



LOCATION MAP
NOT TO SCALE

NOTES:

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS 29019C0225D & 29019C0335D DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1403705, DATED JUNE 23, 2014.
- PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 1 & 2 STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION AND UTILITIES ARE COMPLETE.
- LOT 1 IS SUBJECT TO A WATERLINE EASEMENT RECORDED IN BOOK 934, PAGE 22. (NOT LOCATED)
- LOT 1 IS SUBJECT TO AN ELECTRICAL EASEMENT RECORDED IN BOOK 396, PAGE 736

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,
THIS ____ DAY OF _____, 2015.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT MIKE TOMPKINS, DEANNA TOMPKINS, SHAUN AND FELICIA TOMPKINS, HUSBAND & WIFE, AND BRETT AND JENNIFER McCALLISTER, HUSBAND & WIFE ARE THE OWNERS OF THE HEREOF DESCRIBED TRACT AND THAT THEY HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. 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, PARK"

IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Mike Tompkins
MIKE TOMPKINS

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 13th DAY OF November, 2015 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND DEED.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



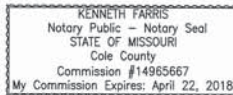
IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Deanna Tompkins
DEANNA TOMPKINS

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 13th DAY OF November, 2015 BEFORE ME PERSONALLY APPEARED DEANNA TOMPKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



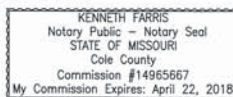
IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Shaun Tompkins SHAUN TOMPKINS
Felicia Tompkins FELICIA TOMPKINS

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 13th DAY OF November, 2015 BEFORE ME PERSONALLY APPEARED SHAUN TOMPKINS, AND FELICIA TOMPKINS, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Kenneth Farris NOTARY PUBLIC
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COMMISSION NUMBER 14965667



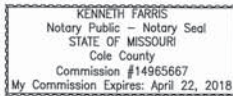
IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Brett McCallister BRETT McCALLISTER
Jennifer McCallister JENNIFER McCALLISTER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 13th DAY OF November, 2015 BEFORE ME PERSONALLY APPEARED BRETT McCALLISTER, AND JENNIFER McCALLISTER, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



FINAL PLAT
THE GATES PARK

A MAJOR SUBDIVISION LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

OCTOBER 12, 2015

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR TOMPKINS HOMES & DEVELOPMENT, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 AS SHOWN BY THE SURVEY RECORDED IN BOOK 2404, PAGE 56, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4333, PAGE 151 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2 AND WITH THE SOUTH LINE THEREOF, N 88°57'30"W, 940.15 FEET; THENCE LEAVING THE SOUTH LINE OF SAID TRACT 2, N 1°02'30"E, 222.59 FEET; THENCE N 4°47'10"W, 605.61 FEET; THENCE N 25°25'30"W, 242.60 FEET; THENCE N 72°05'25"E, 232.65 FEET; THENCE N 29°17'30"W, 298.33 FEET; THENCE S 89°37'50"W, 578.37 FEET; THENCE N 6°57'50"E, 318.10 FEET; THENCE N 52°26'35"W, 329.34 FEET; THENCE N 14°14'00"E, 402.83 FEET TO THE NORTH LINE OF SAID TRACT 2; THENCE WITH THE LINES THEREOF S 79°54'30"E, 2.85 FEET; THENCE S 9°15'40"E, 260.94 FEET; THENCE S 45°22'05"E, 220.39 FEET; THENCE N 80°02'10"E, 222.86 FEET; THENCE N 30°33'45"E, 270.85 FEET; THENCE S 75°49'05"E, 779.84 FEET; THENCE N 52°41'55"E, 189.95 FEET; THENCE N 73°54'40"E, 295.75 FEET THE EAST LINE OF SAID TRACT 2; THENCE WITH THE EAST LINE OF SAID TRACT 2, S 0°52'40"W, 2162.38 TO THE POINT OF BEGINNING AND CONTAINING 56.25 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



David T. Butcher
DAVID T. BUTCHER, PLS-2002014098

11/5/2015
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 5th DAY OF November, 2015.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



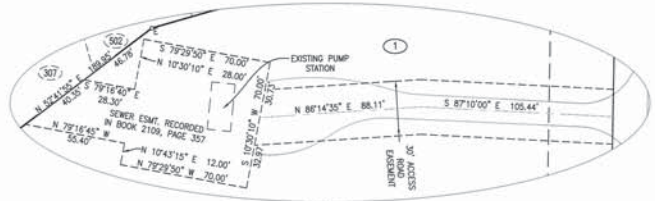
FINAL PLAT THE GATES PARK

A MAJOR SUBDIVISION LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 OCTOBER 12, 2015

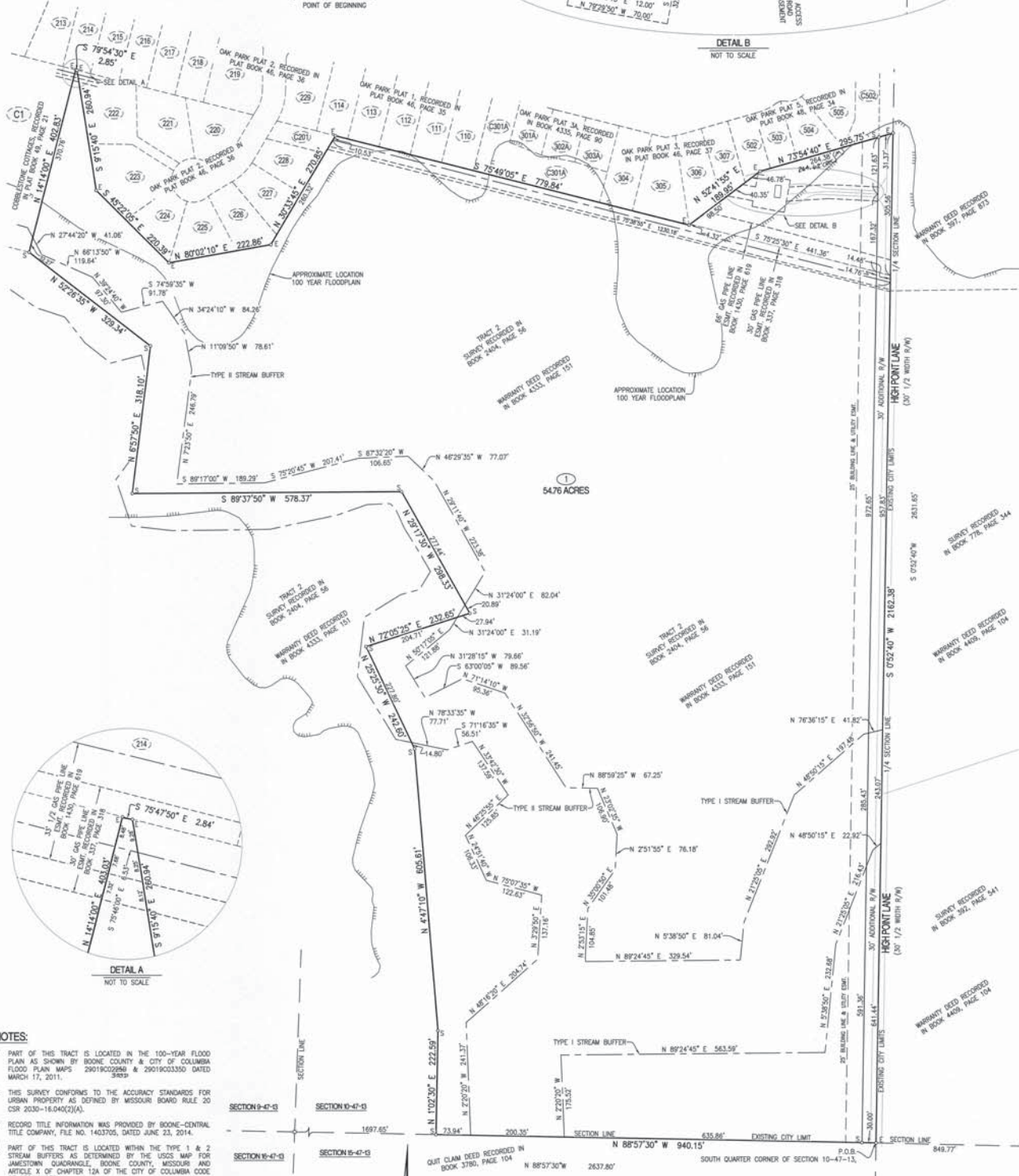


LOCATION MAP
 NOT TO SCALE

- LEGEND:**
- E EXISTING
 - S SET
 - o 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - o STONE
 - o PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - (R) RADIAL LINE
 - DXH DRILL HOLE
 - W/ CHISELED X
 - △ RIGHT-OF-WAY MARKER POINT OF BEGINNING



DETAIL B
 NOT TO SCALE



DETAIL A
 NOT TO SCALE

NOTES:

1. PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS 29019C02958 & 29019C03350 DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS SET FORTH BY MISSOURI BOARD RULE 20 CSR 2030-18.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1403705, DATED JUNE 23, 2014.
4. PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 1 & 2 STREAM BUFFERS AS DETERMINED BY THE USGS MAP FOR JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
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7. LOT 1 IS SUBJECT TO AN ELECTRICAL EASEMENT RECORDED IN BOOK 396, PAGE 736



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



DAVID E. BUTCHER, PLS-2002014095
 DATE 10/15/2015