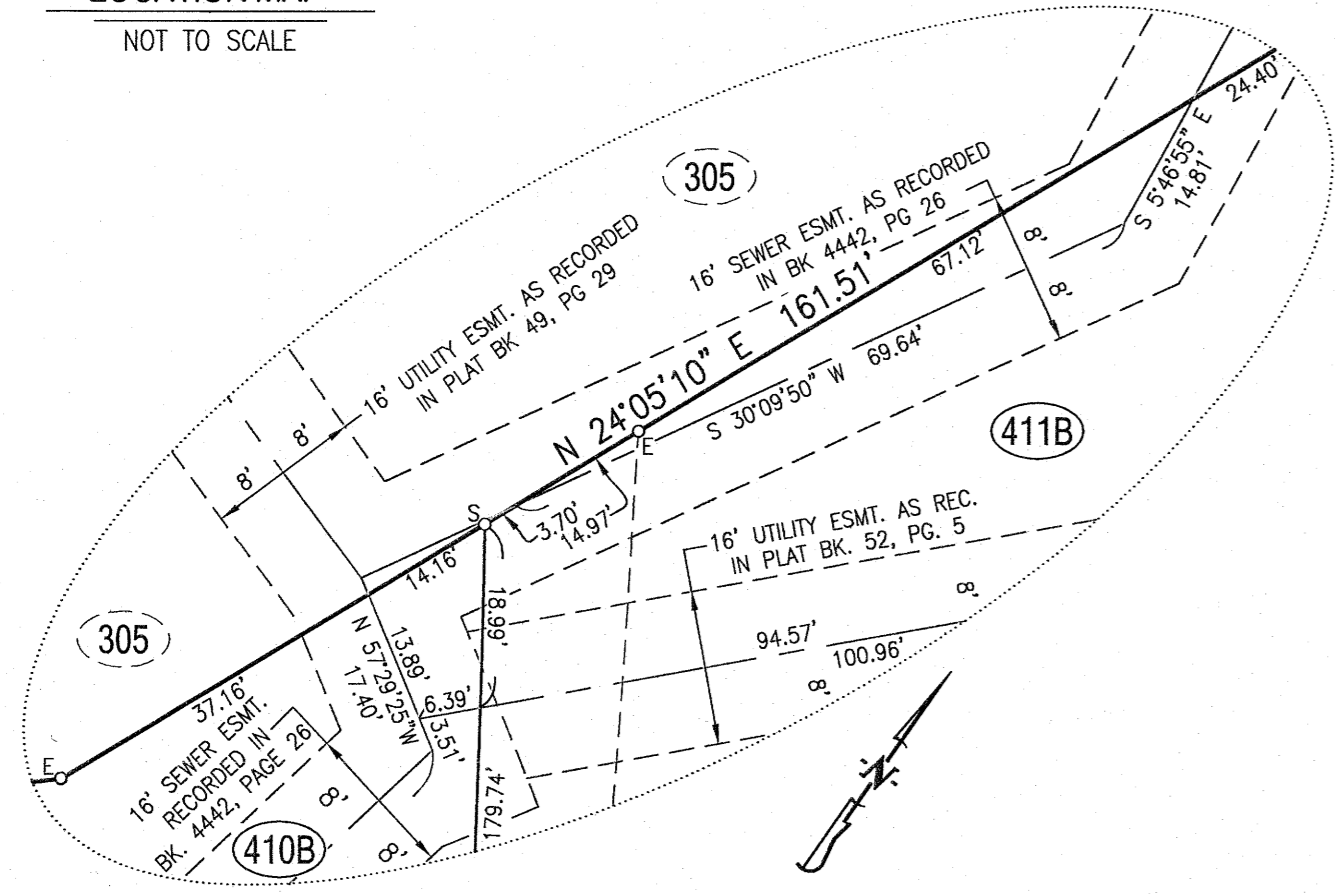
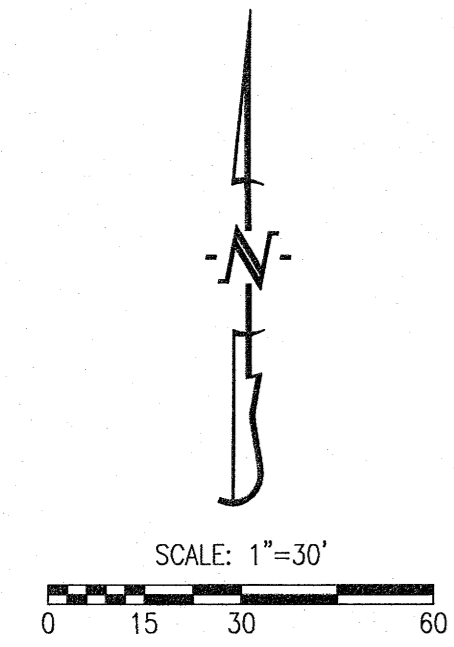


LOCATION MAP
 NOT TO SCALE



DETAIL "A"
 SCALE: 1" = 20'



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

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ◆ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

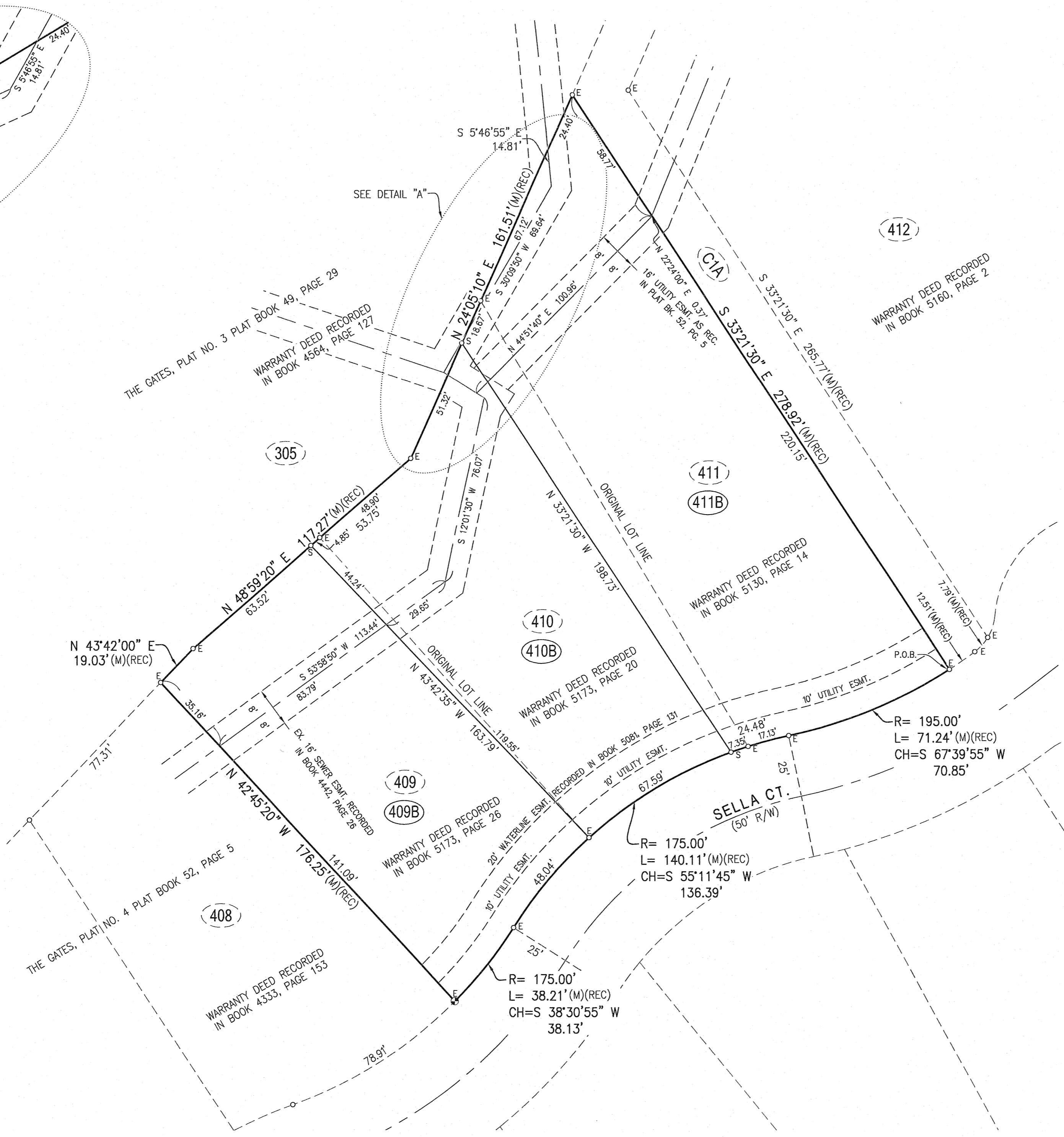
NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD 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)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES

FINAL PLAT THE GATES, PLAT No. 4B

A REPLAT OF LOTS 409, 410 & 411, THE GATES, PLAT No. 4, LOCATED IN THE SOUTHWEST QUARTER SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

APRIL 13, 2020



CERTIFICATION:

I HEREBY CERTIFY THAT IN APRIL OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR NEW HAVEN HOMES, LLC AND JOSHUA D. CONYERS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 409, 410 & 411, THE GATES, PLAT No. 4, RECORDED IN PLAT BOOK 52, PAGE 5 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 5173, PAGE 20, BOOK 5173, PAGE 26, AND BOOK 5130, PAGE 14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 411, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE FOR SELLA COURT AND WITH SAID NORTHERLY RIGHT OF WAY LINE, 71.24 FEET ALONG A 195.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 67°39'55"W, 70.85 FEET; THENCE 140.11 FEET ALONG A 175.00-FOOT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 55°11'45"W, 136.39 FEET; THENCE 38.21 FEET ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 38°30'55"W, 38.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 409; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SAID LOT 409, N 42°45'20"W, 176.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 409 AND TO THE SOUTHERLY LINE OF THE GATES PLAT No. 2 & 3, RECORDED IN PLAT BOOK 49, PAGE 29; THENCE LEAVING SAID WEST LINE AND WITH SAID SOUTHERLY LINE, N 43°42'00"E, 19.03 FEET; THENCE N 48°59'20"E, 117.27 FEET; THENCE N 24°05'10"W, 161.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 411; THENCE WITH THE EAST LINE OF SAID LOT 411, S 33°21'30"E, 278.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.17 ACRES.

SURVEY AND PLAT BY:

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

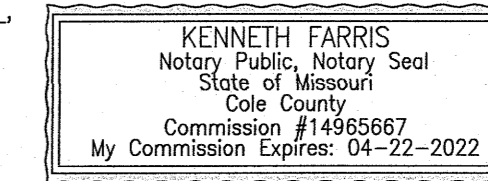
David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095
 5/14/2020
 DATE

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF May IN THE YEAR 2020.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT NEW HAVEN HOMES, LLC AND JOSHUA D. CONYERS ARE THE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT SAID OWNERS HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. 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, PLAT No. 4B".

IN WITNESS WHEREOF, NEW HAVEN HOMES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 20th DAY OF May 2020.

NEW HAVEN HOMES, LLC.

Russ Anderson
 RUSS ANDERSON, MEMBER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 20th DAY OF May IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RUSS ANDERSON, MEMBER OF NEW HAVEN HOMES, LLC., 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 HERETO SET MY HAND AND OFFICIAL SEAL.

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



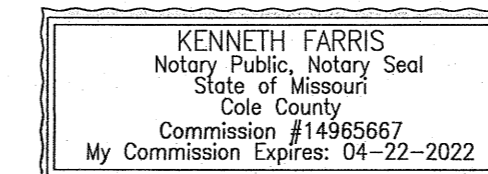
IN WITNESS WHEREOF, JOSHUA D. CONYERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OWNER, THIS 20th DAY OF May 2020

Joshua D. Conyers
 JOSHUA D. CONYERS, OWNER

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS 20th DAY OF May IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSHUA D. CONYERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

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

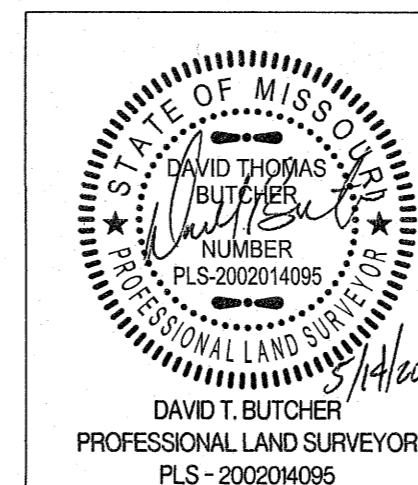


APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



THE GATES, PLAT NO. 4B	
A REPLAT OF LOTS 409, 410 & 411, THE GATES, PLAT No. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 4/13/2020	SCALE: 1" = 30'
PROJECT: 130285	DRAWN BY: EWD

