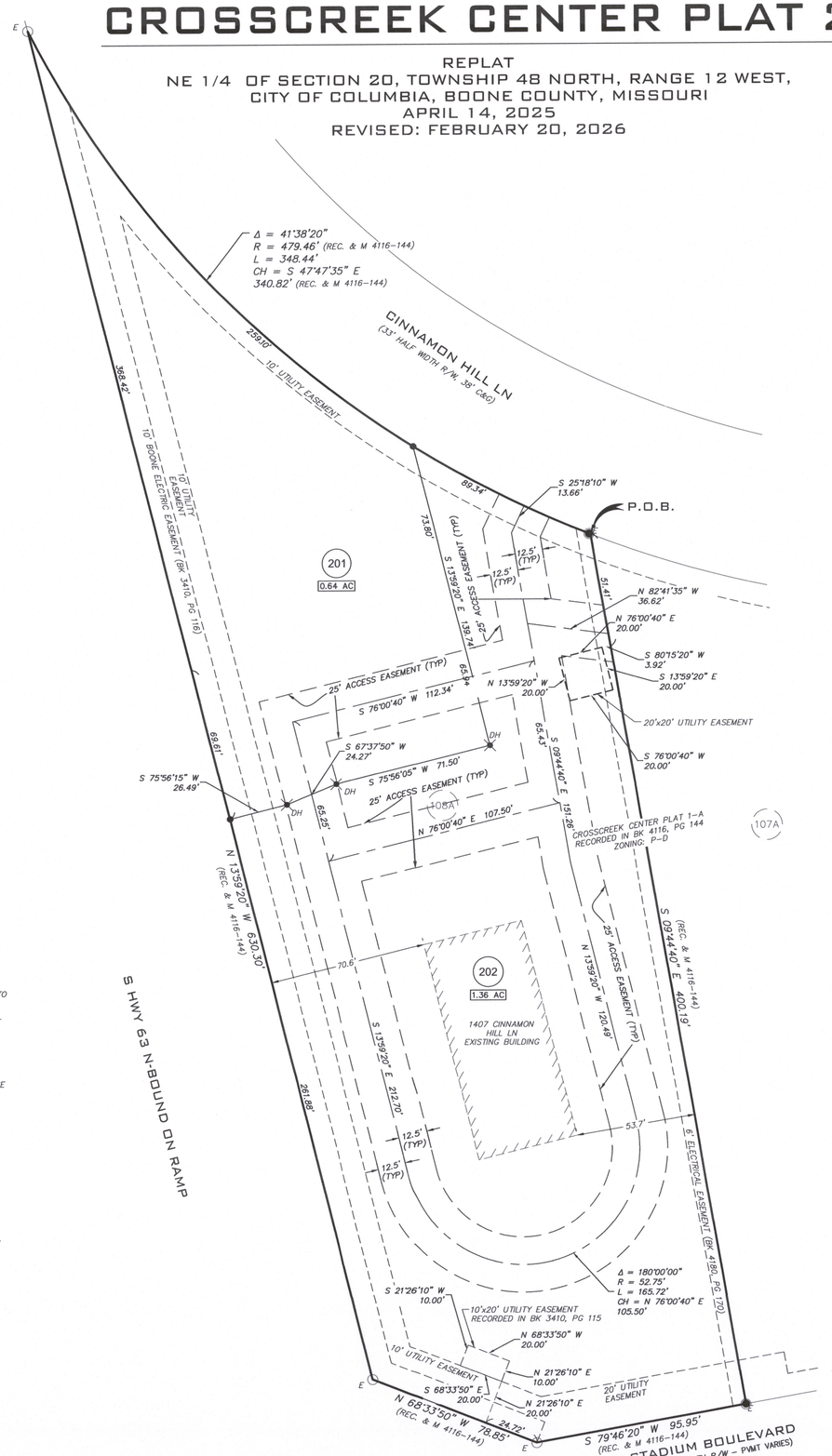
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

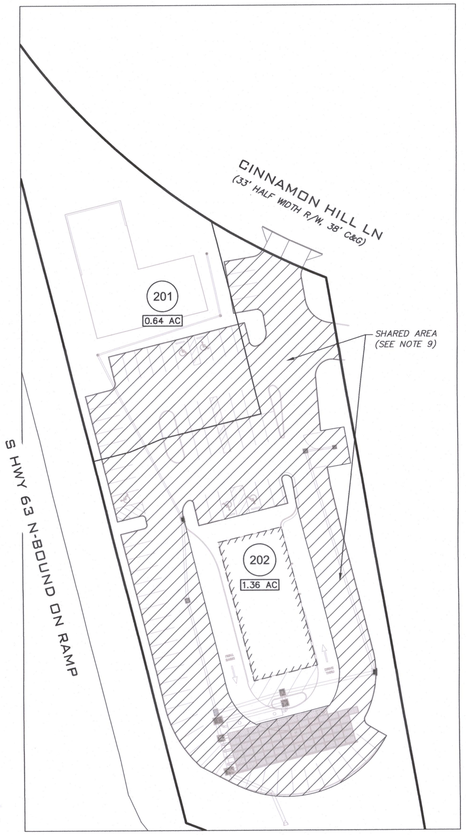
Kristine N. Holst
NOTARY PUBLIC SIGNATURE

Kristine N. Holst
PRINTED NAME

MY COMMISSION EXPIRES: 12-21-2029

KRISTINE N. HOLST — MY COMMISSION EXPIRES 12-21-2029 — NOTARY SEAL — #17352490 — HOWARD COUNTY — NOTARY PUBLIC, STATE OF MISSOURI





SHARED ELEMENTS
SCALE: 1" = 50'

LOCATION MAP
NOT TO SCALE

LEGEND

●	1/2" IRON PIPE W/ CAP #2001006115 (SET UNLESS OTHERWISE NOTED)
E	EXISTING
(M)	MEASURED
(REC)	RECORD PER (BK-PG) OR (PB-PG)
Δ	DELTA
R	RADIUS
L	ARC LENGTH
CH	CHORD
IP ○	IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED)
DH ⊗	DRILL HOLE
0.00 AC	ACRES
R/W	RIGHT-OF-WAY
C&G	CURB & GUTTER
PB	PLAT BOOK
BK	BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
———	PLATTED LOT LINE
– – – – –	EASEMENT

SCALE: 1" = 30'
0 15 30 60

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

CERTIFICATION

I HEREBY CERTIFY THAT IN FEBRUARY, 2025 I COMPLETED A SURVEY FOR TLI COLUMBIA RE LLC FOR THE DESCRIBED PROPERTIES AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

PROJECT#: TLIR24.02

DATE: FEBRUARY 28, 2026

STATE OF MISSOURI — JAY ALAN GEBHARDT — NUMBER LS-2001001909 — REGISTERED LAND SURVEYOR

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115

REPLAT
CROSSCREEK CENTER PLAT 2
NE 1/4 OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 20th DAY OF February 2026.

Kristine N. Holst
NOTARY PUBLIC SIGNATURE

Kristine N. Holst
PRINTED NAME

12-21-2029
MY COMMISSION EXPIRES

KRISTINE N. HOLST — MY COMMISSION EXPIRES 12-21-2029 — NOTARY SEAL — #17352490 — HOWARD COUNTY — NOTARY PUBLIC, STATE OF MISSOURI

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO

ORDINANCE # _____

ON THE _____ DAY OF _____, 2026.

_____
BARBARA BUFFALOE, MAYOR

ATTEST:

_____
SHEELA AMIN, CITY CLERK

X:\Project\TLIR - Jordon Starke\Fresh Karma - Crosscreek Center SD\TLIR24-02 PD Plan & Replat Lot 108A\Drawings\TLIR24-02 - Replat.dwg FINAL PLAT