

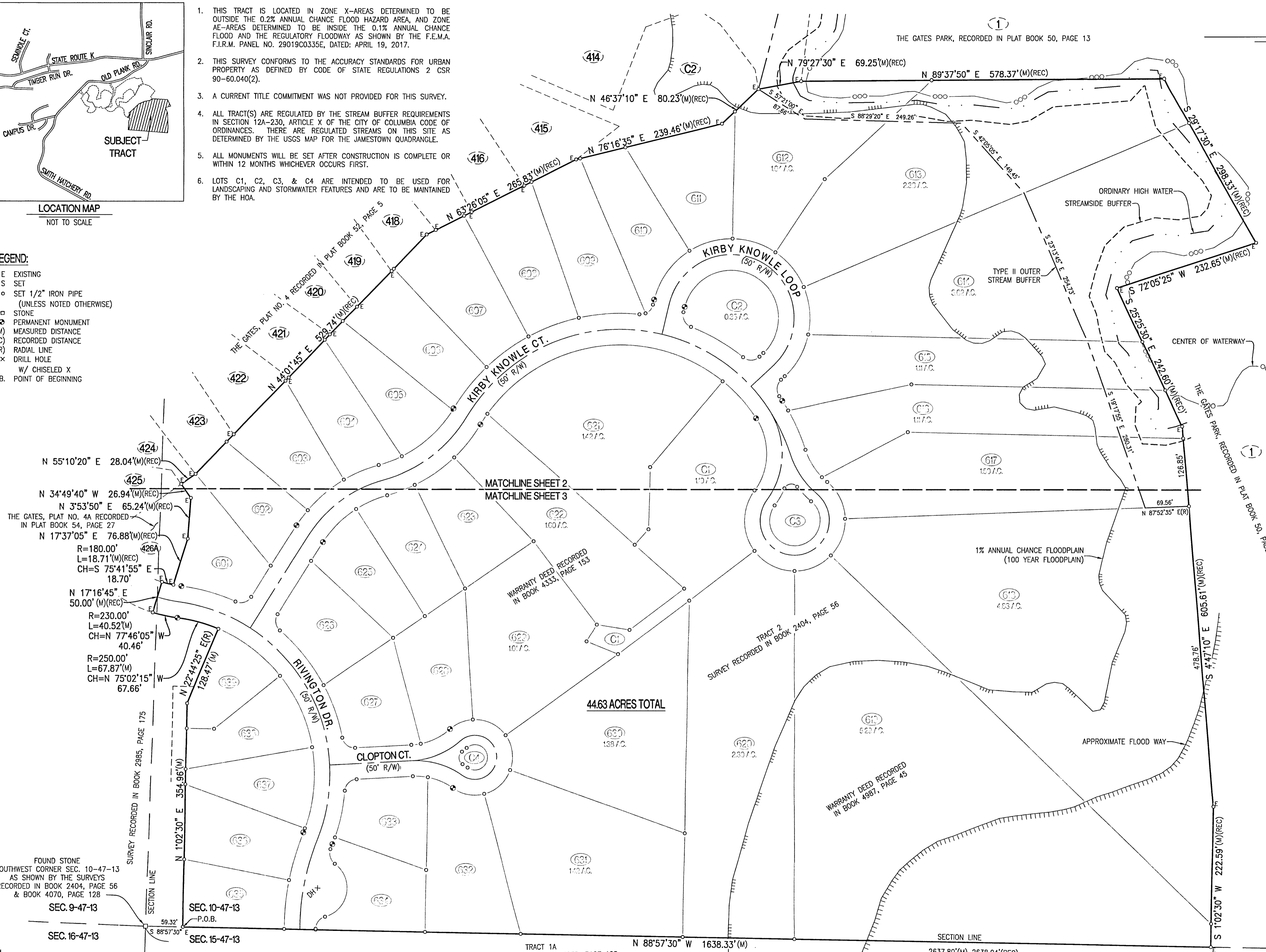
LOCATION MAP
NOT TO SCALE

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× DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

NOTES:

- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA, AND ZONE AE-AREAS DETERMINED TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOOD AND THE REGULATORY FLOODWAY AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0335E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- ALL TRACT(S) ARE 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 AS DETERMINED BY THE JAMESTOWN QUADRANGLE.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- LOTS C1, C2, C3, & C4 ARE INTENDED TO BE USED FOR LANDSCAPING AND STORMWATER FEATURES AND ARE TO BE MAINTAINED BY THE HOA.



44.63 ACRES TOTAL

FINAL PLAT
THE GATES, PLAT No. 6

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 31, 2020

CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR THE GATES REAL ESTATE, 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 IN THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4333, PAGE 153 & BOOK 4987, PAGE 45 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 12 WEST AS SHOWN IN THE SURVEYS RECORDED IN BOOK 2404, PAGE 56, & BOOK 4070, PAGE 128, AND WITH THE SOUTH LINE OF SAID SECTION 10, S 88°57'30"E, 59.32 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE OF SECTION 10, N 1°02'30"E, 354.96 FEET; THENCE N 22°44'25"E, 128.47 FEET; THENCE 67.87 FEET ALONG A 250.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 75°02'15"W, 67.66 FEET; THENCE 40.52 FEET ALONG A 230.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 77°46'05"W, 40.46 FEET; THENCE N 17°16'45"E, 50.00 FEET TO THE SOUTH LINE OF THE GATES, PLAT NO. 4A, 18.71 FEET ALONG A 180.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 75°41'55"E, 18.70 FEET; THENCE N 17°37'05"E, 76.88 FEET; THENCE N 3°53'50"E, 65.24 FEET; THENCE N 34°49'40"W, 26.94 FEET TO THE SOUTH LINE OF THE GATES, PLAT NO. 4, RECORDED IN PLAT BOOK 52, PAGE 5; THENCE WITH THE LINE OF SAID THE GATES, PLAT NO. 4, N 55°10'20"E, 28.04 FEET; THENCE N 44°01'45"E, 529.74 FEET; THENCE N 63°26'05"E, 265.83 FEET; THENCE N 76°18'35"E, 239.46 FEET; THENCE N 46°37'10"E, 80.23 FEET; THENCE N 79°27'30"E, 69.25 FEET TO A CORNER ON THE WESTERLY LINE OF LOT 1 OF THE GATES PARK, RECORDED IN PLAT BOOK 50, PAGE 13; THENCE WITH SAID WESTERLY LINE OF LOT 1, THE GATES PARK, N 89°37'50"E, 578.37 FEET; THENCE S 29°17'30"E, 298.33 FEET; THENCE S 72°05'25"W, 232.65 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 SAID SOUTH LINE OF SAID SECTION 10; THENCE WITH SAID SOUTH LINE OF SECTION 10, N 88°57'30"W, 1638.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.63 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

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

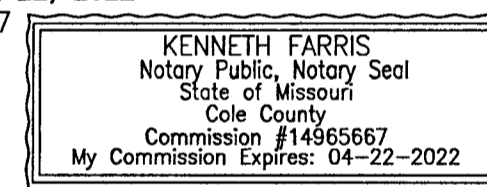
CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095
11/3/2020
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF November, IN THE YEAR 2020.

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 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, INCLUDING ALL OF COMMON LOT C1, WHICH IS DEDICATED AS DRAINAGE & UTILITY EASEMENT. THE ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE GATES, PLAT No. 6"

IN WITNESS WHEREOF, GATES REAL ESTATE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 3RD DAY OF November, 2020.

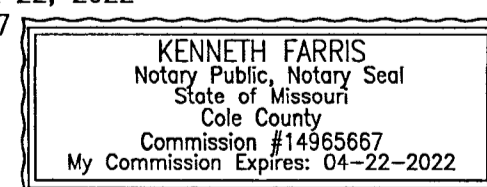
GATES REAL ESTATE, LLC.

MIKE TOMPKINS, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

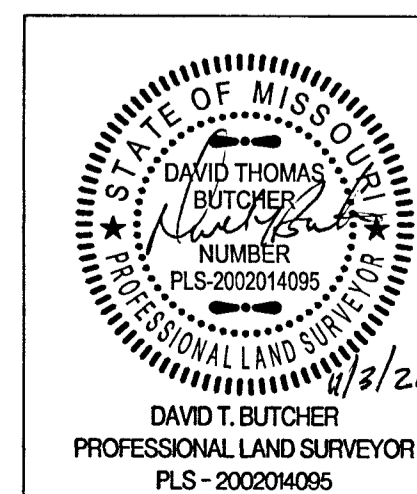
ON THIS 3RD DAY OF November, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE TOMPKINS, (MANAGER) OF GATES REAL ESTATE, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

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

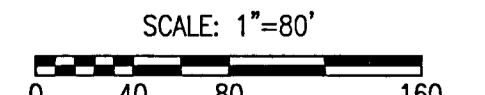


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK



THE GATES, PLAT No. 6
A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI
CORPORATE NUMBER: 2000151304
DATE: 8/31/2020
SCALE: 1" = 80'
PROJECT: 130285
DRAWN BY: KWF
www.crockettengineering.com



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

CURVE	R	L	CHORD	CHDIST
1	205.00'	36.11'	S 77°46'05" E	36.07'
2	20.00'	28.59'	N 73°22'30" E	26.22'
3	20.00'	28.59'	S 8°32'25" E	26.22'
4	275.00'	501.63'	S 30°33'25" E	434.92'
5	20.00'	28.59'	S 52°10'45" E	26.22'
6	125.00'	84.27'	N 67°33'05" E	82.68'
7	35.00'	157.14'	N 3°08'15" W	54.69'
8	125.00'	84.27'	N 73°49'30" W	82.68'
9	20.00'	28.59'	S 45°54'20" W	26.22'
10	20.00'	26.15'	S 17°04'20" E	24.33'
11	400.00'	148.13'	S 11°05'25" W	147.28'
12	47.00'	106.76'	N 10°32'10" E	85.24'
13	20.00'	26.15'	S 38°08'45" W	24.33'
14	200.00'	147.81'	S 53°35'25" W	144.47'
15	225.00'	172.05'	N 52°51'25" E	167.89'
16	285.00'	574.14'	S 88°39'45" W	481.86'
17	20.00'	28.77'	N 54°27'35" E	26.35'
18	20.00'	28.59'	S 27°42'10" E	26.22'
19	100.86'	376.59'	S 59°46'50" E	192.94'
20	20.00'	28.59'	N 88°08'25" E	26.22'
21	20.00'	28.77'	S 5°58'40" W	26.35'
22	285.00'	79.43'	N 25°38'30" W	79.17'
23	135.00'	76.25'	S 33°50'15" E	75.24'
24	55.00'	255.73'	N 83°11'10" E	80.18'
25	125.00'	152.75'	N 1°22'55" E	143.42'
26	12.00'	24.80'	S 82°49'10" W	20.62'
27	12.00'	23.17'	S 3°08'15" E	19.74'

FINAL PLAT THE GATES, PLAT No. 6

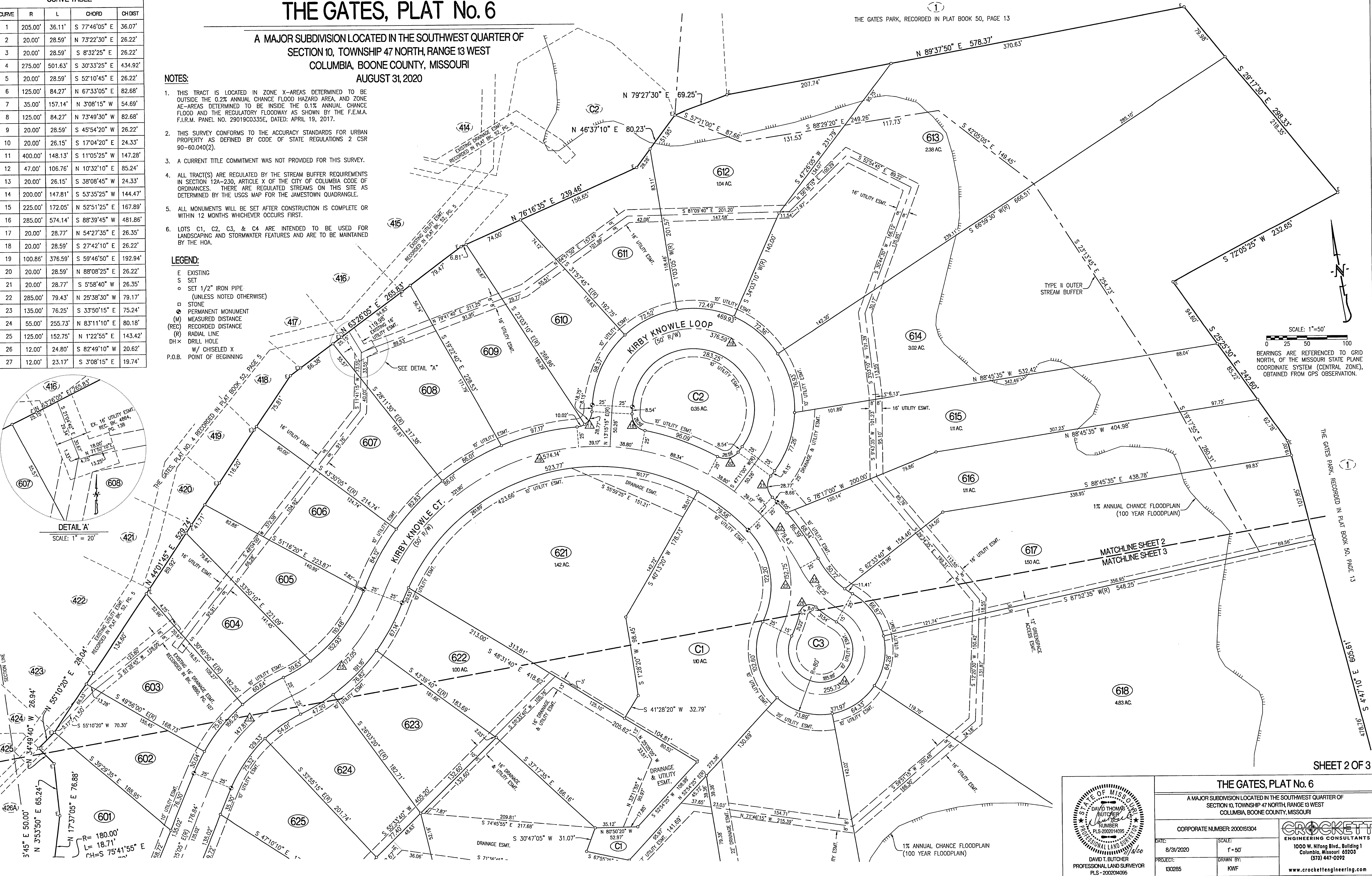
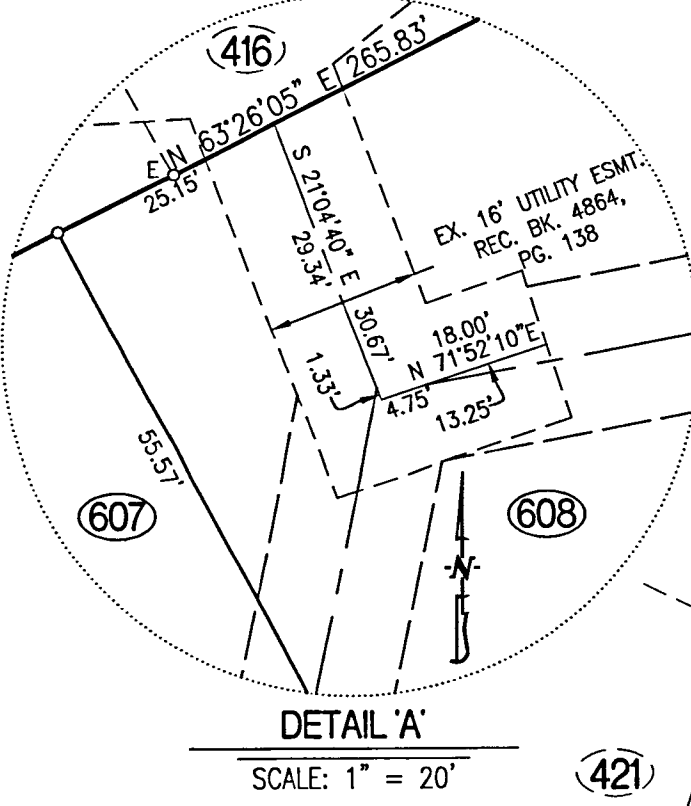
A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 31, 2020

NOTES:

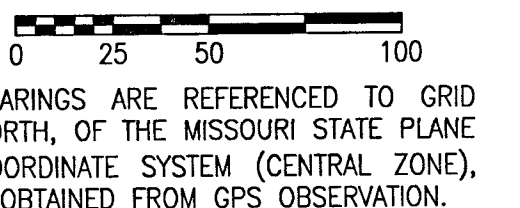
1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA, AND ZONE AE-AREAS DETERMINED TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOOD AND THE REGULATORY FLOODWAY AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0335E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. ALL TRACT(S) ARE 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 AS DETERMINED BY THE USGS MAP FOR THE JAMESTOWN QUADRANGLE.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
6. LOTS C1, C2, C3, & C4 ARE INTENDED TO BE USED FOR LANDSCAPING AND STORMWATER FEATURES AND ARE TO BE MAINTAINED BY THE HOA.

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 × DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING



THE GATES PARK, RECORDED IN PLAT BOOK 50, PAGE 13

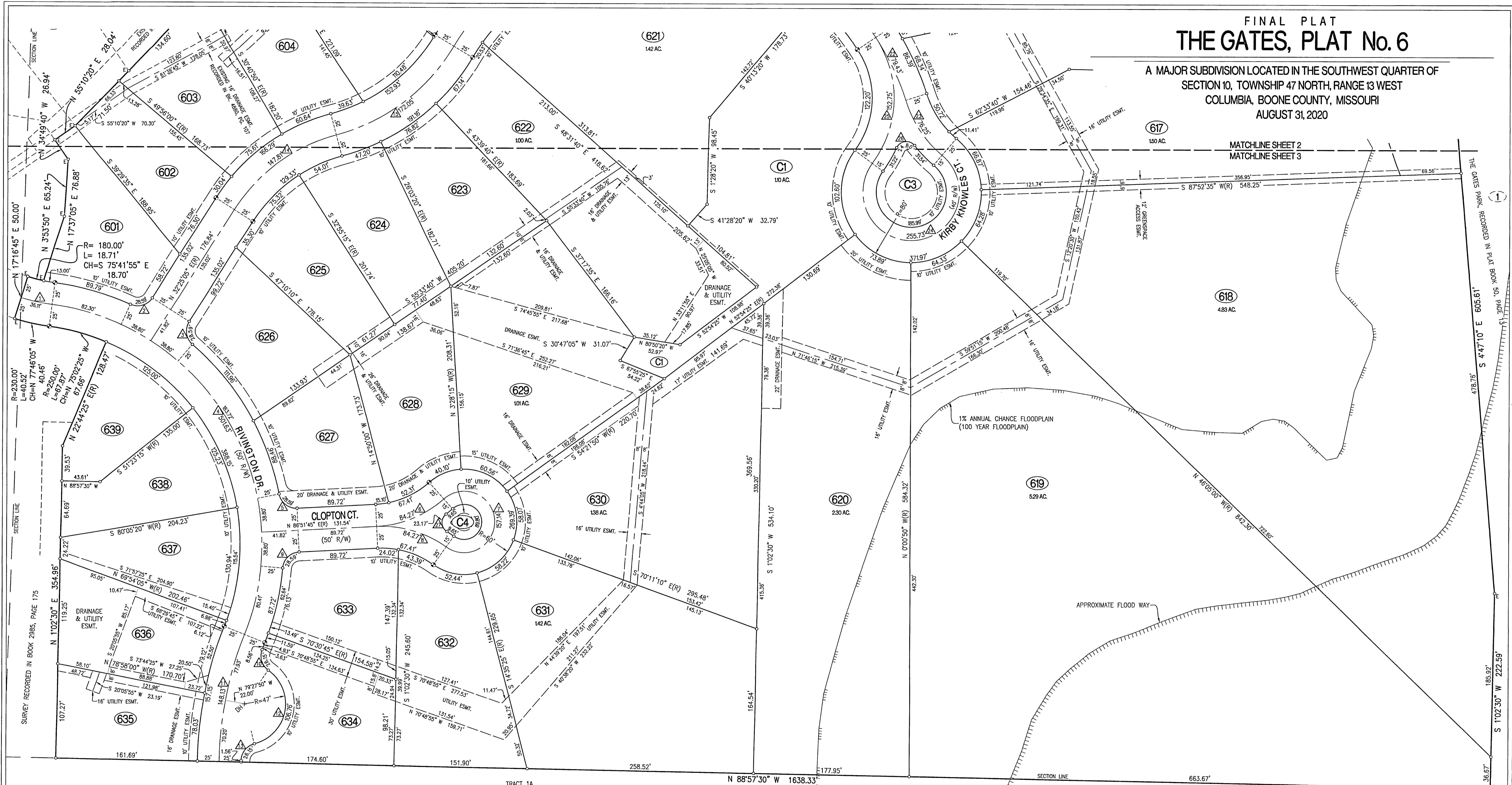


<p>DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS-200204065</p>	THE GATES, PLAT No. 6	
	<p>A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI</p>	
<p>CORPORATE NUMBER: 2000015304</p>	<p>DATE: 8/31/2020</p>	<p>SCALE: 1" = 50'</p>
<p>PROJECT: K30285</p>	<p>DRAWN BY: KWF</p>	<p>1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>

FINAL PLAT THE GATES, PLAT No. 6

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 31, 2020

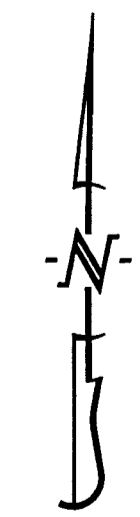
MATCHLINE SHEET 2
MATCHLINE SHEET 3



TRACT 1A
SURVEY RECORDED IN BOOK 4070, PAGE 128

NOTES:

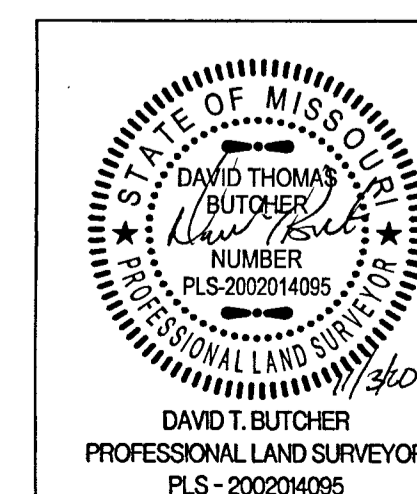
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SCALE: 1"=50'
0 25 50 100
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CORPORATE NUMBER: 200051804	
DATE: 8/31/2020	SCALE: 1"=50'
PROJECT: 130285	DRAWN BY: KWF
 DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS - 200204095	
1000 W. Milling Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

SHEET 3 OF 3

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