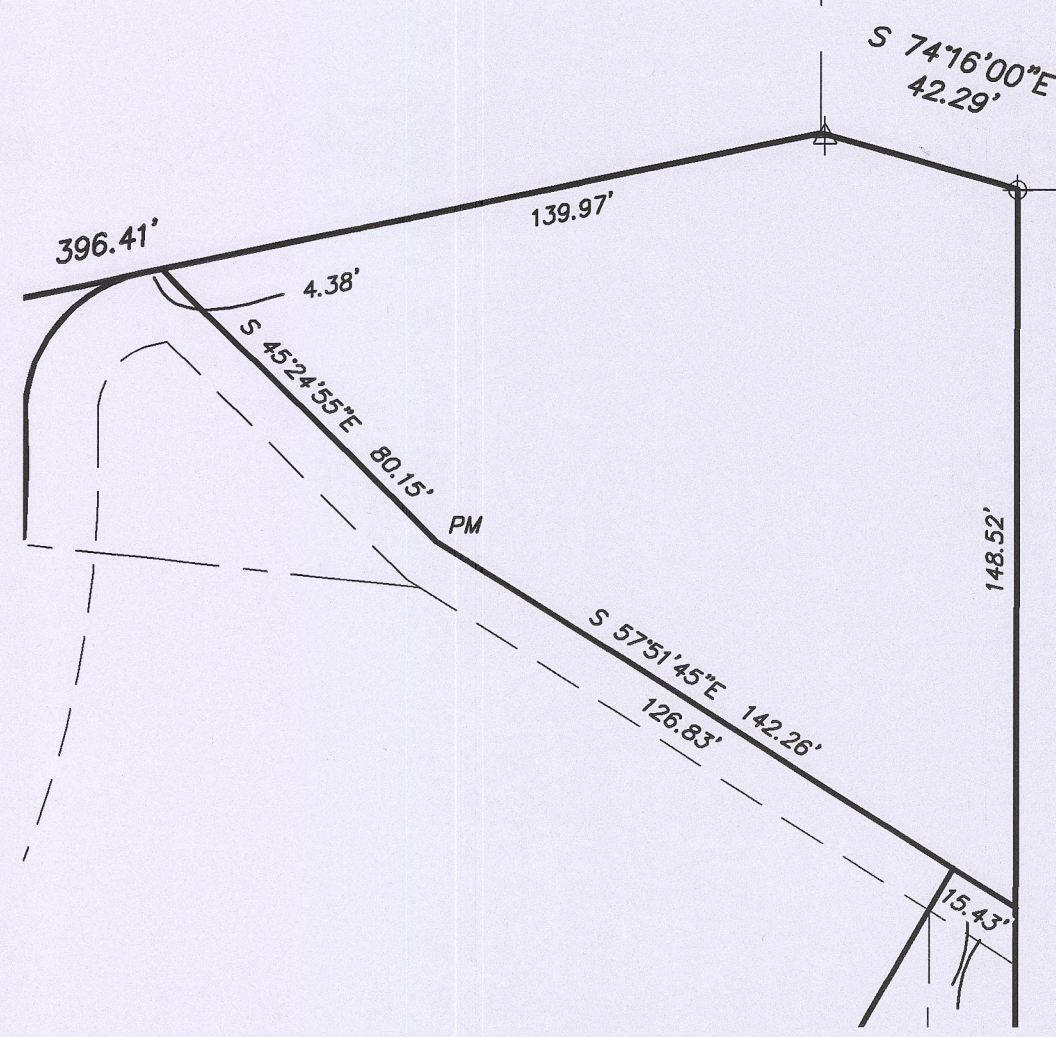


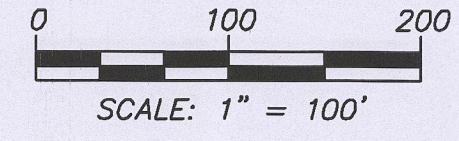
CENTERSTATE CROSSING PLAT 1

FINAL PLAT
SEPTEMBER 24, 2025



DETAIL 1

SCALE: 1" = 40'



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - IRON IRON
 - R/W MARKER R/W MARKER
 - STONE STONE
 - PM PERMANENT MONUMENT
 - ARC LENGTH OF CURVE
 - CH CHORD BEARING & DISTANCE
 - R RADIUS OF CURVE
 - DTP DEDICATED THIS PLAT
 - DTP-P DEDICATED THIS PLAT - PRIVATE

ALL MONUMENTS ARE SET
UNLESS SHOWN (F) FOUND

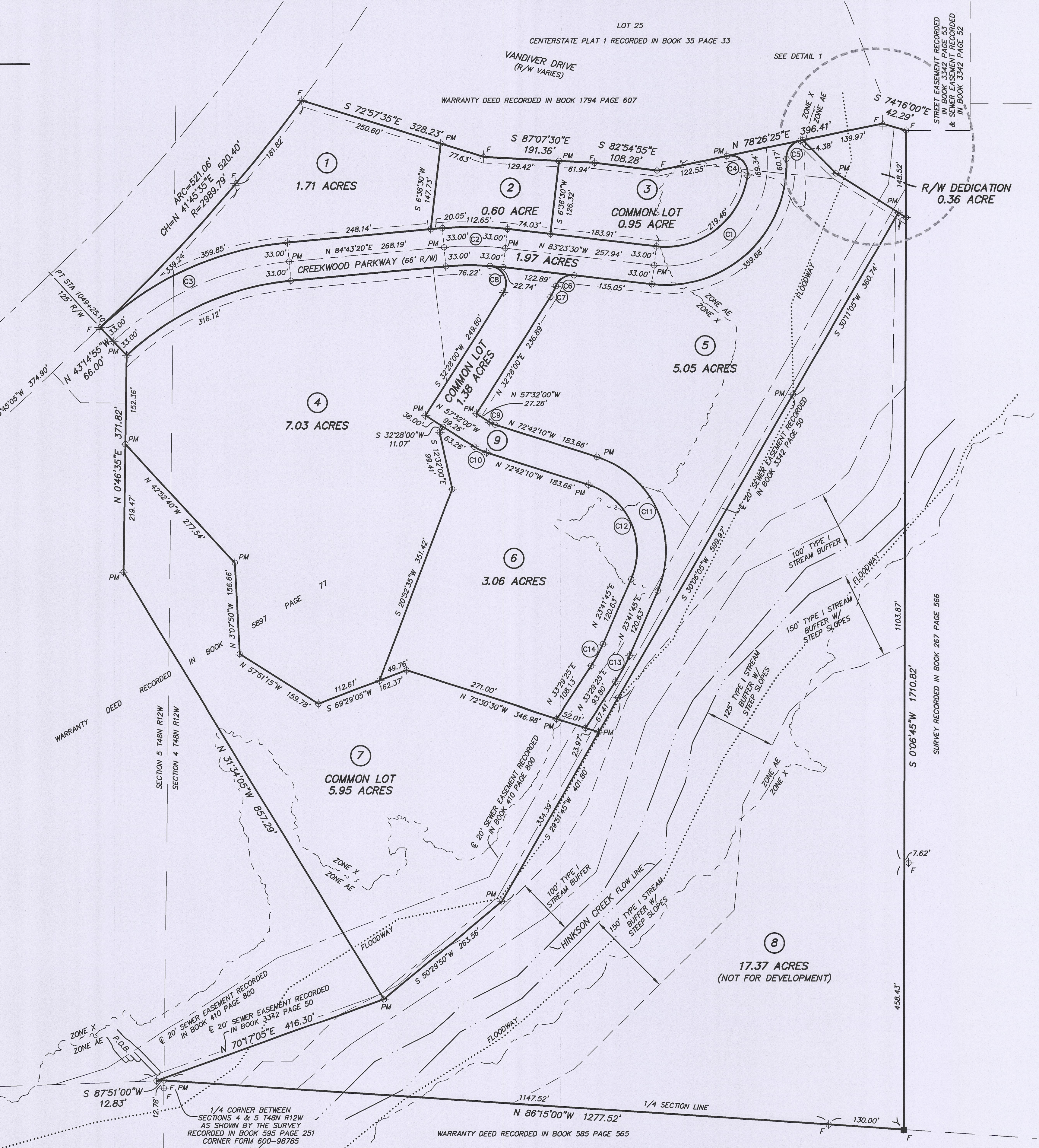
MONUMENTS WILL BE SET
AFTER CONSTRUCTION

EASEMENT DIMENSIONS ARE
SHOWN ON PAGE 2 OF 3

BEARINGS ARE REFERENCED TO
MISSOURI STATE PLANE COORDINATE SYSTEM
(NAD 1983) CENTRAL ZONE.

CURVE TABLE				
CURVE #	LENGTH	CHORD	RADIUS	
C1	322.78'	S 43°46'10"W 278.93'	175.00'	
C2	105.81'	N 89°20'05"W 105.62'	510.00'	
C3	337.98'	S 65°44'10"W 331.83'	510.00'	
C4	57.40'	S 46°45'00"E 49.03'	30.00'	
C5	42.36'	N 37°59'10"E 38.93'	30.00'	
C6	39.20'	N 59°10'15"E 36.47'	30.00'	
C7	20.79'	N 27°06'00"E 20.76'	111.00'	
C8	62.09'	N 26°49'40"W 51.59'	30.00'	
C9	10.46'	N 65°07'05"W 10.43'	39.50'	
C10	23.69'	N 65°07'05"W 23.63'	89.50'	
C11	285.18'	N 24°30'10"W 252.41'	169.50'	
C12	201.06'	N 24°30'10"W 178.17'	119.50'	
C13	51.28'	N 58°35'35"E 51.22'	300.00'	
C14	42.73'	N 58°35'35"E 42.68'	250.00'	

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16624-NOVELTY-CENTERSTATE-PLAT-1-SURVEY\CAD\16624 TOPOLING 10/17/2025



ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

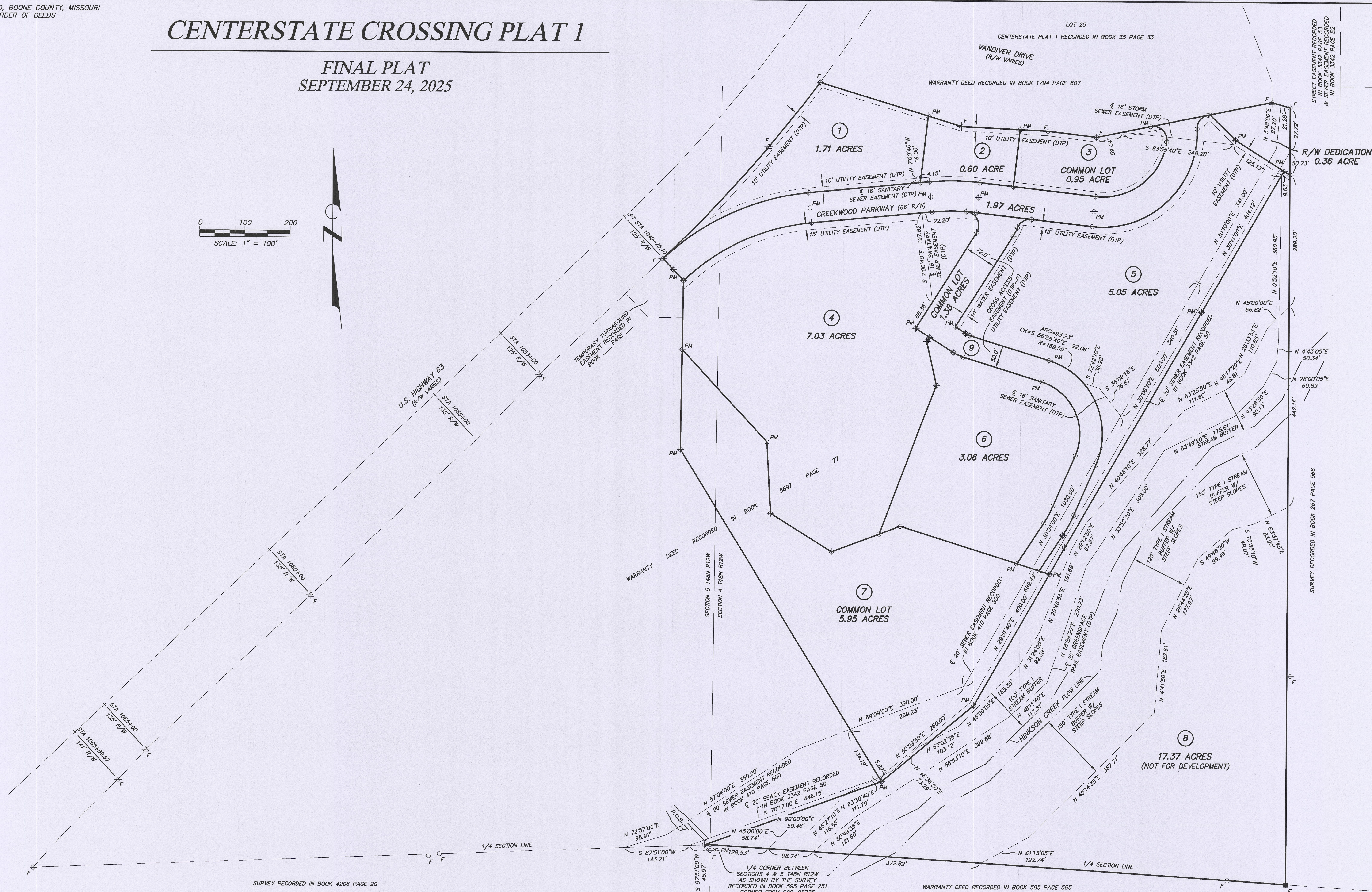


NOVELTY CONSTRUCTION, INC
NW 1/4 SECTION 4 T48N R12W & NE 1/4 SECTION 5 T48N R12W
COLUMBIA, BOONE COUNTY, MISSOURI

CENTERSTATE CROSSING PLAT 1

FINAL PLAT
SEPTEMBER 24, 2025

0 100 200
SCALE: 1" = 100'



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10/17/2025

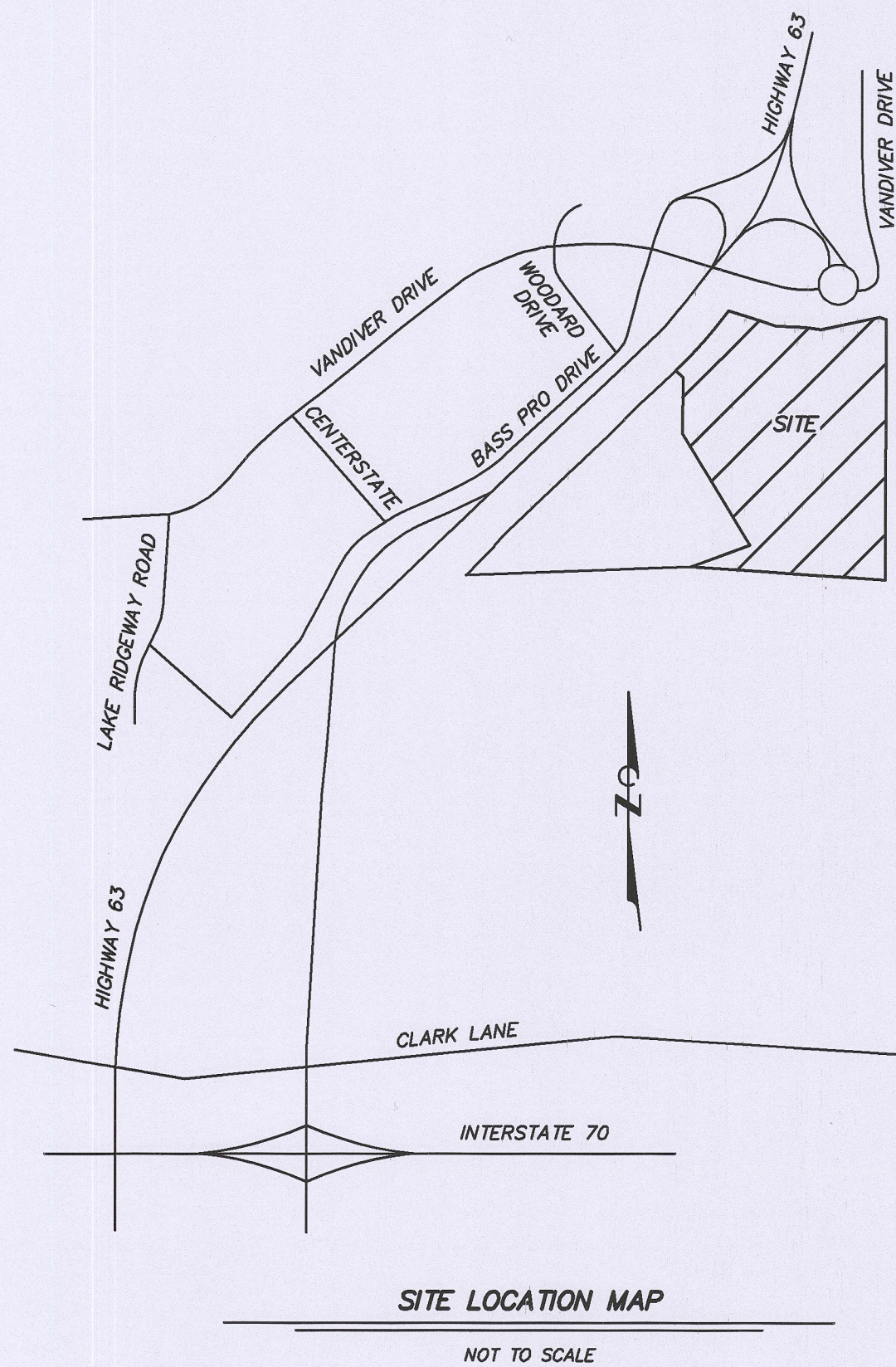
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

STATE OF MISSOURI
FREDERICK E. CARROZ III
NUMBER
PLS-2008016655
PROFESSIONAL LAND SURVEYOR

NOVELTY CONSTRUCTION, INC
NW 1/4 SECTION 4 T48N R12W & NE 1/4 SECTION 5 T48N R12W
COLUMBIA, BOONE COUNTY, MISSOURI

CENTERSTATE CROSSING PLAT 1

FINAL PLAT
SEPTEMBER 24, 2025



NOTES

- PLAT WAS PREPARED FOR NOVELTY CONSTRUCTION INC.
- IN MY PROFESSIONAL JUDGEMENT THERE ARE NO MATERIAL VARIATIONS BETWEEN RECORD AND MEASURED DIMENSIONS
- THERE ARE STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY SITE INSPECTION AND BY THE 7.5 MINUTE SERIES USGS COLUMBIA QUADRANGLE MAP DATED 2021 AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- PART OF THIS PROPERTY IS LOCATED IN ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0281E, DATED MARCH 19, 2017 AND FLOOD INSURANCE RATE MAP NUMBER 29019C0282E, DATED MARCH 19, 2017.
- ALL MAINTENANCE OF THE IRREVOCABLE ACCESS EASEMENTS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR OWNERS ASSOCIATION. CITY SERVICES SHALL NOT BE PROVIDED ON SAID PRIVATE STREETS INCLUDING, BUT NOT LIMITED TO, STREET CLEANING, ROUTINE POLICE PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCES, AND PREPARATION OF ACCIDENT REPORTS. NO PRIVATE STREET SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL IT HAS BEEN IMPROVED TO MEET MINIMUM CITY STANDARDS FOR PUBLIC STREETS. IN THE EVENT SAID LOT OWNERS AND/OR OWNERS ASSOCIATION FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SUCH FACILITIES CONSTRUCTED, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE LOT OWNERS, SUCCESSORS AND AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.
- THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS ON AND ACROSS LOT 9 FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION. NO FENCE OR OTHER BARRIER SHALL BE ERECTED OR PERMITTED WITHIN OR ACROSS CROSS ACCESS EASEMENT.
- LOTS 3 AND 7 ARE TO BE USED FOR STORMWATER MANAGEMENT.

KNOW ALL MEN BY THESE PRESENTS:

THAT, NOVELTY CONSTRUCTION INC., BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 9 LOTS AS SHOWN ON THE PLAT. EASEMENTS, AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

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, DRAINAGE, FIBER, CABLE TELEVISION, STORM WATER AND ALL APPURTENANCES THERETO) 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 IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

THERE IS HEREBY CREATED AN IRREVOCABLE PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS ON AND ACROSS LOT 9 FOR VEHICLES, PEDESTRIANS, BICYCLES AND ALL OTHER MODES OF PUBLIC OR PRIVATE TRANSPORTATION.

SUCH CROSS ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR ACCESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS AND FOR THE CITY EMERGENCY SERVICES, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE, ALONG, UPON AND ACROSS SAID PREMISES WITH THE RIGHT AND PRIVILEGE OF ACCESS AT ALL TIMES. THE OWNER COVENANTS AND AGREES IT SHALL CONSTRUCT WITHIN THE IRREVOCABLE INGRESS/EGRESS EASEMENT AN ACCESS THAT MEETS OR EXCEEDS THE REQUIREMENTS OF A FIRE APPARATUS ACCESS ROAD IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT IT SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY CODE REQUIREMENTS.

RIGHT-OF-WAY FOR CREEKWOOD PARKWAY IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE.

THERE IS HEREBY CREATED AND DEDICATED TO THE CITY OF COLUMBIA A PERPETUAL EXCLUSIVE GREENSPACE TRAIL EASEMENT AS SHOWN ON THE PLAT FOR THE PURPOSES OF THE CONSTRUCTION AND MAINTENANCE OF A PERMANENT HIKING AND BIKING PATH, INCLUDING ALL ACCESSORY FACILITIES, ACCOMMODATIONS, AND APPURTENANCES THERETO, INCLUDING, BUT NOT LIMITED TO, PUBLIC STREETS, BRIDGES, AND UTILITY CROSSINGS AS NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID EASEMENT FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. NO PRIVATE ENCROACHMENTS OR IMPROVEMENTS SHALL BE PERMITTED TO BE CONSTRUCTED IN, OVER, UNDER, OR ACROSS THE SHOWN GREENSPACE TRAIL EASEMENT. SUCH GREENSPACE TRAIL EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR PEDESTRIAN OR BICYCLE USE. THE ONLY VEHICULAR ACCESS GRANTED SHALL BE FOR PURPOSES OF MAINTENANCE OF THE GREENSPACE TRAIL OR FOR AUTHORIZED EMERGENCY VEHICLES INCLUDING, BUT NOT LIMITED TO, CITY FIRE AND POLICE. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO PREVENT THE CITY FROM ACQUIRING OTHER EASEMENTS WITHIN THE GREENSPACE TRAIL EASEMENT.

NOVELTY CONSTRUCTION INC.

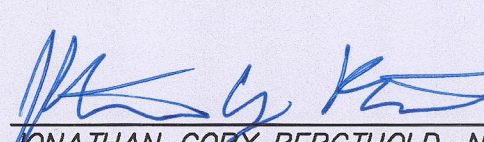

RAMAN PURI, PRESIDENT

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 20TH DAY OF OCTOBER, 2025 BEFORE ME APPEARED RAMAN PURI TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF NOVELTY CONSTRUCTION INC., A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THE SAID HE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES JANUARY 22, 2028.


JONATHAN CORY BERGHOLD, NOTARY PUBLIC

JONATHAN CORY BERGHOLD
Notary Public - Notary Seal
State of Missouri
Commissioned for Boone County
My Commission Expires: January 22, 2028
Commission Number: 19169490

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____

ON THE _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

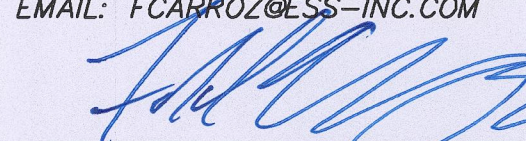
A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 4 AND NORTHEAST QUARTER OF SECTION 5 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5897 PAGE 77 FURTHER DESCRIBED AS FOLLOWS:

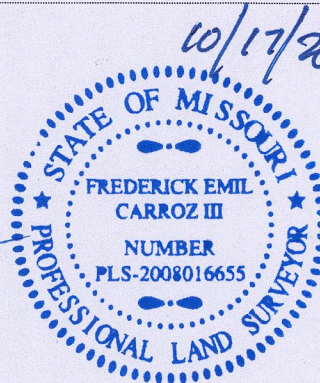
BEGINNING AT THE EAST QUARTER CORNER OF SECTION 5, THENCE ALONG THE QUARTER SECTION LINE, S 87°51'00"W 12.83 FEET; THENCE LEAVING SAID LINE, N 70°17'05"E 416.30 FEET; THENCE N 31°34'05"W 857.29 FEET; THENCE N 0°46'35"E 371.82 FEET; THENCE N 43°14'55"W 66.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE ALONG SAID LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, A DISTANCE OF 521.06 FEET, HAVING A RADIUS OF 2989.79 FEET, THE CHORD BEING N 41°45'35"E 520.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VANDIVER DRIVE; THENCE ALONG SAID LINE, S 72°57'35"E 328.23 FEET; THENCE S 87°07'30"E 191.36 FEET; THENCE S 82°54'55"E 108.28 FEET; THENCE N 78°26'25"E 396.41 FEET; THENCE S 74°16'00"E 42.29 FEET; THENCE LEAVING SAID LINE, S 0°06'45"W 1710.82 FEET; THENCE N 86°15'00"W 1277.52 FEET TO THE POINT OF BEGINNING, AND CONTAINING 45.43 ACRES.

THIS TRACT IS SUBJECT TO A 20' SEWER EASEMENT RECORDED IN BOOK 410 PAGE 800 AND A 20' SEWER EASEMENT RECORDED IN BOOK 3342 PAGE 50

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
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FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655



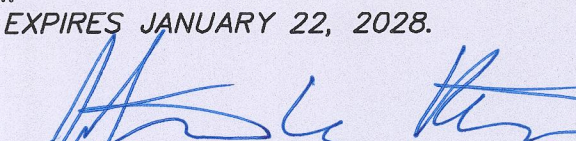
NOVELTY CONSTRUCTION, INC
NW 1/4 SECTION 4 T48N R12W & NE 1/4 SECTION 5 T48N R12W
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 17 DAY OF OCTOBER, 2025 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES JANUARY 22, 2028.


JONATHAN CORY BERGHOLD, NOTARY PUBLIC

JONATHAN CORY BERGHOLD
Notary Public - Notary Seal
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