

# FINAL PLAT THE GATES, PLAT No. 4

A MAJOR REPLAT OF LOT C1, THE GATES PLAT No. 2 & 3 AND A TRACT LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 9, & THE SOUTHWEST QUARTER OF  
SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
NOVEMBER 14, 2016  
CASE #17-33

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN NOVEMBER OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR THE GATES REAL ESTATE, LLC. OF LOT C1 OF THE GATES PLAT No. 2 & 3 AS SHOWN IN PLAT BOOK 49, PAGE 29 AND A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, AND THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 2985, PAGE 175 AND THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4228, PAGE 171 AND BEING PART OF THE LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4333, PAGE 153, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 310, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 311 AND THE NORTHEAST CORNER OF LOT 312 ALL OF SAID GATES PLAT NO 2 & 3 AND WITH THE SOUTH LINES THEREOF, S 84°49'35"E, 262.20 FEET; THENCE N 69°29'45"E, 62.33 FEET; THENCE N 43°42'00"E, 312.40 FEET; THENCE N 48°59'20"E, 117.27 FEET; THENCE N 24°05'10"E, 259.21 FEET TO THE SOUTHERN MOST CORNER OF SAID LOT C1; THENCE LEAVING SAID SOUTH LINE AND WITH THE LINES OF LOT C1, N 65°54'50"W, 48.71 FEET; THENCE S 85°43'55"W, 277.81 FEET; THENCE N 56°41'50"E, 35.86 FEET; THENCE N 72°30'15"E, 29.25 FEET; THENCE N 62°10'35"E, 89.90 FEET; THENCE N 65°12'20"E, 125.58 FEET; THENCE N 53°49'15"E, 47.00 FEET; THENCE S 61°28'20"E, 90.89 FEET; THENCE N 24°05'10"E, 12.71 FEET; THENCE LEAVING THE SOUTH LINE OF SAID GATES PLAT NO 2 & 3, N 55°21'55"E, 209.53 FEET; THENCE S 75°46'00"E, 238.13 FEET; THENCE S 52°26'35"E, 329.34 FEET; THENCE S 65°7'50"W, 318.10 FEET; THENCE S 79°27'30"W, 69.25 FEET; THENCE S 46°37'10"W, 80.23 FEET; THENCE S 76°16'35"W, 239.46 FEET; THENCE S 63°26'05"W, 265.83 FEET; THENCE S 44°01'45"W, 529.74 FEET; THENCE S 55°10'20"W, 28.04 FEET; THENCE S 34°49'40"E, 26.94 FEET; THENCE S 11°19'20"W, 141.12 FEET; THENCE 18.71 FEET ALONG A 180.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 75°41'55"W, 18.70 FEET; THENCE S 17°16'45"W, 50.00 FEET; THENCE 296.80 FEET ALONG A 230.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 35°46'05"W, 276.63 FEET; THENCE 324.72 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 45°18'35"W, 290.21 FEET; THENCE N 1°50'25"W, 215.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.58 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-2002014095

11/14/2016  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 4th DAY OF January, 2017.

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

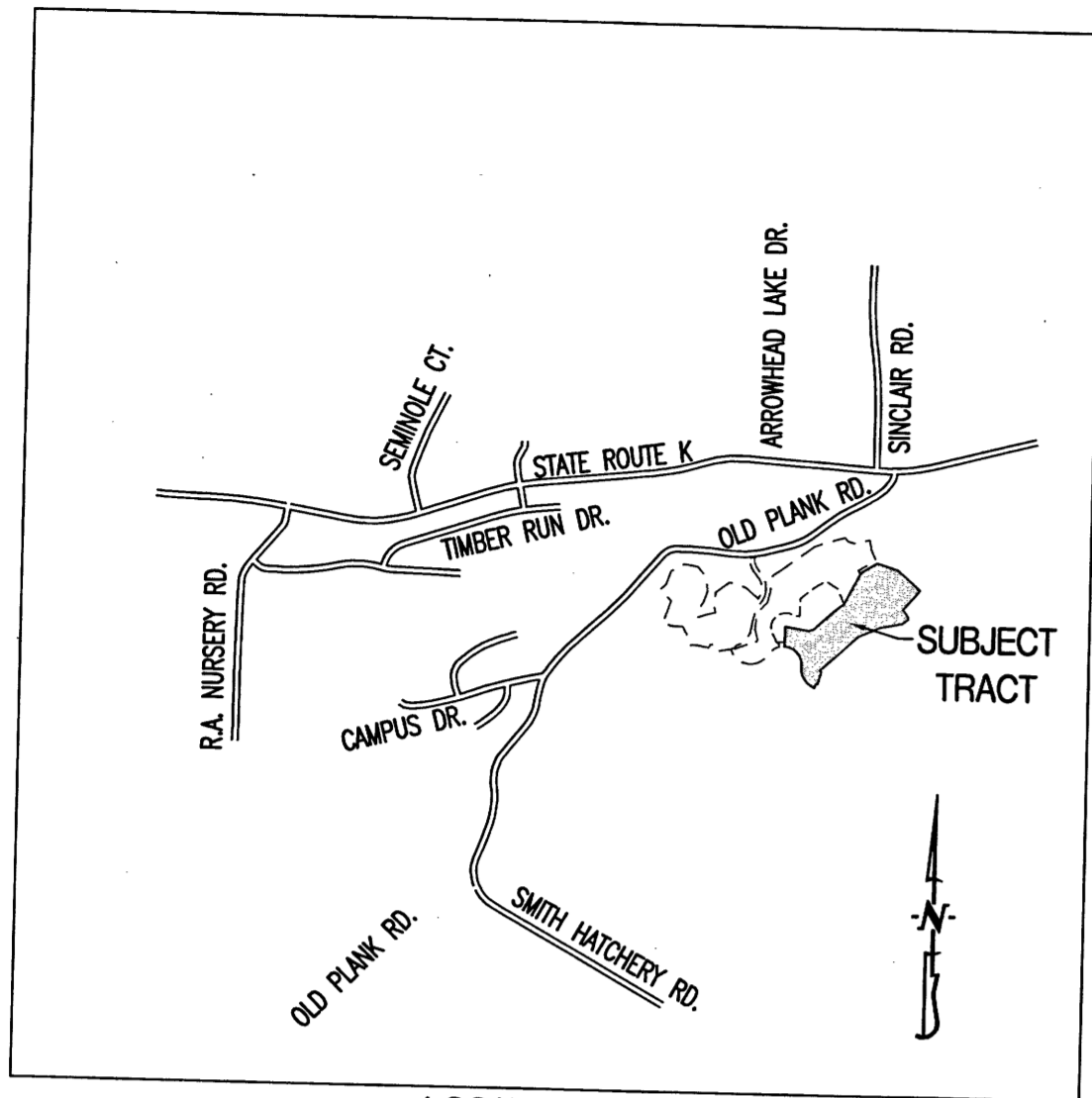
**NOTES:**

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP PANEL 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. 1402226, DATED APRIL 1, 2014.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE REGULATED STREAMS ON THIS SITE, THE STREAM BUFFER IS SHOWN FOR THE NEARBY STREAM AS SHOWN BY THE JAMESTOWN USGS QUAD MAP.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOT C1A IS TO BE USED FOR A COMMON LOT AND WILL CONTAIN STORM WATER MANAGEMENT, AND WILL BE CONSIDERED NOT FOR DEVELOPMENT AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,  
THIS 5th DAY OF January, 2017.

*Brian Treece*  
BRIAN TREECE, MAYOR

*Sheela Amin*  
SHEELA AMIN, CITY CLERK  
crd #023466



LOCATION MAP  
NOT TO SCALE

**KNOW ALL MEN BY THESE PRESENTS:**

THAT GATES REAL ESTATE, LLC. IS THE SOLE 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 ATTACHED DRAWING. THE STREET RIGHT-OF-WAYS SHOWN BY THE ATTACHED DRAWING ARE 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 ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE GATES, PLAT NO. 4"

IN WITNESS WHEREOF, GATES REAL ESTATE, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 12th DAY OF October, 2017.

GATES REAL ESTATE, LLC.

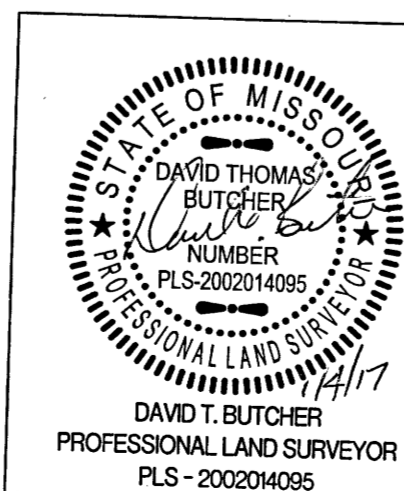
*Mike Tompkins*  
MIKE TOMPKINS, MANAGING MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 12th DAY OF October, 2017 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGED THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

KENNETH FARRIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission #14965667  
My Commission Expires: April 22, 2018



THE GATES, PLAT No. 4	
A MAJOR REPLAT OF LOT C1, THE GATES PLAT No. 2 & 3 AND A TRACT LOCATED IN THE SE QUARTER OF SEC. 9 & THE SW QUARTER OF SECT. 10, T 47 N, R 13 W COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 11/14/2016	SCALE: NO SCALE
PROJECT: 130285	DRAWN BY: KWF
PREPARED BY: <b>CROCKETT ENGINEERING CONSULTANTS</b> 2608 North Stadium Boulevard Columbia, Missouri 65202 (573) 447-0292 www.crockettengineering.com	

Recorded in Boone County, Missouri  
Date and Time: 02/06/2018 at 04:04:53 PM  
Instrument #: 2018002196 Book: 52 Page: 5  
Instrument Type: PLAT  
Recording Fee: \$94.00 S  
No. of Pages: 2

*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds

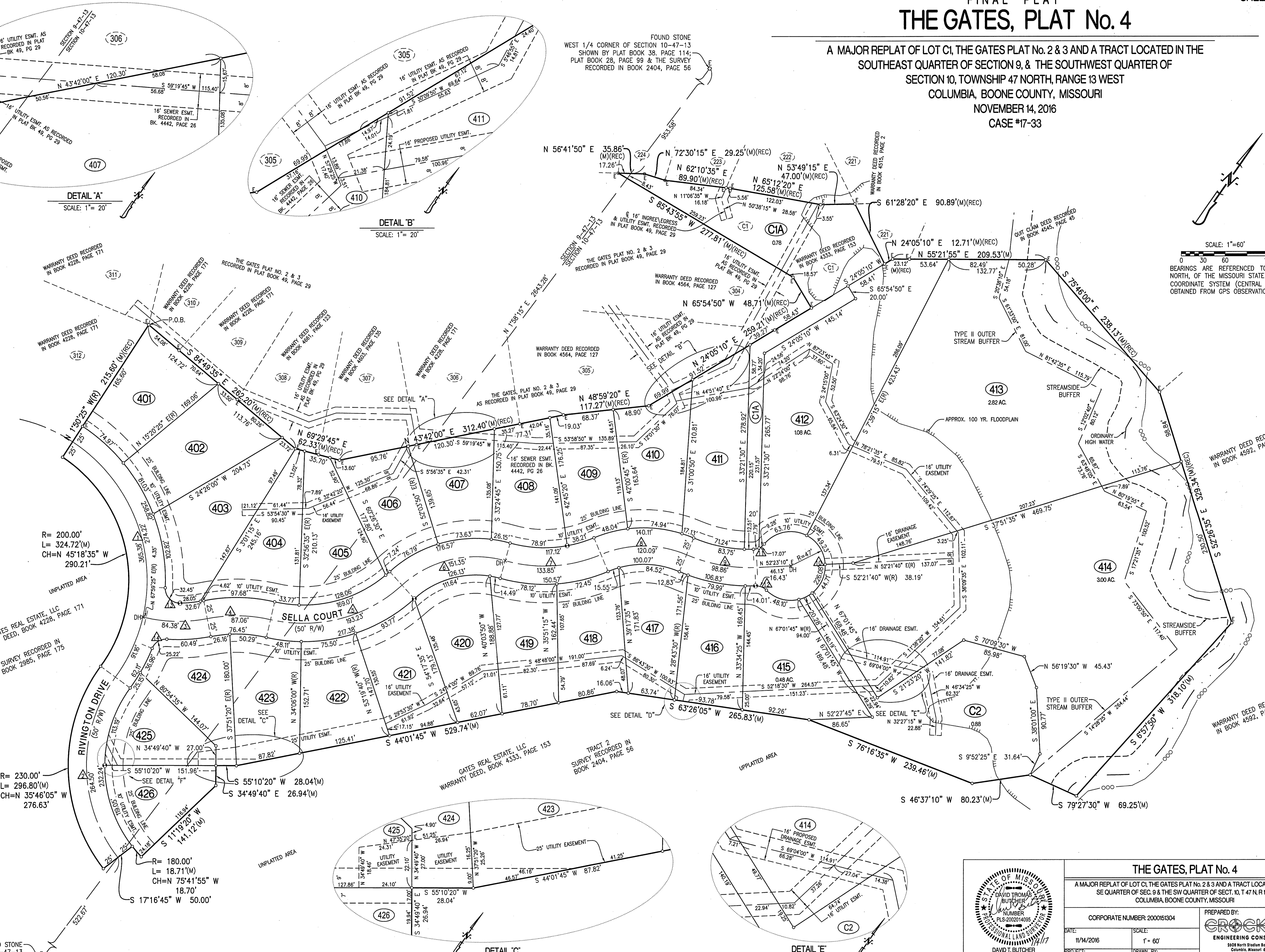
FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
NORA DIETZEL, RECORDER OF DEEDS

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COLUMBIA, BOONE COUNTY, MISSOURI  
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CURVE	R	L	CHORD	CHDIST
1	225.00'	365.38'	S 45°19'05" E	326.54'
2	205.00'	264.50'	S 35°45'30" E	246.53'
3	200.00'	84.38'	N 55°54'15" E	83.75'
4	205.00'	87.06'	N 55°09'05" E	86.41'
5	200.00'	193.23'	N 40°28'20" E	185.80'
6	150.00'	151.35'	N 41°41'55" E	145.01'
7	200.00'	133.85'	N 51°25'55" E	131.36'
8	150.00'	120.09'	N 55°11'45" E	116.91'
9	220.00'	98.86'	N 65°15'30" E	98.03'
10	47.00'	49.23'	N 67°38'45" W	47.01'
11	20.00'	17.07'	N 29°04'20" E	16.56'
12	20.00'	16.43'	S 76°41'00" W	15.97'
13	20.00'	32.45'	S 79°00'20" E	29.01'
14	20.00'	25.22'	S 23°05'45" W	23.58'

- LEGEND:**
- E EXISTING
  - S SET
  - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - STONE
  - PERMANENT MONUMENT
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - (R) RADIAL LINE
  - DH x DRILL HOLE
  - W/ CHISELED X
  - P.O.B. POINT OF BEGINNING



DETAIL 'A'  
SCALE: 1" = 20'

DETAIL 'B'  
SCALE: 1" = 20'

DETAIL 'D'  
SCALE: 1" = 20'

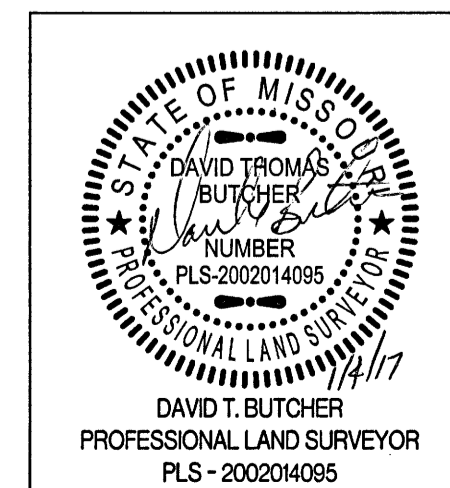
DETAIL 'F'  
SCALE: 1" = 20'

DETAIL 'C'  
SCALE: 1" = 20'

DETAIL 'E'  
SCALE: 1" = 30'

FOUND STONE  
SW CORNER SECTION 10-47-13  
BOONE COUNTY SURVEY #1762

SCALE: 1"=60'  
0 30 60 120  
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



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DRAWN BY: KWF

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
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Columbia, Missouri 65202  
620.441.0092  
www.crockettengineering.com