

FINAL PLAT
EASTPORT CENTRE PLAT 2-A

MAY 31, 2005

JOB #04113.07
FINAL PLAT - EASTPORT CENTRE PLAT 2-A

KNOW ALL MEN BY THESE PRESENTS

GRINDSTONE INVESTMENTS, L.L.C., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ROBERT C. SMITH HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOREVER.

BULL RUN DRIVE AND BURNSIDE DRIVE ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

GRINDSTONE INVESTMENTS, L.L.C.


ROBERT C. SMITH, MEMBER

STATE OF MISSOURI) SS
COUNTY OF BOONE) June

ON THIS 21 DAY OF ~~31~~, IN THE YEAR 2005, BEFORE ME, MARLA E. OGLESBY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT C. SMITH, A MEMBER OF GRINDSTONE INVESTMENTS, L.L.C., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.


MARLA E. OGLESBY

NOTARY PUBLIC
COMMISSION NO. 04407428
MY COMMISSION EXPIRES JANUARY 10, 2008



CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2593, PAGE 193 AND PART OF EASTPORT PLAT 1-B, RECORDED IN PLAT BOOK 38, PAGE 206 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 10-48-12; THENCE WITH THE QUARTER SECTION LINE AND THE SOUTH LINE OF SAID TRACT 1, N88°59'10"W, 1255.47 FEET TO THE NORTHWEST CORNER OF LOT 301, EASTPORT VILLAGE PLAT 3, RECORDED IN PLAT BOOK 37, PAGE 42, AND THE EAST RIGHT-OF-WAY LINE OF PORT WAY AS SHOWN BY EASTPORT PLAT 1, RECORDED IN PLAT BOOK 37, PAGE 82; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST RIGHT-OF-WAY LINE, 22.01 FEET ALONG A 500.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N18°33'20"W, 22.01 FEET; THENCE N17°17'40"W, 242.65 FEET; THENCE 15.75 FEET ALONG A 493.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N18°12'35"W, 15.75 FEET; THENCE N19°07'30"W, 280.66 FEET; THENCE 102.10 FEET ALONG A 65.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING CHORD, N25°52'30"E, 91.92 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BULL RUN; THENCE WITH SAID RIGHT-OF-WAY LINE, N70°52'30"E, 26.52 FEET; THENCE N19°07'30"W, 66.00 FEET TO THE SOUTH LINE OF LOT 7, EASTPORT PLAT 1; THENCE WITH SAID SOUTH LINE, N70°52'30"E, 8.13 FEET; THENCE LEAVING SAID SOUTH LINE, 177.91 FEET ALONG A 533.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N80°26'15"E, 177.09 FEET; THENCE N90°00'00"E, 1226.97 FEET TO THE EAST LINE OF SAID SECTION 10-48-12; THENCE WITH SAID SECTION LINE, S1°39'55"W, 741.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.83 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



SURVEY AND PLAT BY
ALLSTATE CONSULTANTS, P.C.



JAMES R. JEFFRIES
JUNE 17, 2005


JAMES R. JEFFRIES L.S. 2500

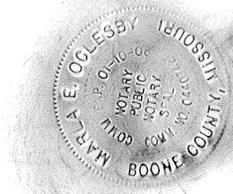
JUNE 17, 2005
DATE

STATE OF MISSOURI)
COUNTY OF BOONE) SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 17th DAY OF June, 2005.


MARLA E. OGLESBY

NOTARY PUBLIC
COMMISSION NO. 04407428
MY COMMISSION EXPIRES JANUARY 10, 2008.



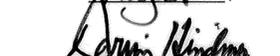
NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, COMMITMENT NUMBER 0412485, DATED SEPTEMBER 13, 2004.
6. THESE LOTS MAY BE SUBJECT TO THE TO THE BLANKET ELECTRIC EASEMENT RECORDED IN BOOK 218, PAGE 141.
7. THESE LOTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BOOK 400, PAGE 100. THE CENTERLINE IS LOCATED "AS INSTALLED". THE WATERLINE IS CURRENTLY LOCATED ACROSS THE SITE AND IS PLANNED TO BE RELOCATED AND THE EASEMENT VACATED.
8. THE FINAL PLAT OF EASTPORT PLAT 1-B HAS BEEN ABROGATED ACCORDING TO CITY OF COLUMBIA ORDINANCE NO. 018134, DATED 8-15-05. THE EASEMENTS DEDICATED BY EASTPORT PLAT 1-B ARE NOT SHOWN ON THIS PLAT FOR CLARITY.
9. a) DRIVEWAY ACCESS FROM LOTS 9 & 10 TO PORT WAY SHALL BE AT LEAST 195 FEET SOUTHERLY OF THE CENTERLINE OF BULL RUN DRIVE. ANY DRIVE CLOSER THAN 330 FEET IS RESTRICTED TO A "RIGHT-IN, RIGHT-OUT ONLY" DRIVE.
b) DRIVEWAY ACCESS FROM LOTS 9 AND 10 TO BULL RUN DRIVE SHALL BE AT LEAST 225 FEET EASTERLY OF THE CENTERLINE OF PORT WAY.
c) DRIVEWAY ACCESS FROM LOTS 11 AND 12 TO BULL RUN DRIVE AND BURNSIDE DRIVE SHALL BE AT LEAST 150 FEET FROM THE CENTERLINE INTERSECTION OF BULL RUN DRIVE AND BURNSIDE DRIVE.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BOONE COUNTY'S FLOOD PLAIN MAPS.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 15th DAY OF August, 2005.

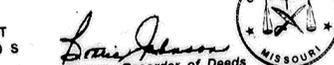

DARWIN A. HINDMAN, MAYOR


SHEELA AMIN, CITY CLERK



Recorded in Boone County, Missouri
Date and Time: **08/16/2005 at 03:42:05 PM**
Instrument # **2005024166** Book: **39** Page: **78**
Grantor: GRINDSTONE INVESTMENTS LLC
Grantee: EASTPORT CENTRE PLAT 2-A

Instrument Type: PLAT
Recording Fee: \$94.00
No. of Pages: 2


Bettie Johnson, Recorder of Deeds



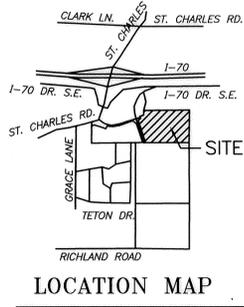
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EASTPORT CENTRE PLAT 2-A

MAY 31, 2005

CURVE DATA				
	Δ	R	L	℄ T
A	19°07'30"	500.00'	166.90'	84.23'
B	31°19'50"	260.00'	142.17'	72.91'
C	30°15'20"	260.00'	137.30'	70.29'
AA	90°00'00"	30.00'	47.12'	—

James R. Jeffries
 JAMES R. JEFFRIES L.S. 2500
 DATE: JUNE 17, 2005



EASTPORT PLAT 1
 RECORDED IN PLAT BOOK 37, PAGE 82

R=533.00'
 L=177.91'
 CH=N 80°26'15"E
 177.09'

N 90°00'00"E 1226.97'

20' UTILITY EASEMENT
 (BY SEPARATE DOCUMENT)

TEMPORARY TURNAROUND ESMT.
 (BY SEPARATE DOCUMENT)

TEMPORARY TURNAROUND ESMT.
 (TO BECOME NULL AND VOID
 WHEN STREET IS EXTENDED)

LOCATION MAP

(NOT TO SCALE)

BULL RUN DRIVE
 (66' R/W)
 N 70°52'30"E 124.50'
 R=65.00'
 L=102.10'
 CH=N 25°52'30"E
 91.92'

BULL RUN DRIVE
 (66' R/W)
 N 90°00'00"E 1226.00'

Right of Way to be vacated.
 Case #133-2021

12
 3.66 ACRES

WARRANTY DEED RECORDED
 IN BOOK 2593, PAGE 193

TRACT 1
 SURVEY RECORDED IN
 BOOK 1593, PAGE 206

66' R/W—TO BE ABROGATED
 SEE NOTE 8

11B

11
 11.62 ACRES

EASTPORT PLAT 1-B
 RECORDED IN PLAT BOOK 38, PAGE 63
 (TO BE ABROGATED—SEE NOTE 8)

10
 3.29 ACRES

20' UTILITY EASEMENT RECORDED IN
 BOOK 1664, PAGE 113
 AND 20' WATERLINE EASEMENT RECORDED
 IN BOOK 1677, PAGE 158
 (TO BE VACATED)

WATERLINE EASEMENT RECORDED
 IN BOOK 1677, PAGE 165
 (TO BE VACATED)

TRACT 1 OF WATERLINE EASEMENTS, TRACT 1
 RECORDED IN BOOK 2344, PAGE 89
 AND 20' UTILITY EASEMENT RECORDED
 IN BOOK 2350, PAGE 68

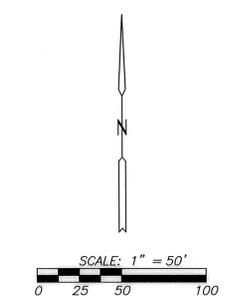
16' UTILITY EASEMENT—TRACT 3
 OF UTILITY ESMT. RECORDED IN
 BOOK 2350, PAGE 85

16' UTILITY EASEMENT—STRIP 2
 OF UTILITY ESMT. RECORDED IN
 BOOK 1948, PAGE 851

16' UTILITY ESMT.—STRIP 1
 OF UTIL. ESMT. RECORDED
 IN BOOK 1948, PAGE 851

66' R/W—TO BE ABROGATED
 SEE NOTE 8

EAST 1/4
 CORNER
 SEC. 10—48—12



BEARINGS ARE REFERENCED TO GRID
 NORTH FROM THE MISSOURI STATE PLANE
 COORDINATE SYSTEM AS DETERMINED BY
 GPS OBSERVATIONS.

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - ⊙ EXISTING
 - ⊙ SET
 - PERMANENT MONUMENT
 - (R) RADIAL LINE
 - (REC.) RECORD MEASUREMENT
 - X_{DH} DRILL HOLE WITH CHISELED "X"
 - ℄ CENTERLINE

R=500.00'
 L=22.01'
 CH=N 18°33'20"W
 22.01'

N 88°58'10"W 10.16'

S 82°14'20"E 94.54'

S 17°17'40"W 242.65'

N 90°00'00"W 299.11'

N 90°00'00"W 318.0'

S 88°59'10"E 810.73'

N 88°59'10"W 1285.47'

N 68°25'55"W 151.15'

N 88°59'10"W 87.0'

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