



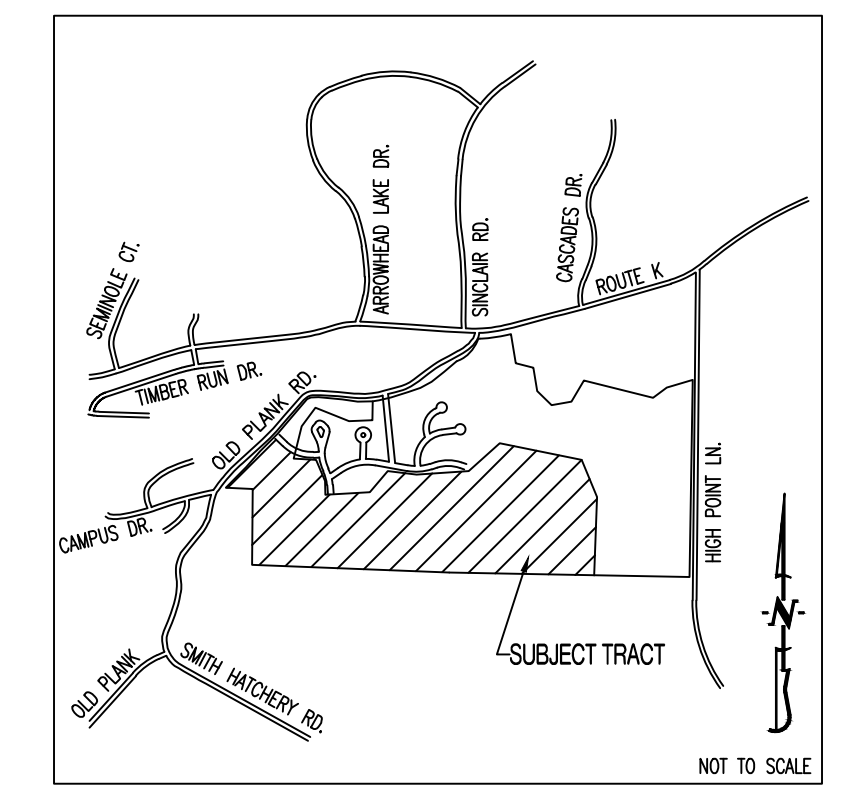
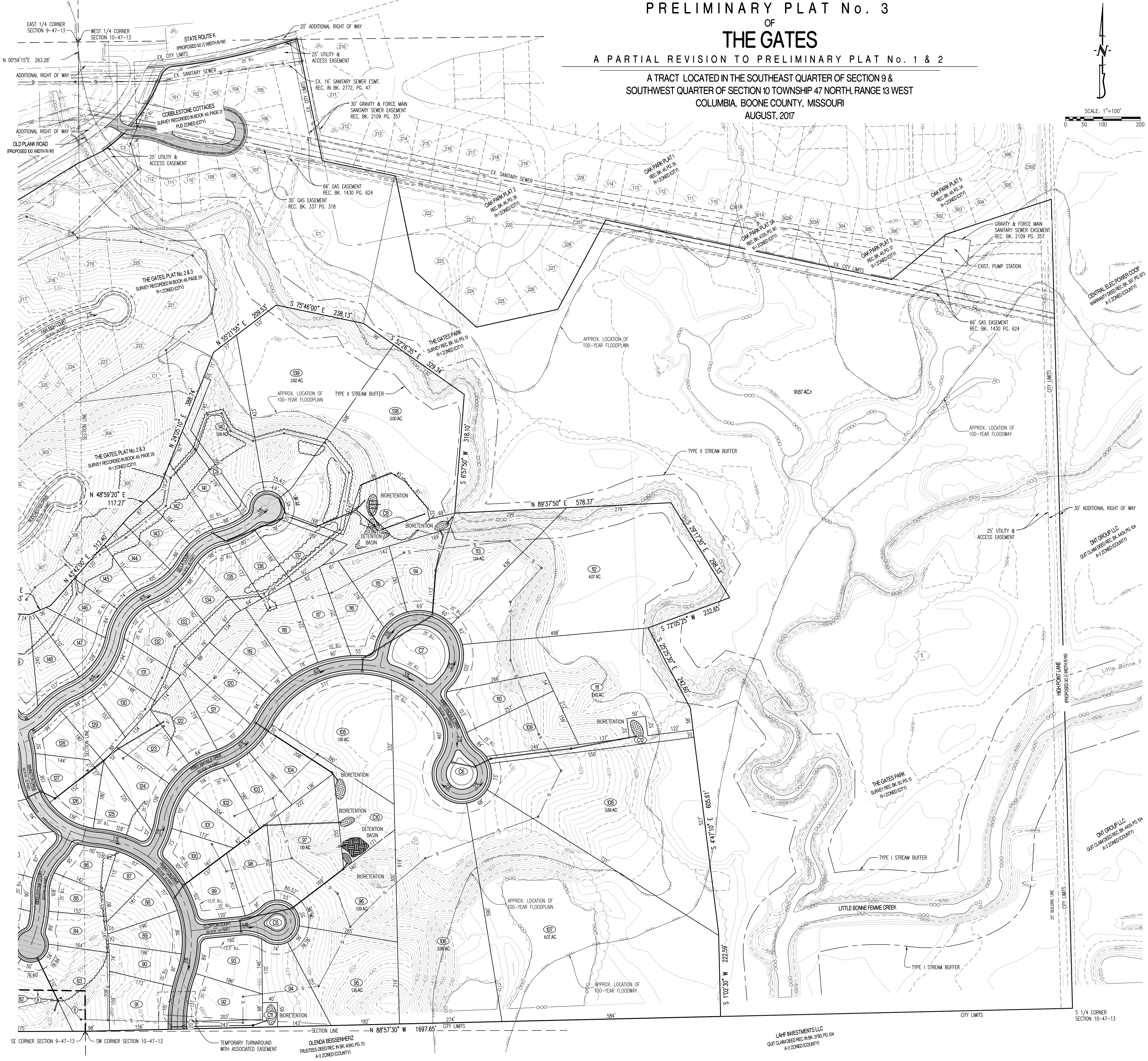


PRELIMINARY PLAT No. 3

OF THE GATES

A PARTIAL REVISION TO PRELIMINARY PLAT No. 1 & 2

A TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 & SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI AUGUST, 2017



OWNER: MICHAEL D. TOMPKINS 6000 S HWY KK COLUMBIA, MO 65203

OWNER: GATES REAL ESTATE LLC 6000 S HWY KK COLUMBIA, MO 65203

LEGEND table with symbols for contours, easements, floodplains, and other features.

- NOTES: 1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER... 2. PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN... 3. THE STREET R/W SHALL BE 50 FOOT WIDE... 4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT... 5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE... 6. WATER DISTRIBUTION TO BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1... 7. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE... 8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY... 9. THE EXISTING ZONING OF THIS TRACT IS R-1... 10. THIS PLAT CONTAINS 120.39 ACRES... 11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS... 12. THE LOTS IN SECTION 9 OF THIS TRACT ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS... 13. THE LOTS IN SECTION 10 OF THIS TRACT ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS... 14. NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO OLD PLANK ROAD... 15. LOTS C1 - C13 ARE NOT FOR RESIDENTIAL DEVELOPMENT... 16. ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE... 17. A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST... 18. NO MORE THAN 100 RESIDENTIAL LOTS SHALL BE PLATTED... 19. IT IS ANTICIPATED THAT THE FUTURE LITTLE BONNE FEMME CREEK TRAIL... 20. PROPOSED INTERSECTION WITH OLD PLANK ROAD... 21. A MINIMUM OF 19 ACRES OF THE PRELIMINARY PLAT SHALL CONFORM TO THE CURRENT STORM WATER REGULATIONS...

LEGAL DESCRIPTION: A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, AND THE SOUTHWEST QUARTER OF SECTION 10, ALL OF LAND SHOWN IN TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF 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 WESTERMOST CORNER OF SAID SURVEY RECORDED IN BOOK 2985, PAGE 175 BEING THE CENTERLINE OF OLD PLANK ROAD, THENCE WITH THE CENTERLINE OF SAID ROAD AND THE LINES OF SAID SURVEY, N 39°22'45" E, 65.03 FEET; THENCE N 43°19'30" E, 156.95 FEET; THENCE N 48°39'05" E, 308.44 FEET; THENCE N 45°59'30" E, 205.33 FEET; THENCE N 41°20'05" E, 504.54 FEET; THENCE N 48°13'35" E, 78.90 FEET; THENCE N 67°26'05" E, 60.14 FEET; THENCE LEAVING SAID CENTERLINE, S 16°33'55" E, 59.87 FEET; THENCE 192.29 FEET ALONG A 476.94-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 82°02'40" E, 190.99 FEET; THENCE S 86°24'20" E, 444.56 FEET; THENCE N 83°25'40" E, 86.77 FEET TO THE WEST LINE OF THE GATES, PLAT NO. 1 - REARRANGEMENT, RECORDED IN PLAT BOOK 48, PAGE 27; THENCE WITH THE LINES OF SAID PLAT, S 14°37'25" E, 15.77 FEET; THENCE S 46°53'37" E, 46.83 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 59°48'25" E, 42.29 FEET; THENCE S 14°59'25" E, 31.48 FEET; THENCE 137.53 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 32°30'00" E, 135.40 FEET; THENCE 284.60 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 9°14'45" E, 261.19 FEET; THENCE N 57°21'05" W, 179.09 FEET; THENCE N 78°37'35" W, 186.51 FEET; THENCE S 50°06'00" W, 168.05 FEET; THENCE S 14°02'30" E, 68.73 FEET; THENCE S 70°50'40" W, 191.95 FEET; THENCE N 72°22'55" E, 101.65 FEET; THENCE N 17°38'30" E, 202.34 FEET; THENCE N 70°02'00" W, 143.07 FEET; THENCE N 39°28'55" W, 162.06 FEET; THENCE N 39°28'25" W, 228.51 FEET; THENCE S 40°59'30" W, 180.34 FEET; THENCE S 15°35'50" W, 172.11 FEET; THENCE S 44°58'50" E, 178.73 FEET; THENCE S 15°32'00" W, 188.56 FEET; THENCE S 37°51'50" W, 50.00 FEET; THENCE 225.09 FEET ALONG A 250.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 77°55'40" E, 217.57 FEET; THENCE 27.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 64°26'40" E, 25.32 FEET; THENCE 109.04 FEET ALONG A 380.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 33°10'30" E, 108.69 FEET; THENCE 108.14 FEET ALONG A 180.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 24°17'35" E, 104.60 FEET; THENCE N 82°35'55" E, 50.00 FEET; THENCE S 83°10'15" E, 193.23 FEET; THENCE N 41°30'00" E, 50.00 FEET; THENCE S 83°35'35" E, 37.77 FEET; THENCE S 20°25'55" E, 58.66 FEET; THENCE N 77°35'55" E, 141.20 FEET TO THE SOUTHWEST CORNER OF THE GATES, PLAT NO. 2 & 3, RECORDED IN PLAT BOOK 49, PAGE 29; THENCE WITH THE LINES OF SAID PLAT, 519.36 FEET ALONG A 230.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 86°34'25" E, 415.84 FEET; THENCE 207.42 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 52°25'00" E, 198.25 FEET; THENCE N 15°02'00" W, 215.60 FEET; THENCE S 84°42'25" E, 262.20 FEET; THENCE N 69°29'45" E, 82.33 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, 388.74 FEET; THENCE N 55°21'55" E, 209.53 FEET; THENCE S 75°46'00" E, 238.13 FEET TO THE WEST LINE OF THE GATES PARK, RECORDED IN PLAT BOOK 50, PAGE 13; THENCE WITH THE LINES OF SAID PLAT, S 52°26'35" E, 329.34 FEET; THENCE S 65°50'00" W, 318.10 FEET; THENCE N 89°37'50" E, 578.37 FEET; THENCE S 29°17'30" E, 298.33 FEET; THENCE S 72°05'25" W, 326.65 FEET; THENCE S 25°25'30" E, 242.60 FEET; THENCE S 4°47'10" E, 605.61 FEET; THENCE S 1°02'30" W, 222.59 FEET TO THE SOUTH LINE OF SAID SECTION 10; THENCE WITH THE SOUTH LINE OF SAID SECTION, N 89°57'30" W, 1697.65 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE WITH THE SOUTH LINE OF SAID SECTION 9, N 87°44'20" W, 2205.81 FEET TO THE EAST LINE OF THE SURVEY RECORDED IN BOOK 2746, PAGE 64; THENCE WITH THE LINES OF SAID SURVEY, N 03°38'40" E, 849.25 FEET; THENCE N 87°46'00" W, 367.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 120.39 ACRES.

PREPARED BY: CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Bldg. 1 Columbia, Missouri 65208 (573) 447-0292 www.crockettengineering.com



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF 2017. RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS DAY OF 2017. BRIAN TREECE, MAYOR SHEELA AMIN, CITY CLERK