

FINAL PLAT THE GATES, PLAT No. 4A

A REPLAT OF LOT 426, THE GATES, PLAT NO. 4 AND PART OF A TRACT OF LAND
LOCATED IN SECTION 9 AND SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 12, 2020

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR GATES REAL ESTATE, LLC., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 426, THE GATES, PLAT NO. 4, RECORDED IN BOOK 52, PAGE 5 AND AN UNPLATTED TRACT OF LAND, BOTH BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4333, PAGE 153 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 426, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE FOR RIVINGTON DRIVE AND WITH SAID NORTH RIGHT OF WAY LINE, 137.76 FEET ALONG A 180.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 56°45'10"W, 134.42 FEET TO THE WEST MOST CORNER OF SAID LOT 426, SAID POINT ALSO BEING THE SOUTHERNMOST CORNER OF LOT 425; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE NORTHWESTERLY LINE OF SAID LOT 426, N 55°10'20"E, 151.96 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE, S 34°49'40"E, 26.94 FEET; THENCE S 3°53'50"W, 65.24 FEET; THENCE S 17°37'05"W, 76.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

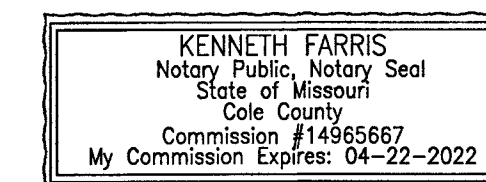
CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF March
IN THE YEAR 2020.

Kenneth Farris
KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT GATES REAL ESTATE, LLC IS THE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE GATES, PLAT NO. 4A".

IN WITNESS WHEREOF, GATES REAL ESTATE, LLC., LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 26th DAY OF March, 2020.

GATES REAL ESTATE, LLC.

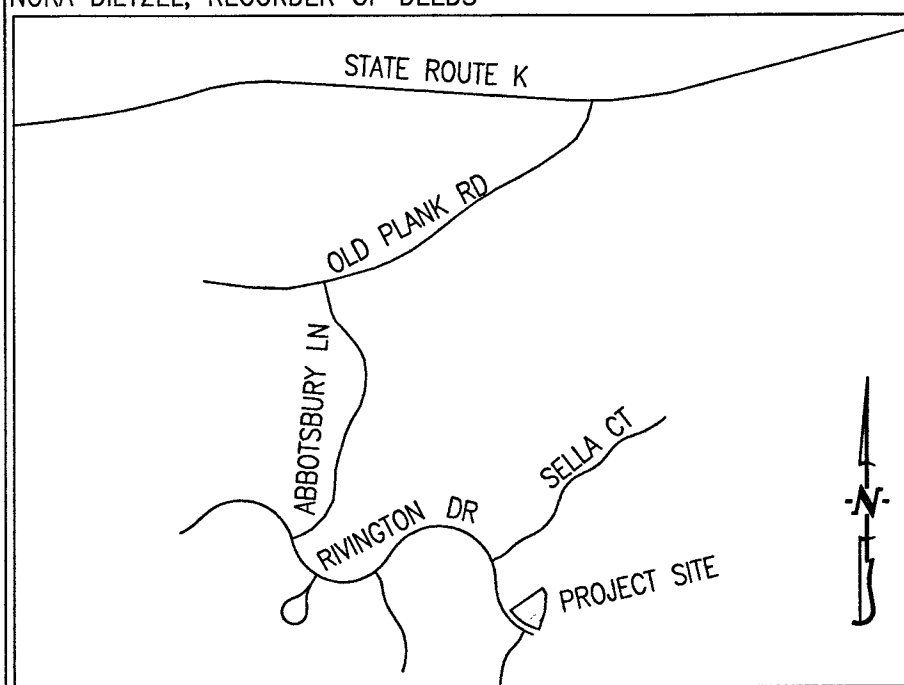
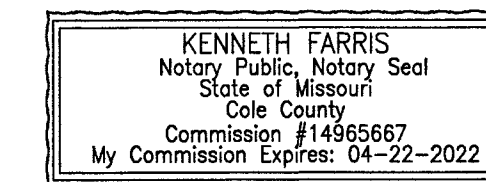
Mike Tompkins
MIKE TOMPKINS, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 24th DAY OF March, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE TOMPKINS, MEMBER OF GATES REAL ESTATE, LLC., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

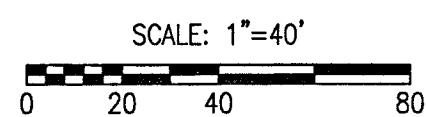
Kenneth Farris
KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



LOCATION MAP

NOT TO SCALE



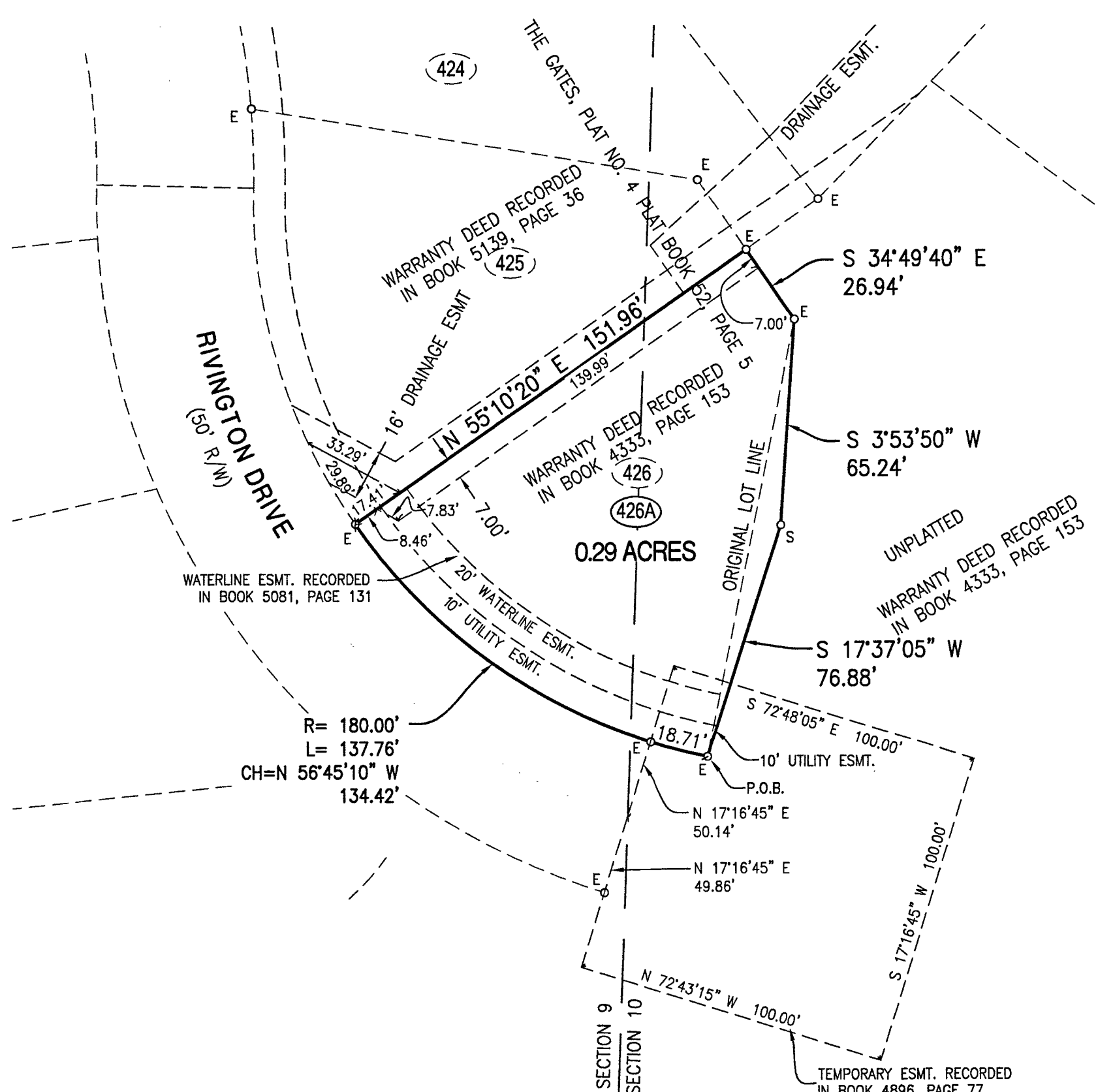
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0335E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES

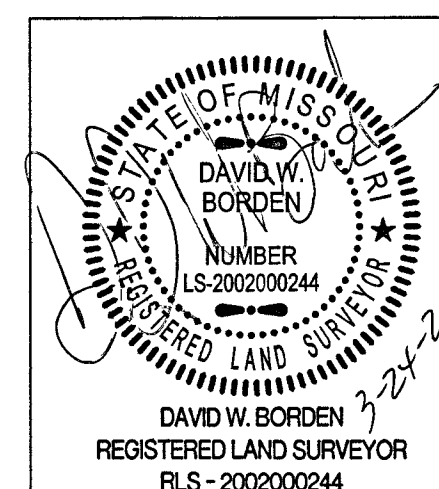


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



THE GATES, PLAT NO. 4A	
A REPLAT OF LOT 426, THE GATES, PLAT NO. 4 LOCATED IN SECTION 9 AND SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 3/12/2020	SCALE: 1" = 40'
PROJECT: 130285	DRAWN BY: DWB

CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com