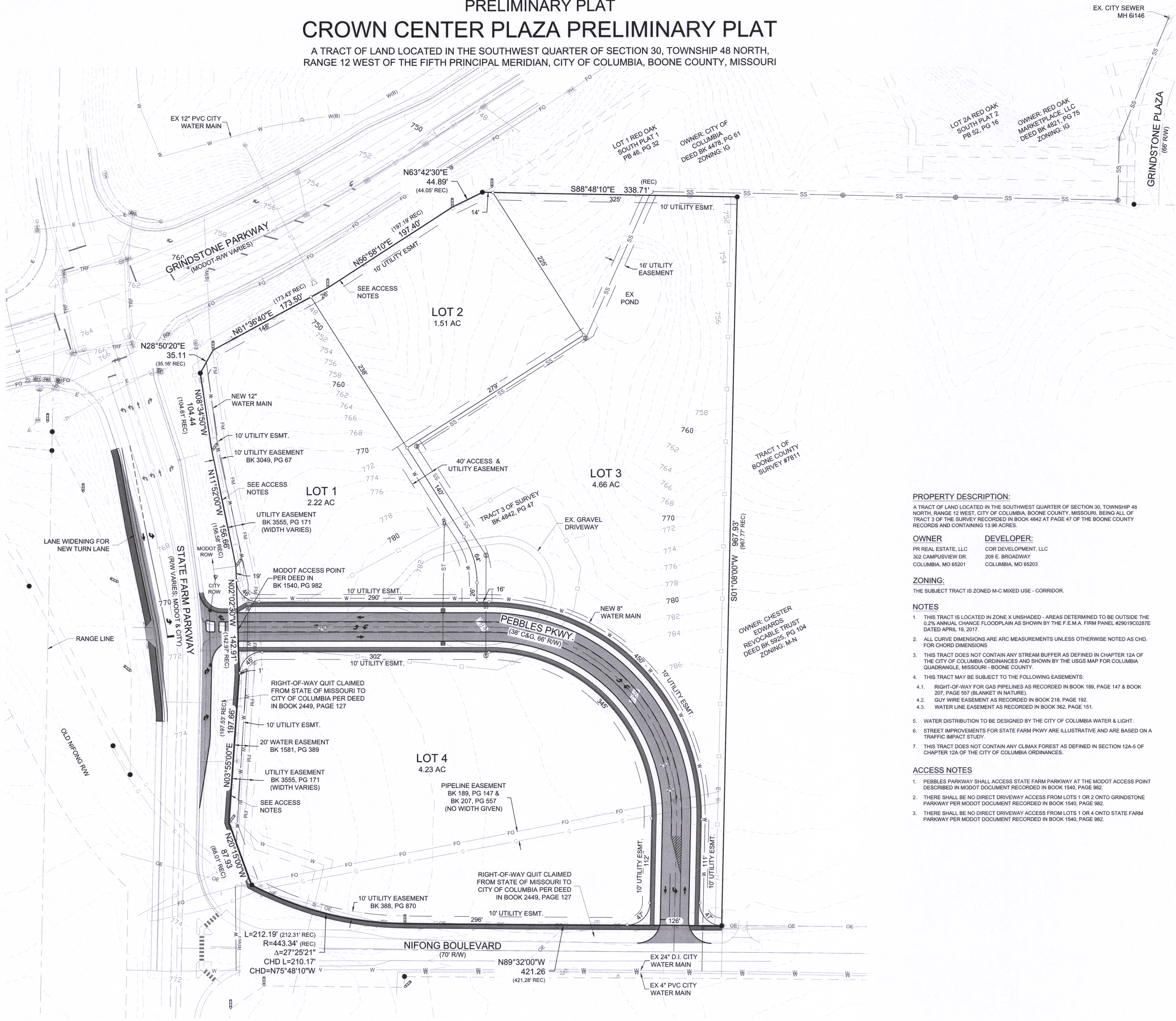
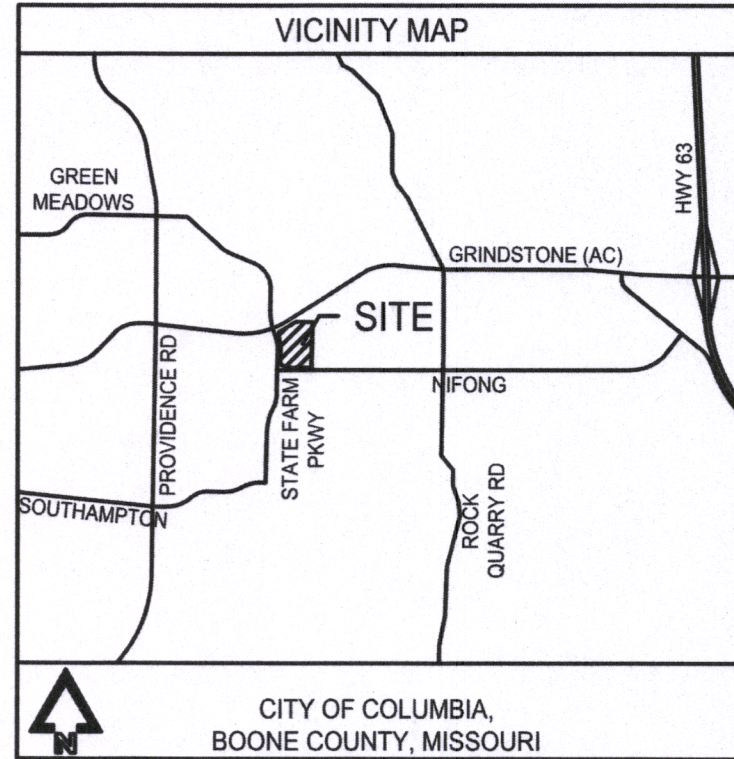


PRELIMINARY PLAT CROWN CENTER PLAZA PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH,
RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



GENERAL LEGEND

BOUNDARY LINE	---
EX. PROPERTY LINE	---
EX. RIGHT-OF-WAY LINE	---
PROPOSED LOT LINE	---
SECTION LINE	---
EASEMENT LINE	---
EX. WOOD FENCE	---
ROAD CENTERLINE	---
EX. WATER LINE	---
NEW WATER LINE	---
EX. UG ELECTRIC LINE	---
EX. OH ELECTRIC LINE	---
EX. FIBER OPTIC LINE	---
NEW SANITARY SEWER	---
EX. STORM SEWER	---
NEW STORM SEWER	---
EX. FORCE MAIN SEWER	---
EX. GAS LINE	---

FOUND R/W MARKER
FOUND IRON PIPE/REBAR
FOUND DRILL HOLE
SET 1/2" REBAR
FOUND PLSS CORNER
NEW SEWER MAN-HOLE

ABBREVIATIONS:
RIGHT-OF-WAY
BOOK AND PAGE
RECORD
POINT OF BEGINNING
FOUND
CENTERLINE

R/W
BK, PG
REC
POB
FND
CL

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 4842 AT PAGE 47 OF THE BOONE COUNTY RECORDS AND CONTAINING 13.96 ACRES.

OWNER

PR REAL ESTATE, LLC
302 CAMPUSVIEW DR.
COLUMBIA, MO 65201

DEVELOPER:

COR DEVELOPMENT, LLC
209 E. BROADWAY
COLUMBIA, MO 65203

ZONING:

THE SUBJECT TRACT IS ZONED M-C MIXED USE - CORRIDOR.

NOTES

- THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C20287E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS.
- THIS TRACT DOES NOT CONTAIN ANY STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND SHOWN BY THE USGS MAP FOR COLUMBIA QUADRANGLE, MISSOURI - BOONE COUNTY.
- THIS TRACT MAY BE SUBJECT TO THE FOLLOWING EASEMENTS:
 - RIGHT-OF-WAY FOR GAS PIPELINES AS RECORDED IN BOOK 189, PAGE 147 & BOOK 207, PAGE 557 (BLANKET IN NATURE).
 - GUY WIRE EASEMENT AS RECORDED IN BOOK 218, PAGE 192.
 - WATER LINE EASEMENT AS RECORDED IN BOOK 362, PAGE 151.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- STREET IMPROVEMENTS FOR STATE FARM PKWY ARE ILLUSTRATIVE AND ARE BASED ON A TRAFFIC IMPACT STUDY.
- THIS TRACT DOES NOT CONTAIN ANY CLIMAX FOREST AS DEFINED IN SECTION 12A-5 OF CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES.

ACCESS NOTES

- PEBBLES PARKWAY SHALL ACCESS STATE FARM PARKWAY AT THE MODOT ACCESS POINT DESCRIBED IN MODOT DOCUMENT RECORDED IN BOOK 1540, PAGE 982.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM LOTS 1 OR 2 ONTO GRINDSTONE PARKWAY PER MODOT DOCUMENT RECORDED IN BOOK 1540, PAGE 982.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM LOTS 1 OR 4 ONTO STATE FARM PARKWAY PER MODOT DOCUMENT RECORDED IN BOOK 1540, PAGE 982.

APPROVED BY THE CITY OF COLUMBIA PLANNING &
ZONING COMMISSION ON THIS _____ DAY OF

2025.

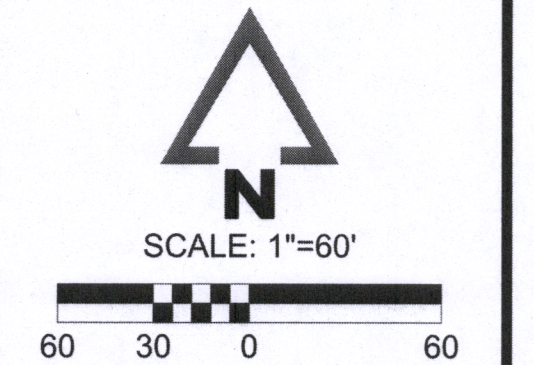
SHARON SEUEA JONES, CHARIPERSON

McCLURE™
2001 W Broadway
Columbia, MO 65203
P 573-814-1568
F 573-814-1128
Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

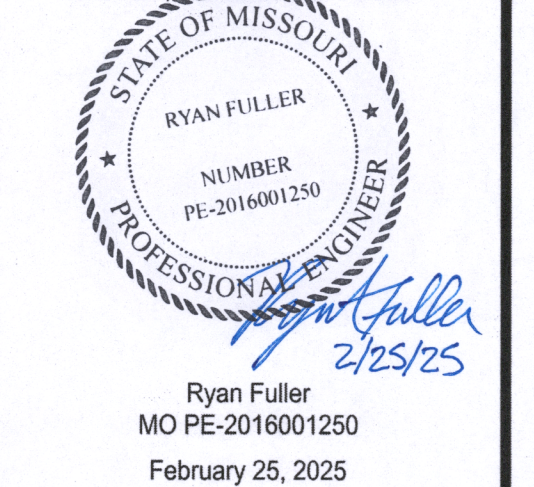
MISSOURI CERTIFICATE OF
AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

SURVEY PREPARED FOR:
COR DEVELOPMENT
PROJECT NAME:
CROWN CENTER PLAZA
PROJECT LOCATION:
CITY OF COLUMBIA, MO
McCLURE PROJECT No.
2024001492



BEARINGS ARE REFERENCED TO GRID
NORTH OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.
MODOT CORRS VRS NETWORK, NAD83 (2011)

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.



Ryan Fuller
MO PE-2016001250
February 25, 2025