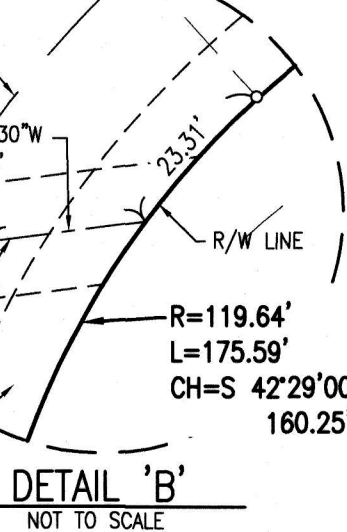
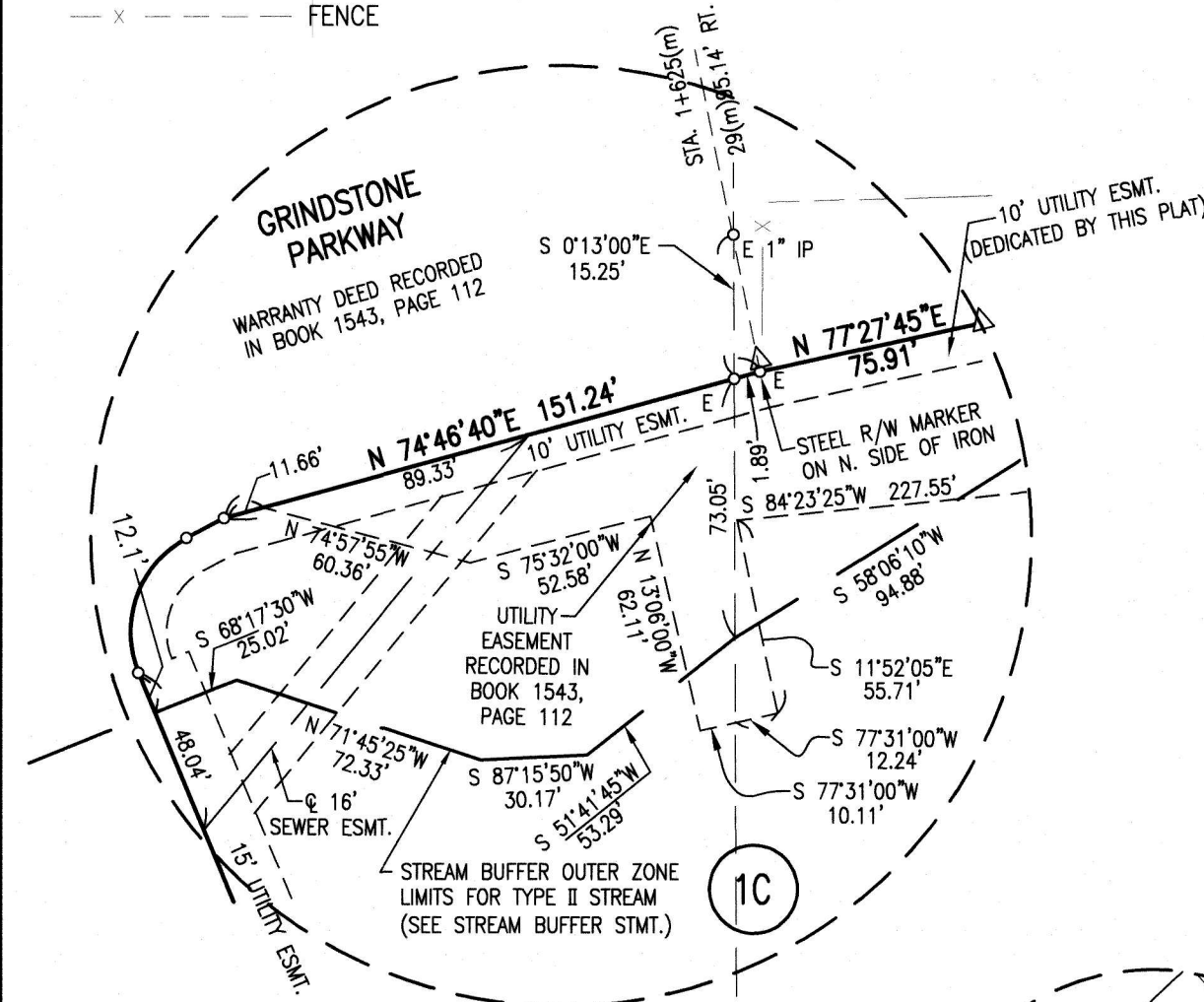


LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP "A.C. 2007000167"
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- IP IRON PIPE
- RE REBAR
- (M) MEASURED DISTANCE
- (REC.) RECORD MEASUREMENT
- X DRILL HOLE WITH CHISELED "X"
- CENTERLINE
- - - FENCE



FLOOD PLAN STATEMENT

THIS TRACT IS LOCATED WITHIN ZONE X UNDEVELOPED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29019C0287E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT DIFFER FROM THE USGS "COLUMBIA" QUAD MAP AND ARE SHOWN AS PER AN INTER-OFFICE MEMO FROM LEE WHITE TO JOHN GLASSCOCK, DATED FEBRUARY 22, 2013, AND ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING THIS ____ DAY OF ____, 2021.

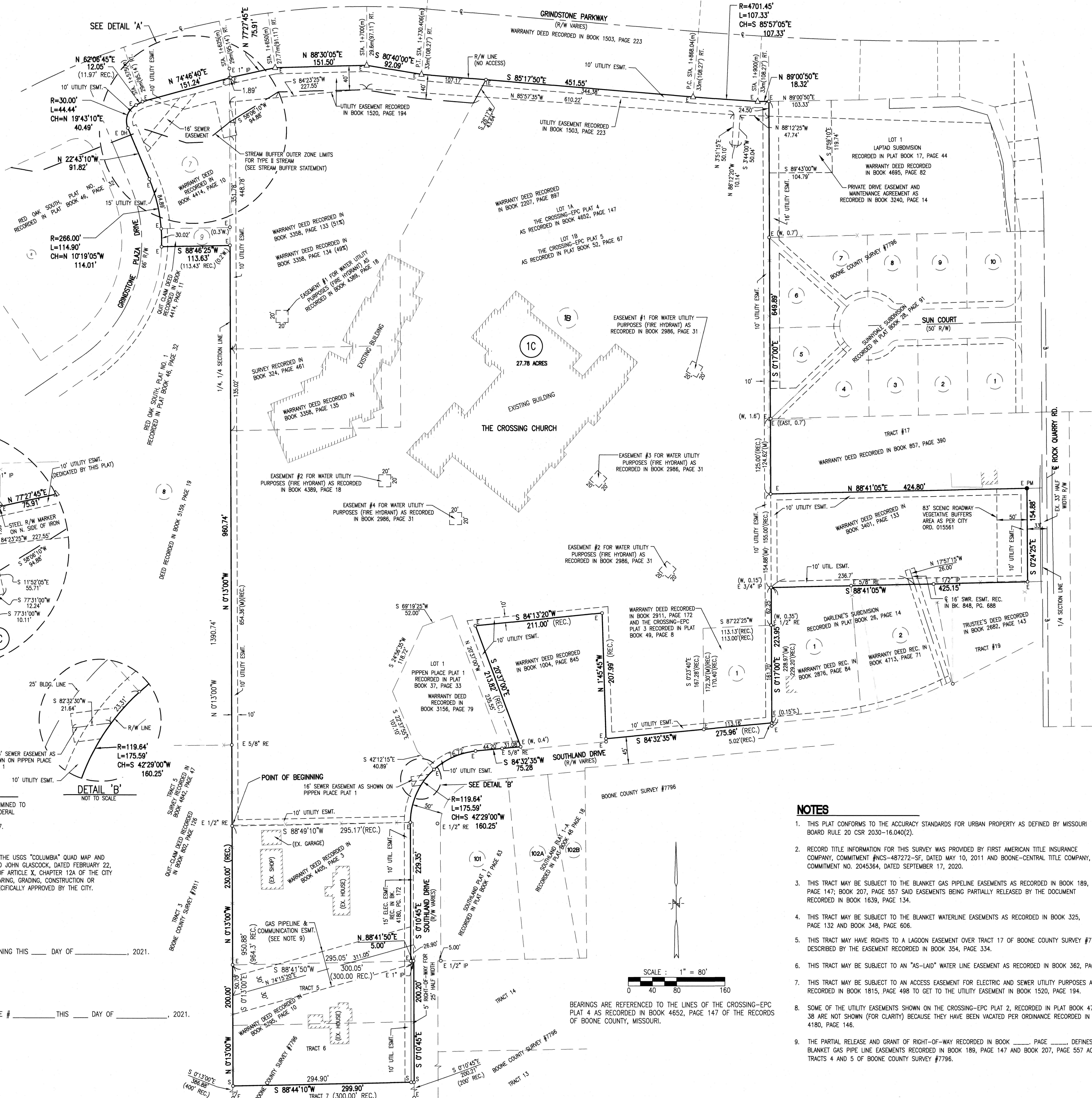
SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # ____ THIS ____ DAY OF ____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



NOTES

- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
- RECORD TITLE INFORMATION FOR THIS SURVEY WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NCS-487272-SF, DATED MAY 10, 2011 AND BOONE-CENTRAL TITLE COMPANY, COMMITMENT NO. 2045364, DATED SEPTEMBER 17, 2020.
- THIS TRACT MAY BE SUBJECT TO THE BLANKET GAS PIPELINE EASEMENTS AS RECORDED IN BOOK 189, PAGE 147; BOOK 207, PAGE 557 SAID EASEMENTS BEING PARTIALLY RELEASED BY THE DOCUMENT RECORDED IN BOOK 1639, PAGE 134.
- THIS TRACT MAY BE SUBJECT TO THE BLANKET WATERLINE EASEMENTS AS RECORDED IN BOOK 325, PAGE 132 AND BOOK 348, PAGE 606.
- THIS TRACT MAY HAVE RIGHTS TO A LAGOON EASEMENT OVER TRACT 17 OF BOONE COUNTY SURVEY #7796 AS DESCRIBED BY THE EASEMENT RECORDED IN BOOK 354, PAGE 334.
- THIS TRACT MAY BE SUBJECT TO AN "AS-LAID" WATER LINE EASEMENT AS RECORDED IN BOOK 362, PAGE 39.
- THIS TRACT MAY BE SUBJECT TO AN ACCESS EASEMENT FOR ELECTRIC AND SEWER UTILITY PURPOSES AS RECORDED IN BOOK 1815, PAGE 498 TO GET TO THE UTILITY EASEMENT IN BOOK 1520, PAGE 194.
- SOME OF THE UTILITY EASEMENTS SHOWN ON THE CROSSING-EPC PLAT 2, RECORDED IN PLAT BOOK 47, PAGE 38 ARE NOT SHOWN (FOR CLARITY) BECAUSE THEY HAVE BEEN VACATED PER ORDINANCE RECORDED IN BOOK 4180, PAGE 146.
- THE PARTIAL RELEASE AND GRANT OF RIGHT-OF-WAY RECORDED IN BOOK ____ PAGE ____ DEFINES THE BLANKET GAS PIPE LINE EASEMENTS RECORDED IN BOOK 189, PAGE 147 AND BOOK 207, PAGE 557 ACROSS TRACTS 4 AND 5 OF BOONE COUNTY SURVEY #7796.

BEARINGS ARE REFERENCED TO THE LINES OF THE CROSSING-EPC PLAT 4 AS RECORDED IN BOOK 4652, PAGE 147 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

SCALE: 1" = 80'

KNOW ALL MEN BY THESE PRESENTS

THAT THE CROSSING-EPC OF COLUMBIA, A MISSOURI CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AND REPLAITED AS SHOWN ON THIS PLAT. EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER. ADDITIONAL RIGHT-OF-WAY ALONG SOUTHLAND DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE CROSSING-EPC OF COLUMBIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR OF OPERATIONS THIS 10th DAY OF June, 2021.

THE CROSSING-EPC OF COLUMBIA, A MISSOURI CORPORATION

JIM BEATY, DIRECTOR OF OPERATIONS

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 10th DAY OF June, IN THE YEAR 2021, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM BEATY, DIRECTOR OF OPERATIONS OF THE CROSSING-EPC OF COLUMBIA, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN STATED.

Betty Lou Cobb
BETTY LOU COBB
NOTARY PUBLIC
MY COMMISSION NO. 15690689
EXPIRES DEC. 6, 2023
Betty Lou Cobb
NOTARY PUBLIC
MY COMMISSION NO. 15690689
EXPIRES DEC. 6, 2023
My Commission Expires: Dec. 6, 2023
Commission # 15690689

PROPERTY DESCRIPTION

I HEREBY CERTIFY THAT IN MAY 2021, I COMPLETED A REPLAT FOR THE CROSSING-EPC OF COLUMBIA OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A REPLAT LOT 1B OF THE CROSSING-EPC, PLAT 5, RECORDED IN PLAT BOOK 52, PAGE 67, AND TRACTS 5 AND 6 OF BOONE COUNTY SURVEY #7796 AND BEING THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 2207, PAGE 897, BOOK 2207, PAGE 900, BOOK 3156, PAGE 79, BOOK 3358, PAGE 133, BOOK 3358, PAGE 134, BOOK 3358, PAGE 135, BOOK 3401, PAGE 133, BOOK 4414, PAGE 10, BOOK 4405, PAGE 3, BOOK 5295, PAGE 10 AND THE QUIT CLAIM DEED RECORDED IN BOOK 4414, PAGE 11 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1A OF THE CROSSING-EPC, PLAT 4, RECORDED IN BOOK 4652, PAGE 147; THENCE WITH THE LINES OF SAID LOT 1A, ALSO BEING THE LINES OF SAID LOT 1B OF THE CROSSING-EPC PLAT 5, N0°13'00"W, 960.74 FEET; THENCE S88°46'25"W, 113.63 FEET; THENCE 114.90 FEET ALONG A 266.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N10°19'05"W, 114.01 FEET; THENCE N22°43'10"W, 91.82 FEET; THENCE 44.44 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N19°43'10"E, 40.49 FEET; THENCE N62°06'45"E, 12.05 FEET; THENCE N74°46'40"E, 151.24 FEET; THENCE N77°27'45"E, 75.91 FEET; THENCE N88°30'05"E, 151.50 FEET; THENCE S80°40'00"E, 92.09 FEET; THENCE S85°17'50"E, 451.55 FEET; THENCE 107.33 FEET ALONG A 4701.45-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S85°57'05"E, 107.33 FEET; THENCE N89°00'50"E, 18.32 FEET; THENCE S0°17'00"E, 649.89 FEET; THENCE N88°41'05"E, 424.80 FEET; THENCE S88°41'05"W, 425.15 FEET; THENCE S0°17'00"E, 223.95 FEET; THENCE S84°32'35"W, 275.96 FEET; THENCE N1°45'45"W, 207.99 FEET; THENCE S84°13'20"W, 211.00 FEET; THENCE S20°37'00"E, 213.82 FEET; THENCE S84°32'35"W, 75.28 FEET; THENCE 175.59 FEET ALONG A 119.64-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S42°29'00"W, 160.25 FEET; THENCE LEAVING THE LINES OF SAID LOT 1A AND CONTINUING WITH THE LINES OF SAID LOT 1B, S0°10'45"E, 229.35 FEET TO THE NORTH LINE OF SAID TRACT 5 OF BOONE COUNTY SURVEY #7796; THENCE LEAVING THE LINES OF SAID LOT 1B AND WITH SAID NORTH LINE, N88°41'50"E, 5.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE WITH THE EAST LINE OF SAID TRACT 5 AND SAID EAST LINE EXTENDED ALONG THE EAST LINE OF SAID TRACT 6, S0°10'45"E, 200.20 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 6; THENCE WITH THE SOUTH LINE OF SAID TRACT 6, S88°44'10"W, 299.90 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 6; THENCE WITH THE WEST LINE OF SAID TRACTS 5 AND 6, N0°13'00"W, 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1B OF THE CROSSING-EPC PLAT 5; THENCE WITH THE WEST LINE OF SAID LOT 1B, N0°13'00"W, 230.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.80 ACRES.

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 1B, THE CROSSING-EPC PLAT 5 WITH TRACTS 5 AND 6 OF BOONE COUNTY SURVEY #7796 AS SHOWN.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

James R. Jeffries
JAMES R. JEFFRIES
JUNE 10, 2021
DATE

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10th DAY OF June, 2021.

Betty Lou Cobb
BETTY LOU COBB
NOTARY PUBLIC
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2023

FINAL PLAT THE CROSSING-EPC PLAT 6 A REPLAT OF THE CROSSING-EPC PLAT 5 AND TRACTS 5 AND 6 OF BOONE COUNTY SURVEY #7796 LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, MISSOURI		
DATE MAY 17, 2021	JOB NUMBER 21092.01	
ALLSTATE CONSULTANTS 3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799 ALLSTATE CONSULTANTS LLC MO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167		RESERVED FOR RECORDER'S STAMP