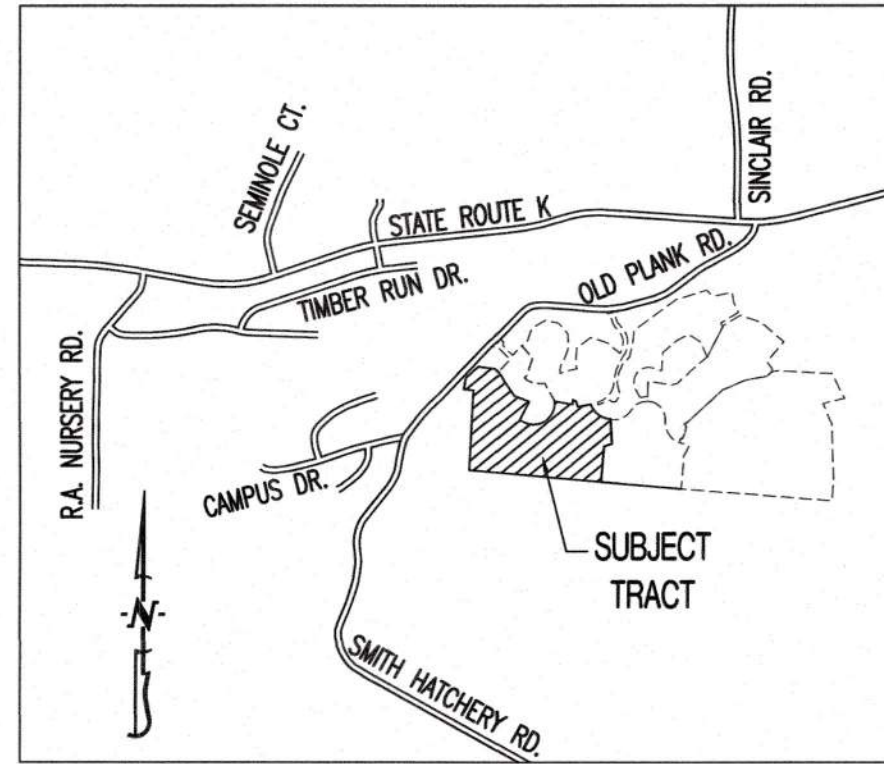




LOCATION MAP
NOT TO SCALE

LEGEND:

- EXISTING 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- ⊕= CENTERLINE
- 8" 8' DRAINAGE AND UTILITY EASEMENT
- 10" 10' DRAINAGE AND UTILITY EASEMENT
- 16" 16' DRAINAGE AND UTILITY EASEMENT
- 20" 20' DRAINAGE AND UTILITY EASEMENT
- 25" 25' DRAINAGE AND UTILITY EASEMENT
- 30" 30' DRAINAGE AND UTILITY EASEMENT
- MATCHLINE

CERTIFICATION:

I HEREBY CERTIFY THAT IN APRIL OF 2026, I COMPLETED A SURVEY FOR A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 5564, PAGE 164 AND SHOWN BY SURVEY RECORDED IN BOOK 2985, PAGE 175 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 722, THE GATES, PLAT NO. 7, RECORDED IN PLAT BOOK 56, PAGE 41 AND WITH THE SOUTH LINE OF SAID SECTION 9, N 87°44'20"W, 1408.81 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED (PARCEL 2) RECORDED IN BOOK 5949, PAGE 92; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID SURVEY, N 0°38'45"E, 849.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT IN BOOK 5949, PAGE 92; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID TRACT, N 87°47'45"W, 100.96 FEET; THENCE LEAVING SAID NORTH LINE, N 5°53'50"E, 126.13 FEET; THENCE N 46°49'45"E, 180.93 FEET; THENCE S 85°49'05"E, 175.73 FEET TO THE SOUTHWEST CORNER OF LOT 503, THE GATES, PLAT NO. 5, RECORDED IN PLAT BOOK 54, PAGE 39; THENCE WITH THE SOUTH LINE OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES, S 44°59'55"E, 64.28 FEET; THENCE S 32°23'55"E, 104.85 FEET; THENCE S 37°27'05"E, 183.55 FEET; THENCE S 72°39'00"E, 165.44 FEET; THENCE S 24°14'40"W, 221.37 FEET; THENCE 22.64 FEET ALONG A 200.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 62°30'45"E, 22.63 FEET; THENCE 514.35 FEET ALONG A 230.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 62°30'45"E, 413.68 FEET; THENCE LEAVING SAID SOUTH LINE AND WITH THE SOUTH LINE OF LOT 127A, THE GATES, PLAT NO. 1-A, RECORDED IN PLAT BOOK 50, PAGE 23, S 83°10'15"E, 193.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 127A; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID LOT 127A, N 4°13'00"E, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 129, THE GATES, PLAT NO. 1-REARRANGEMENT RECORDED IN PLAT BOOK 48, PAGE 27; THENCE WITH THE SOUTH LINE OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES, THENCE S 63°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 SOUTHEAST CORNER OF LOT 130 OF SAID PLAT NO. 1-REARRANGEMENT; THENCE LEAVING SAID SOUTH LINE AND WITH THE SOUTH LINE OF THE GATES, PLAT NO. 2 & 3, RECORDED IN PLAT BOOK 49, PAGE 29, 276.33 FEET ALONG A 230.00-FOOT RADIUS NON-TANGENT CURVE TO LEFT, SAID CURVE HAVING A CHORD, S 56°18'05"E, 260.01 FEET TO THE NORTHWEST CORNER OF LOT 726, THE GATES, PLAT NO. 7, RECORDED IN PLAT BOOK 56, PAGE 41; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID PLAT NO. 7 THE FOLLOWING COURSES AND DISTANCES, S 5°57'40"E, 262.44 FEET; THENCE S 69°30'30"W, 89.04 FEET; THENCE S 2°15'40"W, 380.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.24 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 8th DAY OF August
IN THE YEAR 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 5, 2029
COMMISSION NUMBER 25278721

KNOW ALL MEN BY THESE PRESENTS:

THAT LOMBARDO HOMES OF COLUMBIA LLC A MISSOURI LIMITED LIABILITY COMPANY 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 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. PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REMOVING, ALTERING, ENLARGING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER) UNLESS SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY CITY OR PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS.

THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS THE GATES, PLAT NO. 8 & 9
IN WITNESS WHEREOF, LOMBARDO HOMES OF COLUMBIA LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, THIS 8th DAY OF August, 2026.

LOMBARDO HOMES OF COLUMBIA LLC

CHRIS MATTEO, AUTHORIZED REPRESENTATIVE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 8th DAY OF August, IN THE YEAR 2026 BEFORE ME,
THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS MATTEO, AUTHORIZED REPRESENTATIVE BY RESOLUTION OF LOMBARDO HOMES OF COLUMBIA LLC DATED JANUARY 1, 2024, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY HAVE AUTHORITY TO BIND SAID LIMITED LIABILITY COMPANY AND THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN STATED IN WITNESS WHEREOF, I HEREAUTO SET MY HAND AND OFFICIAL SEAL.

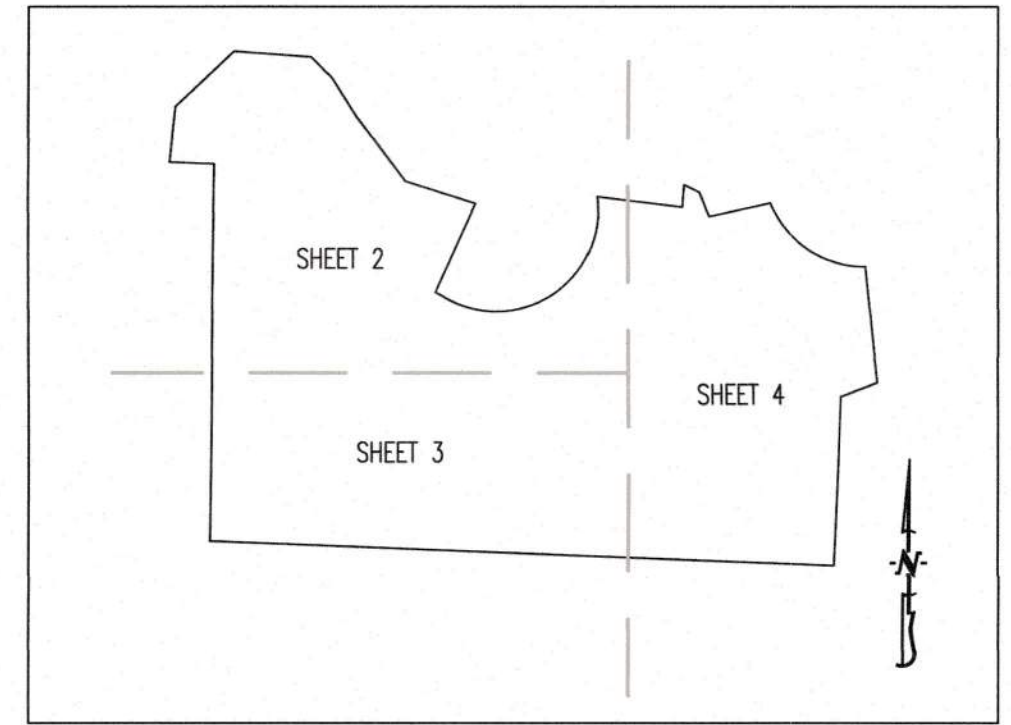
NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 5, 2029
COMMISSION NUMBER 25278721

FINAL PLAT THE GATES, PLAT NO. 8 & 9

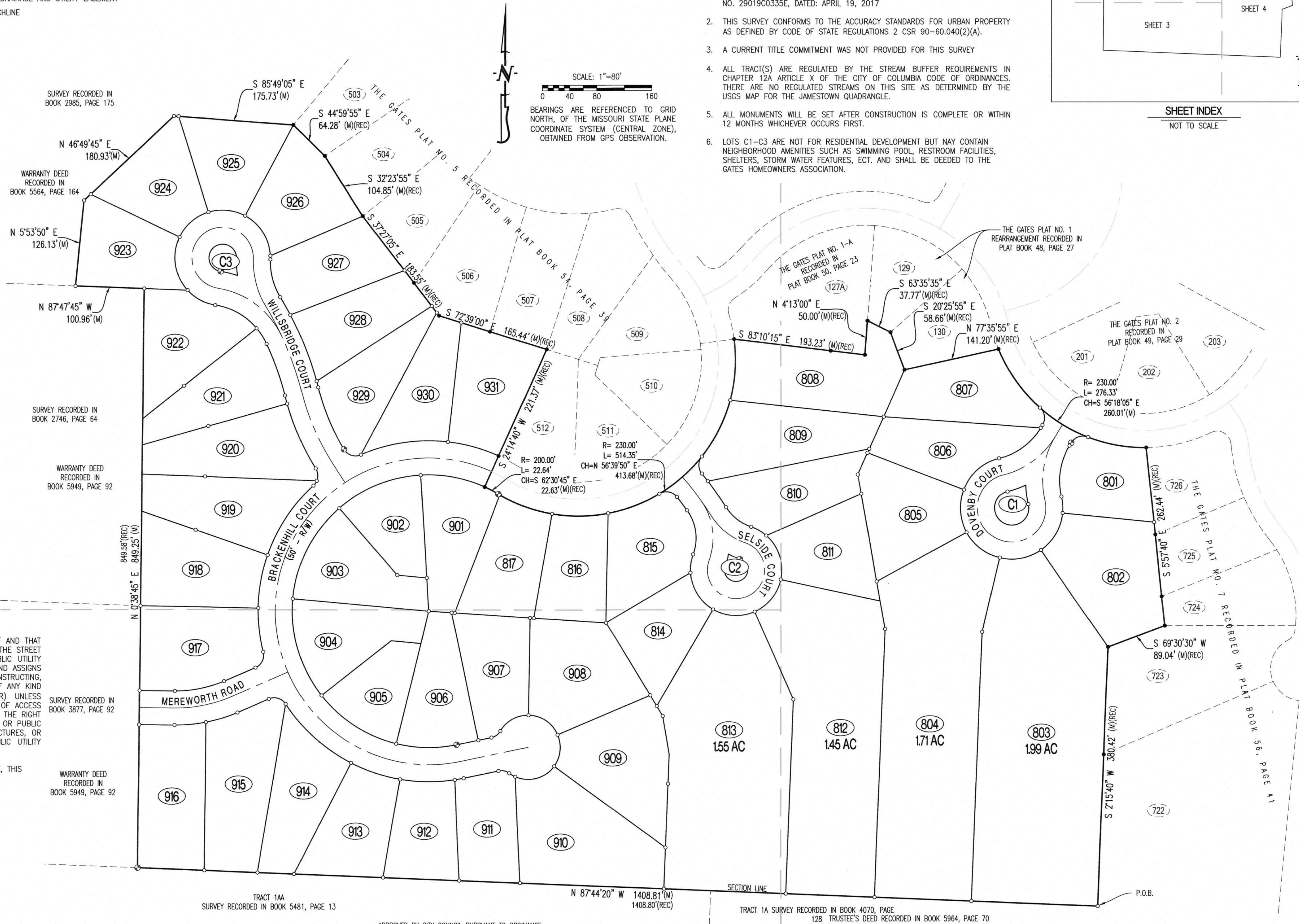
A MAJOR SUBDIVISION LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 27, 2026

NOTES:

- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN 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).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN CHAPTER 12A ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS DETERMINED BY THE USGS MAP FOR THE JAMESTOWN QUADRANGLE.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- LOTS C1-C3 ARE NOT FOR RESIDENTIAL DEVELOPMENT BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, SHELTERS, STORM WATER FEATURES, ECT. AND SHALL BE DEEDED TO THE GATES HOMEOWNERS ASSOCIATION.



SHEET INDEX
NOT TO SCALE



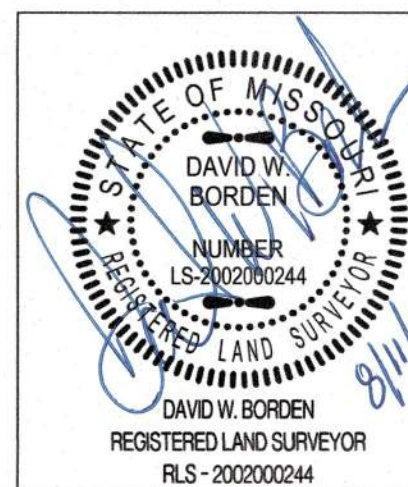
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE _____

ON THE ____ DAY OF _____, 2026.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



THE GATES, PLAT NO. 8 & 9	
LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 4/27/2026	SCALE: 1" = 80'
PROJECT: 130285	DRAWN BY: JWS
CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

FINAL PLAT THE GATES, PLAT NO. 8 & 9

A MAJOR SUBDIVISION LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

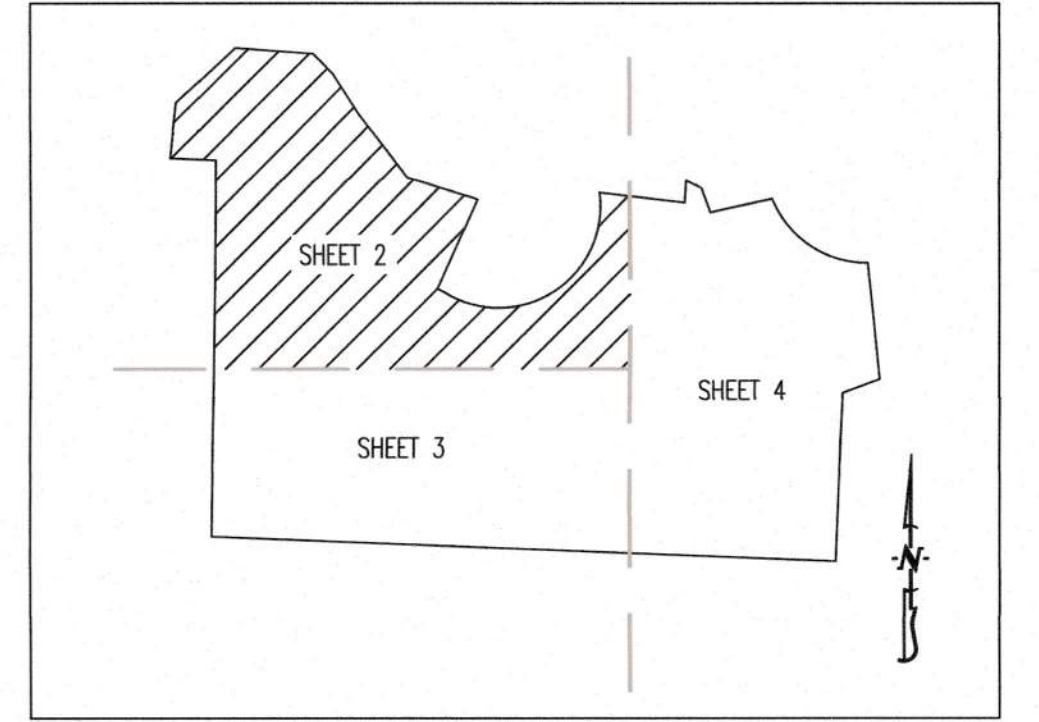
APRIL 27, 2026

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LEGEND:

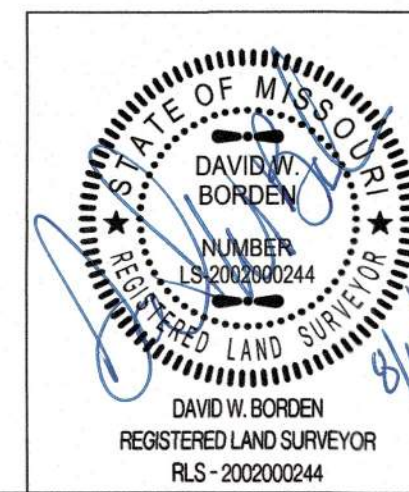
- EXISTING 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- PERMANENT MONUMENT
- MEASURED DISTANCE
- RECORDED DISTANCE
- RADIAL LINE
- DRILL HOLE
- W/ CHISELED X
- RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
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- CH= CURVE CHORD DIRECTION & LENGTH
- C= CENTERLINE
- 8' DRAINAGE AND UTILITY EASEMENT
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- 20' DRAINAGE AND UTILITY EASEMENT
- 25' DRAINAGE AND UTILITY EASEMENT
- 30' DRAINAGE AND UTILITY EASEMENT
- MATCHLINE



SHEET INDEX
NOT TO SCALE

SCALE: 1"=40'
0 20 40 80
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

CURVE TABLE				
CURVE	L	R	CHORD	CH DIST
6	198.67'	42.00'	S64° 27' 00"W	58.86'
7	64.16'	95.00'	S51° 43' 00"E	62.95'
8	92.12'	95.00'	N7° 48' 55"W	88.55'
10	28.75'	20.00'	S79° 44' 05"E	26.34'
11	28.61'	20.00'	S72° 24' 35"E	26.23'
12	116.10'	350.00'	S23° 30' 20"E	115.57'
13	136.46'	450.00'	S22° 41' 20"E	135.93'
14	72.30'	125.00'	S14° 48' 20"E	71.30'
15	206.50'	45.00'	N50° 18' 00"E	67.44'
16	122.84'	125.00'	N53° 00' 45"W	117.96'
17	18.81'	20.00'	N4° 50' 25"W	18.13'
18	848.44'	225.00'	S6° 13' 00"W	427.91'
19	28.07'	20.00'	N26° 22' 20"E	25.82'
25	72.03'	500.00'	S36° 29' 45"E	71.97'



THE GATES, PLAT NO. 8 & 9

LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200065004

DATE: 4/27/2026
PROJECT: 130285

SCALE: 1"=40'
DRAWN BY: JWS

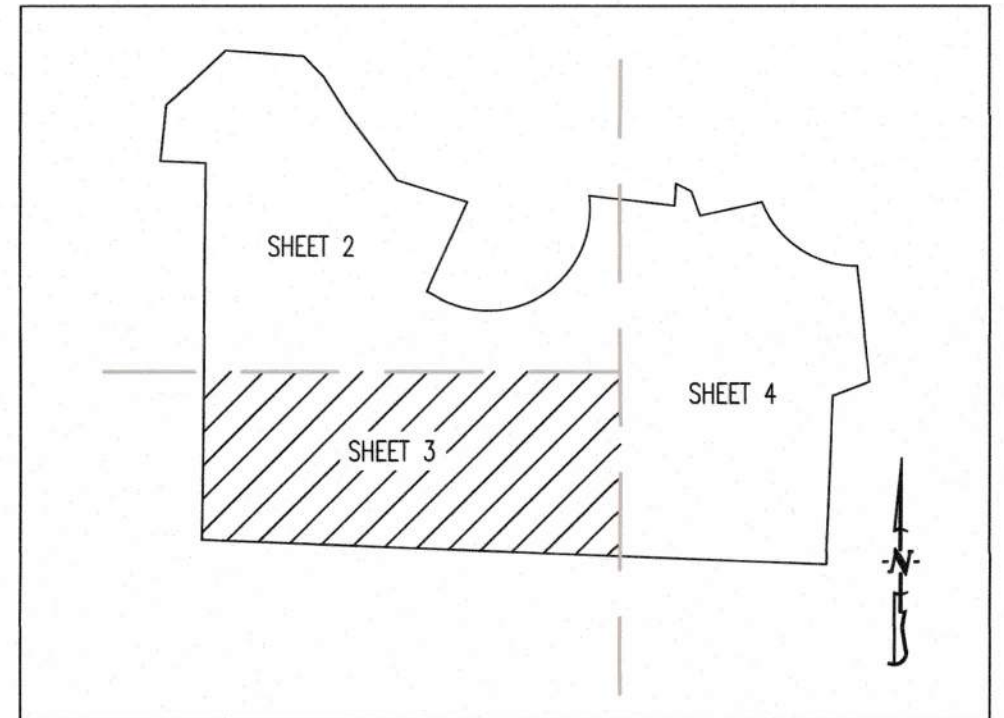
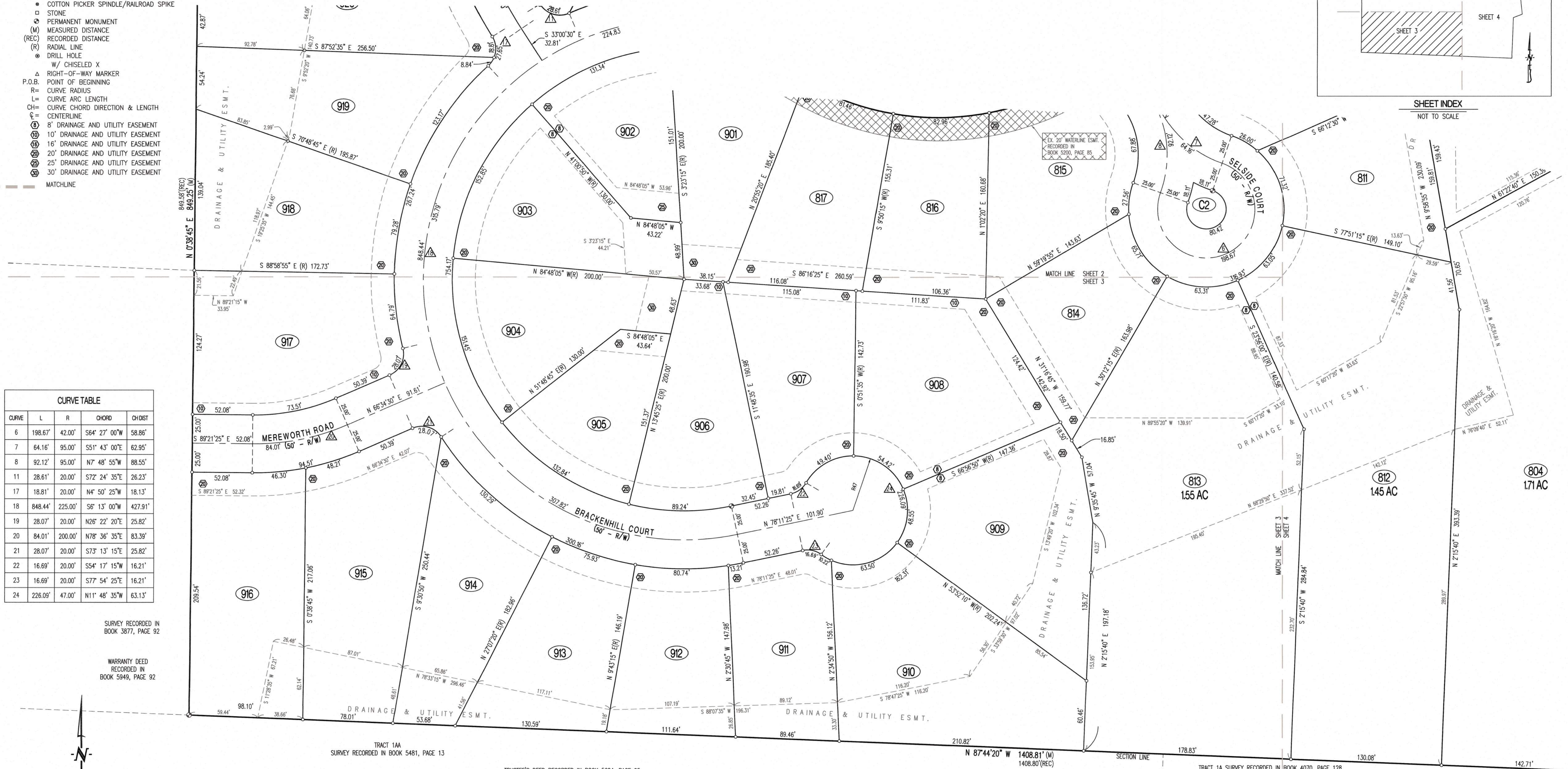
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

FINAL PLAT THE GATES, PLAT NO. 8 & 9

A MAJOR SUBDIVISION LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 27, 2026

LEGEND:

- EXISTING 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- PERMANENT MONUMENT
- MEASURED DISTANCE
- RECORDED DISTANCE
- RADIAL LINE
- DRILL HOLE
- W/ CHISELED X
- RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- C= CENTERLINE
- 8' DRAINAGE AND UTILITY EASEMENT
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- 25' DRAINAGE AND UTILITY EASEMENT
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SHEET INDEX
NOT TO SCALE

CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
6	198.67'	42.00'	S64° 27' 00"W	58.86'
7	64.16'	95.00'	S51° 43' 00"E	62.95'
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18	848.44'	225.00'	S6° 13' 00"W	427.91'
19	28.07'	20.00'	N26° 22' 20"E	25.82'
20	84.01'	200.00'	N78° 36' 35"E	83.39'
21	28.07'	20.00'	S73° 13' 15"E	25.82'
22	16.69'	20.00'	S54° 17' 15"W	16.21'
23	16.69'	20.00'	S77° 54' 25"E	16.21'
24	226.09'	47.00'	N11° 48' 35"W	63.13'

SURVEY RECORDED IN
BOOK 3877, PAGE 92

WARRANTY DEED
RECORDED IN
BOOK 5949, PAGE 92

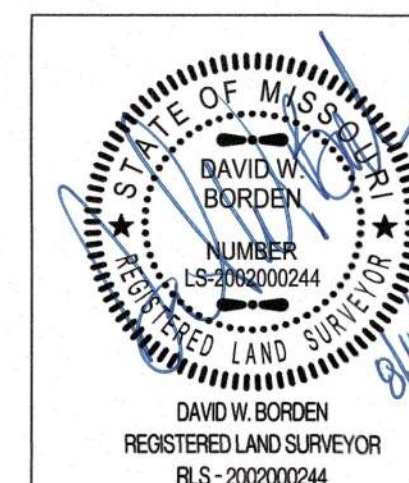
TRACT 1AA
SURVEY RECORDED IN BOOK 5481, PAGE 13

TRUSTEE'S DEED RECORDED IN BOOK 5604, PAGE 95

TRACT 1A SURVEY RECORDED IN BOOK 4070, PAGE 128

NOTES:

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THE GATES, PLAT NO. 8 & 9

LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000150304

DATE: 4/27/2026
PROJECT: 130285

SCALE: 1" = 40'
DRAWN BY: JWS

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

SCALE: 1"=40'
0 20 40 80
BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

FINAL PLAT
THE GATES, PLAT NO. 8 & 9

A MAJOR SUBDIVISION LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST

COLUMBIA, BOONE COUNTY, MISSOURI

APRIL 27, 2026

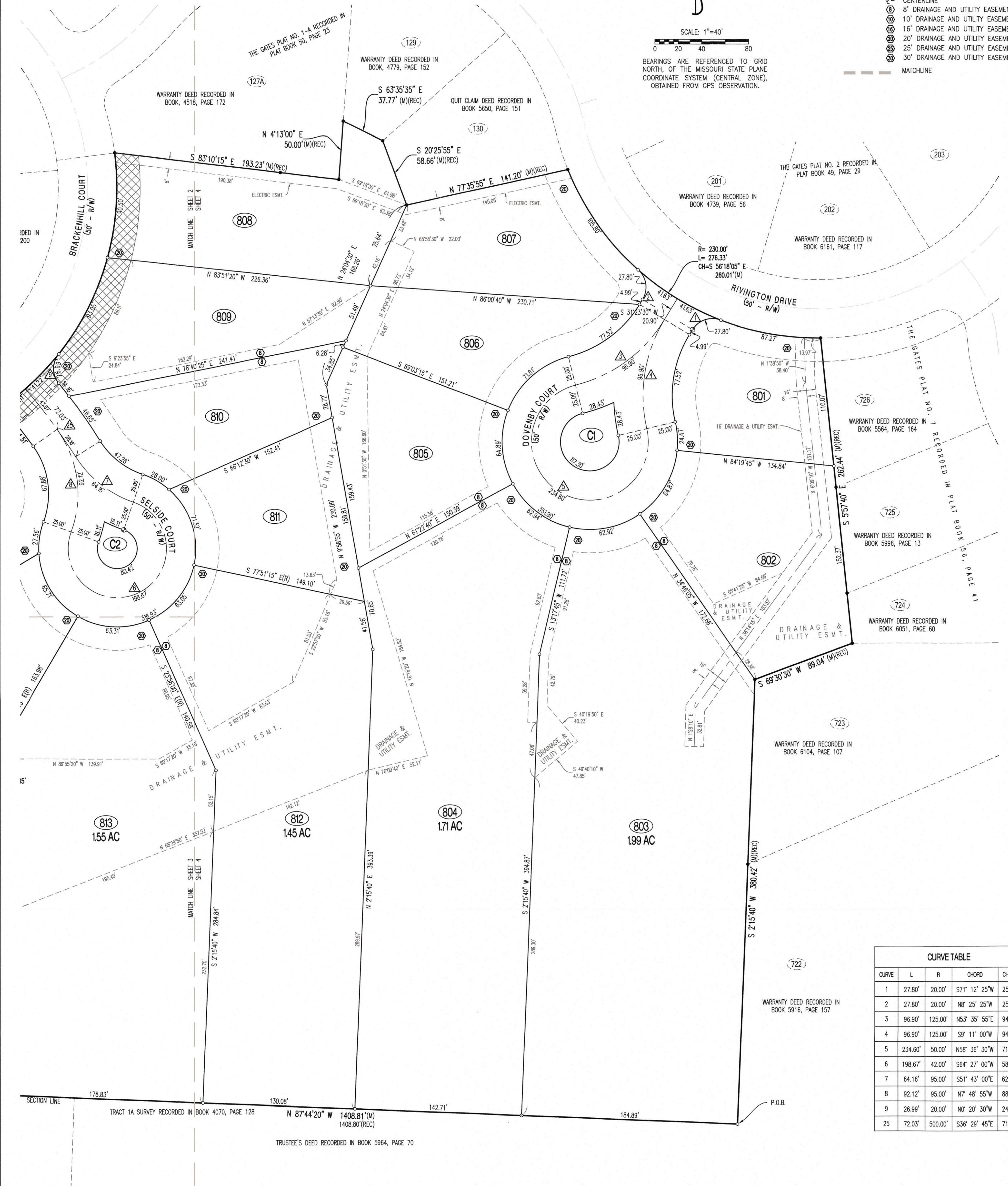
NOTES:

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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).
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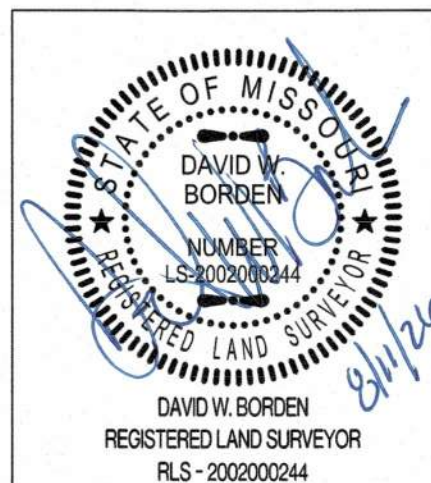
LEGEND:

- EXISTING 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ◊ SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
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- C= CENTERLINE
- ⑧ 8' DRAINAGE AND UTILITY EASEMENT
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- ⑫ 12' DRAINAGE AND UTILITY EASEMENT
- ⑮ 15' DRAINAGE AND UTILITY EASEMENT
- ⑰ 17' DRAINAGE AND UTILITY EASEMENT
- ⑳ 20' DRAINAGE AND UTILITY EASEMENT
- ㉑ 21' DRAINAGE AND UTILITY EASEMENT
- ㉒ 22' DRAINAGE AND UTILITY EASEMENT
- ㉓ 23' DRAINAGE AND UTILITY EASEMENT
- ㉔ 24' DRAINAGE AND UTILITY EASEMENT
- ㉕ 25' DRAINAGE AND UTILITY EASEMENT
- ㉖ 26' DRAINAGE AND UTILITY EASEMENT
- ㉗ 27' DRAINAGE AND UTILITY EASEMENT
- ㉘ 28' DRAINAGE AND UTILITY EASEMENT
- ㉙ 29' DRAINAGE AND UTILITY EASEMENT
- ㉚ 30' DRAINAGE AND UTILITY EASEMENT
- MATCHLINE

SCALE: 1"=40'
0 20 40 80
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



CURVE TABLE				
CURVE	L	R	CHORD	CHDIST
1	27.80'	20.00'	S71° 12' 25"W	25.61'
2	27.80'	20.00'	N8° 25' 25"W	25.61'
3	96.90'	125.00'	N53° 35' 55"E	94.49'
4	96.90'	125.00'	S9° 11' 00"W	94.49'
5	234.60'	50.00'	N58° 36' 30"W	71.43'
6	198.67'	42.00'	S64° 27' 00"W	58.86'
7	64.16'	95.00'	S51° 43' 00"E	62.95'
8	92.12'	95.00'	N7° 48' 55"W	88.55'
9	26.99'	20.00'	N0° 20' 30"W	24.99'
25	72.03'	500.00'	S36° 29' 45"E	71.97'



THE GATES, PLAT NO. 8 & 9	
LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000161904	
DATE: 4/27/2026	SCALE: 1"=40'
PROJECT: 130285	DRAWN BY: JWS
CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	