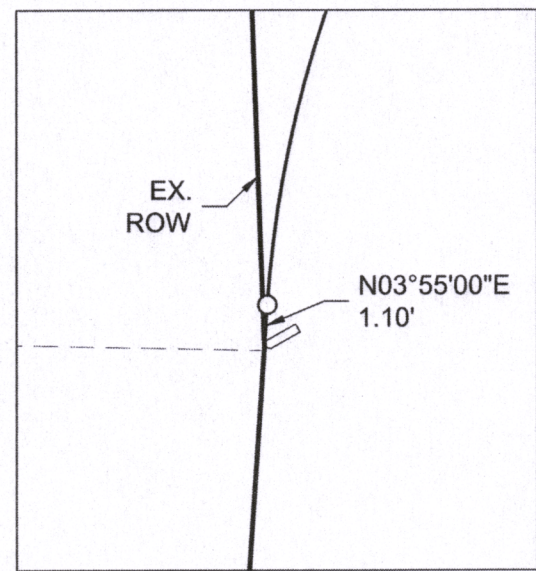
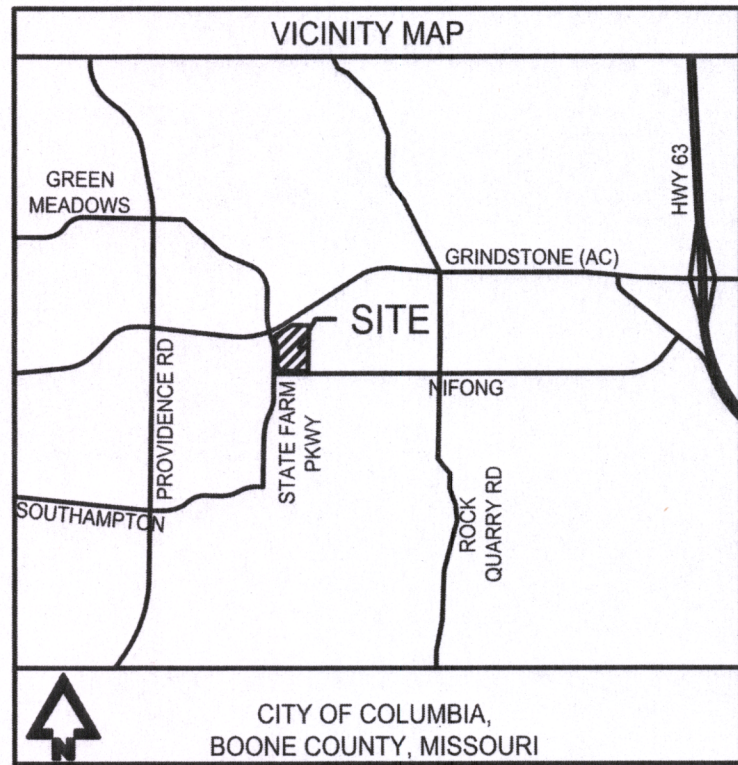


FINAL PLAT  
GRINDSTONE COMMERCIAL PLAT 1  
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH,  
RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
MAY 6, 2025



DETAIL A  
SCALE: 1" = 5'

| Curve Table |         |          |             |               |         |
|-------------|---------|----------|-------------|---------------|---------|
| Curve #     | Length  | Radius   | Delta       | CHD B         | CHD L   |
| C1          | 397.64' | 250.00'  | 91° 08' 00" | S44° 26' 00"E | 357.03' |
| C2          | 46.77'  | 30.00'   | 89° 20' 00" | S45° 48' 00"W | 42.18'  |
| C3          | 47.12'  | 30.00'   | 90° 00' 00" | N43° 52' 00"W | 42.43'  |
| C4          | 45.07'  | 30.00'   | 86° 05' 00" | N46° 57' 30"E | 40.95'  |
| C5          | 46.05'  | 30.00'   | 87° 57' 30" | N46° 01' 20"W | 41.66'  |
| C6          | 62.55'  | 110.00'  | 32° 34' 40" | S16° 17' 20"E | 61.71'  |
| C7          | 466.60' | 1968.50' | 13° 34' 50" | N63° 49' 40"E | 465.51' |
| C8          | 273.53' | 820.21'  | 19° 06' 30" | S08° 23' 00"E | 272.26' |

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 I/2" REBAR        | ○      |
| ABBREVIATIONS:        |        |
| RIGHT-OF-WAY          | R/W    |
| BOOK AND PAGE         | BK, PG |
| RECORD                | REC    |
| POINT OF BEGINNING    | POB    |
| FOUND                 | FND    |
| CENTERLINE            | CL     |
| PERMANENT MONUMENT    | PM     |

ACCESS NOTES

- LOT 1 SHALL NOT HAVE ACCESS ONTO STATE FARM PARKWAY OR GRINDSTONE PARKWAY (ROUTE AC).
- LOT 2 SHALL NOT HAVE ACCESS ONTO GRINDSTONE PARKWAY (ROUTE AC).
- LOT 3 SHALL NOT HAVE ACCESS ONTO GRINDSTONE PARKWAY (ROUTE AC).
- LOT 4 SHALL NOT HAVE ACCESS ONTO STATE FARM PARKWAY.

APPROVED BY CITY OF COLUMBIA PLANNING &  
ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF  
2025.

SHARON GEUEA JONES, CHARIPERSON

THIS PLAT APPROVED BY THE CITY COUNCIL

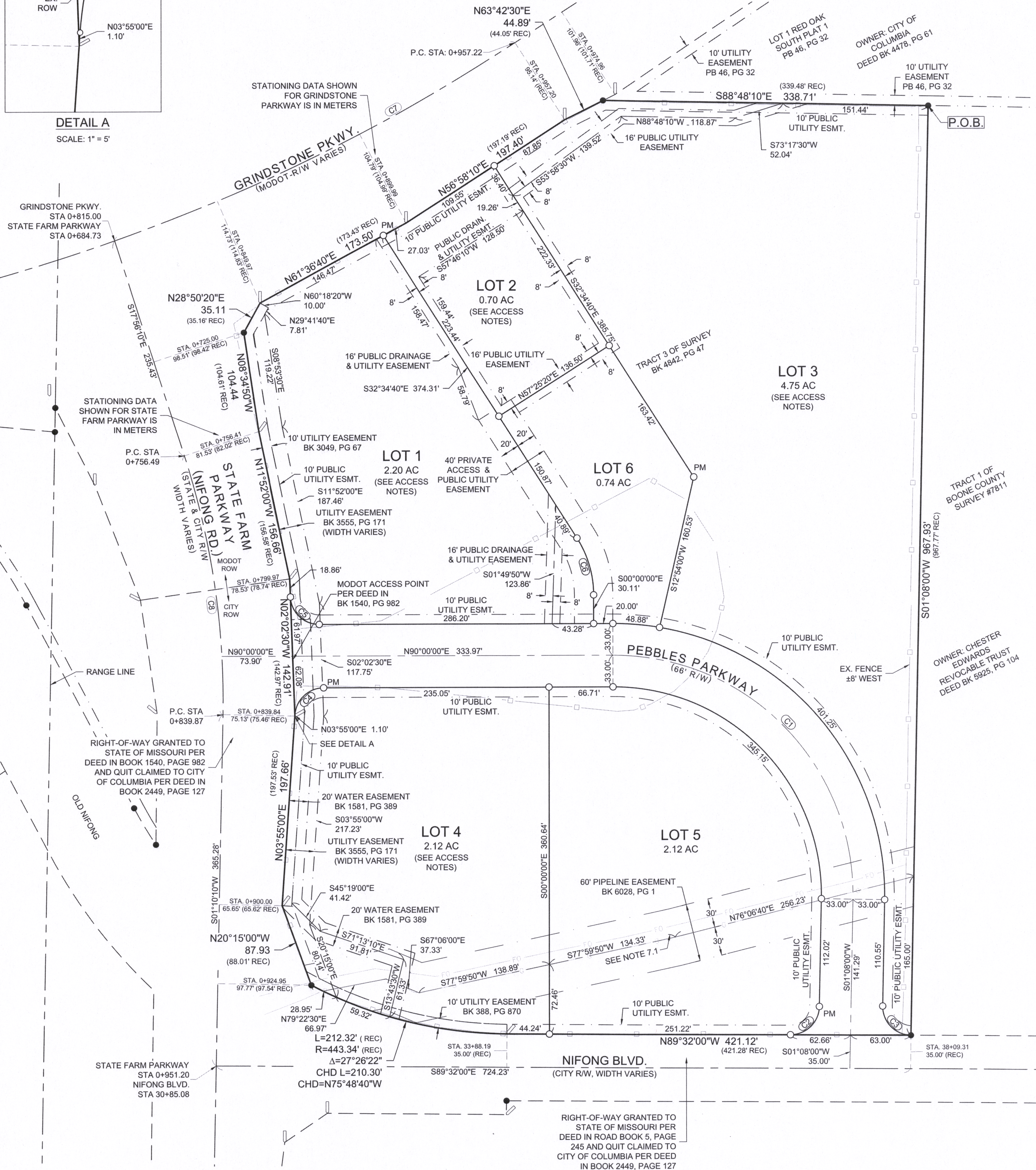
PURSUANT TO ORDINANCE # \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



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 TRACT 3 OF THE SURVEY RECORDED IN BOOK 4842, PAGE 47, AND ALSO DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5988, PAGE 17, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 3, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 1 OF BOONE COUNTY SURVEY #7811; THENCE ALONG THE LINES OF SAID SURVEYS, S01°08'00"W, 967.93 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3, BEING ALSO ON THE NORTH RIGHT-OF-WAY LINE OF NIFONG ROAD AS DEDICATED BY DEED RECORDED IN ROAD BOOK 5, PAGE 245; THENCE ALONG THE SOUTH LINE OF SAID TRACT 3 AND SAID NORTH RIGHT-OF-WAY LINE, N89°32'00"W, 421.12 FEET; THENCE CONTINUING ALONG SAID LINES FOLLOWING A 443.34-FOOT RADIUS CURVE TO THE RIGHT, 212.32 FEET; SAID CURVE HAVING A CHORD WHICH BEARS N75°48'40"W, 216.30 FEET TO THE WEST LINE OF SAID TRACT 3, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE FARM PARKWAY AS DEDICATED BY DEED IN BOOK 1540, PAGE 982; THENCE ALONG THE WEST LINES OF SAID TRACT 3 AND SAID EAST RIGHT-OF-WAY LINES FOR THE FOLLOWING SIX (6) CALLS: N20°15'00"W, 87.93 FEET; THENCE N03°55'00"E, 197.66 FEET; THENCE N02°02'30"W, 142.91 FEET; THENCE N11°52'00"W, 156.66 FEET; THENCE N08°34'50"W, 104.44 FEET; THENCE N28°50'20"E, 35.11 FEET TO THE NORTH LINES OF SAID TRACT 3 AND THE SOUTH RIGHT-OF-WAY LINES OF GRINDSTONE PARKWAY AS DEDICATED BY SAID DEED RECORDED IN BOOK 1540, PAGE 982; THENCE ALONG SAID LINES FOR THE FOLLOWING THREE (3) CALLS: N61°36'40"E, 173.50 FEET; THENCE N56°58'10"E, 197.40 FEET; THENCE N63°42'30"E, 44.89 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE NORTH LINE OF SAID TRACT 3, BEING ALSO THE SOUTH LINE OF RED OAK SOUTH PLAT 1 AS RECORDED IN PLAT BOOK 46, PAGE 32, S88°48'10"E, 338.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.96 ACRES.

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- 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 #29019C0287E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS.
- A TITLE COMMITMENT WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY AT THE TIME OF THE SURVEY, FILE NUMBER 2403497 DATED JULY 26, 2024.
- MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT DOES NOT CONTAIN ANY STREAM BUFFER AS DEFINED IN CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCES AND AS 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.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

KNOW ALL MEN BY THESE PRESENTS

1101 EAST NIFONG LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

STREET RIGHT-OF-WAY FOR PEBBLES PARKWAY IS 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, STORMWATER AND ALL APPURTENANCES THERE TO) 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 LOTS 1, 2 AND 6 FOR THE MUTUAL BENEFIT OF LOTS 1, 2, AND 6, AS SHOWN ON THE PLAT, FOR VEHICLE, 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 (SHOWN ON PLAT) THAT MEETS OR EXCEEDS THE REQUIREMENTS OF A FIRE 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.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

*Nicholas Orscheln*  
NICHOLAS ORSCHELN, MEMBER

ON THIS 1 DAY OF August IN THE YEAR 2025, BEFORE ME PERSONALLY APPEARED NICHOLAS ORSCHELN, MEMBER OF 1101 EAST NIFONG LLC, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY HIM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

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

*Laura Grathwohl*  
Laura Grathwohl  
Notary Public, Notary Seal  
State of Missouri  
County: Boone  
My Commission Expires 4/21/2029  
Commission # 07117411

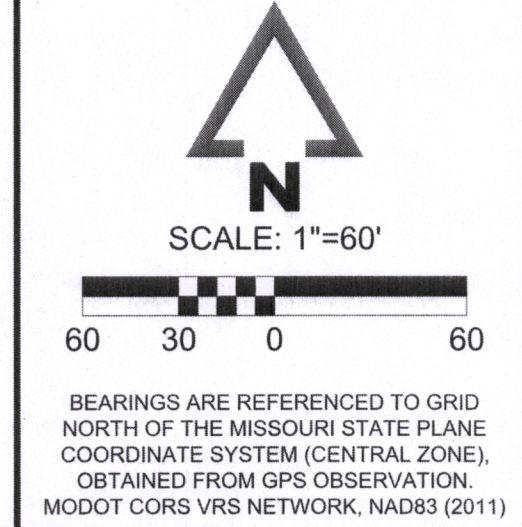
NOTARY PUBLIC

**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.

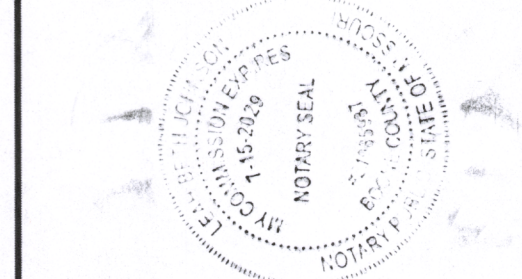
MISSOURI (LS) CERTIFICATE OF AUTHORITY NO. 2012009395  
EXPIRES: DECEMBER 31, 2026

SURVEY PREPARED FOR:  
**COR DEVELOPMENT, LLC**  
PROJECT NAME:  
**GRINDSTONE COMMERCIAL**  
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 CORS VRS NETWORK, NAD83 (2011)

STATE OF MISSOURI  
TIMOTHY J. DEVANEY  
Notary Public  
NUMBER  
PLS-20240157  
PROFESSIONAL LAND SURVEYOR  
Timothy J. Devaney  
MO PLS-2024016357  
July 28, 2025



STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 28th DAY OF July 2025.  
*Leah Johnson*  
LEAH JOHNSON, NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 15, 2029