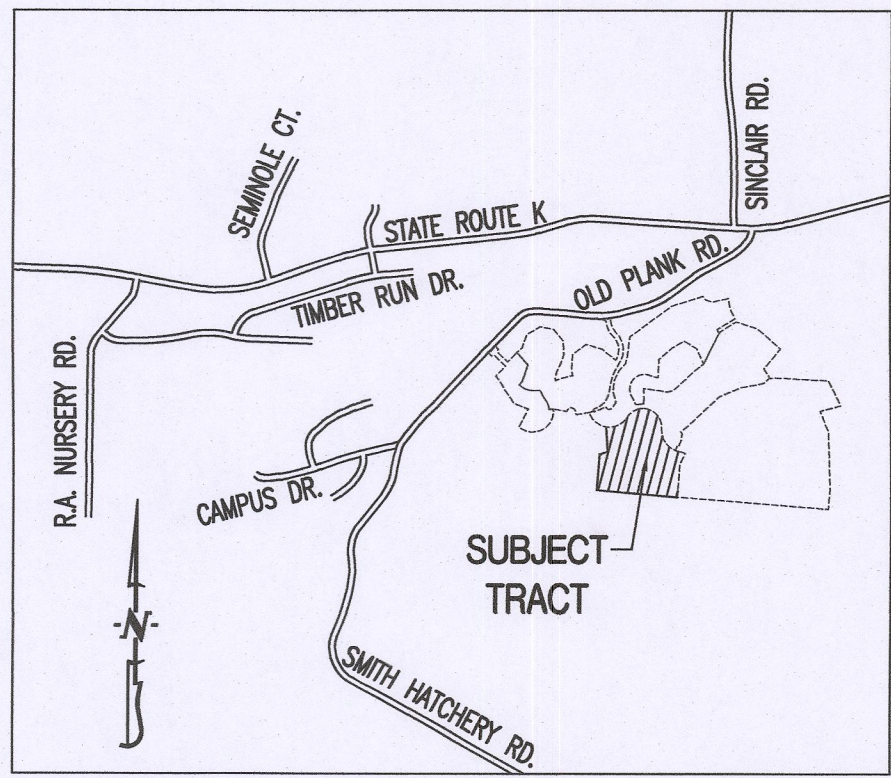
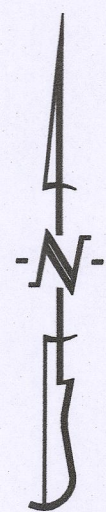




LOCATION MAP
NOT TO SCALE

NOTES:

- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER ORDINANCE (ARTICLE X CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCE.) TRACT WAS PRELIMINARY PLATTED SEPT. 6, 2005.
- 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.
- THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO SEC 29-2.3(d)(4)(1) OF THE CODE OF ORDINANCES AND SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0335E, DATED APRIL 19, 2017.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- IN THE OPINION OF THE SURVEYOR THERE ARE NO MATERIAL DIFFERENCES BETWEEN RECORD AND MEASURED.

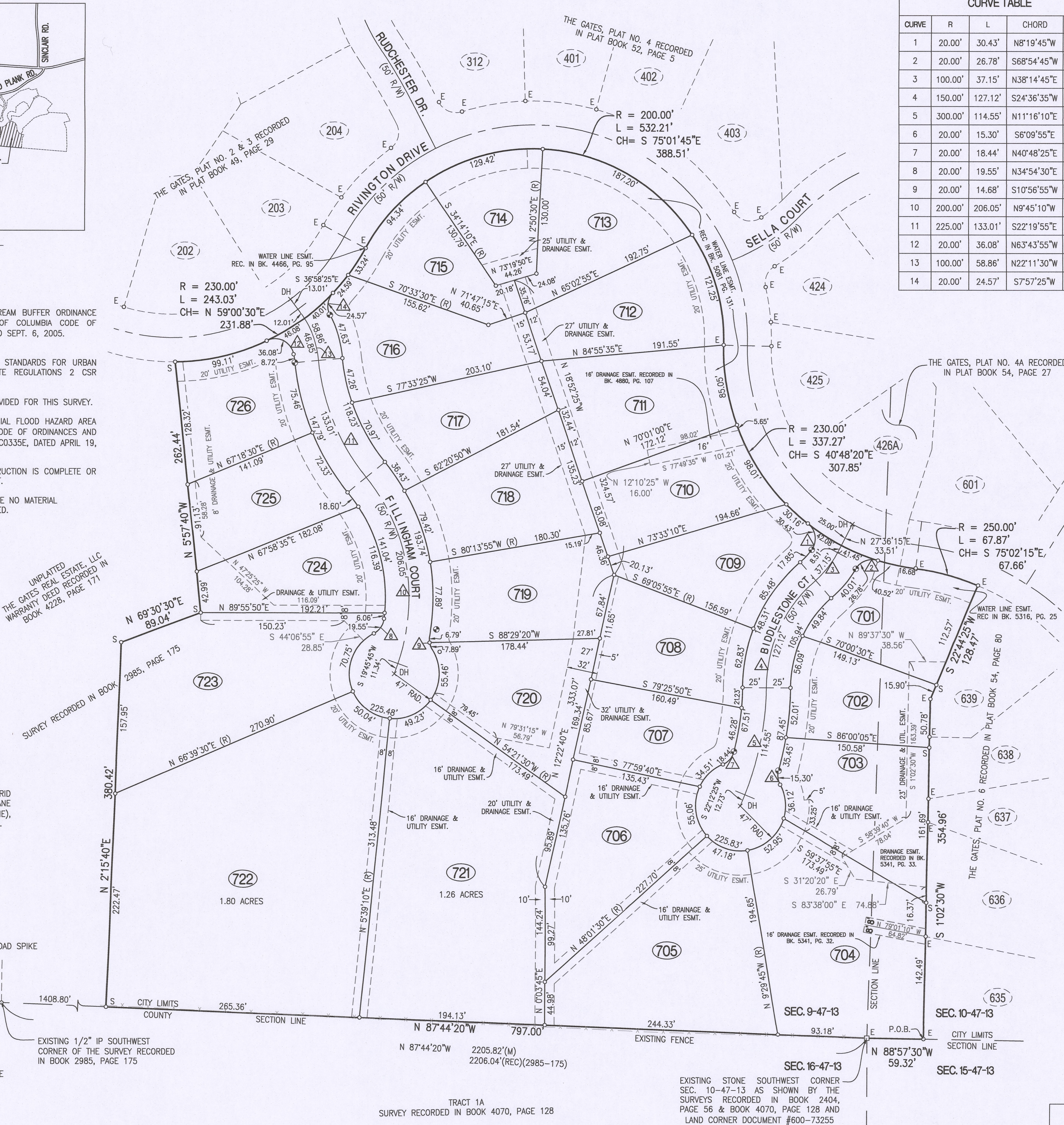


SCALE: 1"=60'
0 30 60 120

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

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH X DRILL HOLE
- W/ CHISELED X RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= ARC LENGTH
- CH= CHORD DIRECTION AND DISTANCE
- RAD.= RADIAL



CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	20.00'	30.43'	N8°19'45"W	27.58'
2	20.00'	26.78'	S68°54'45"W	24.83'
3	100.00'	37.15'	N38°14'45"E	36.93'
4	150.00'	127.12'	S24°36'35"W	123.35'
5	300.00'	114.55'	N11°16'10"E	113.85'
6	20.00'	15.30'	S6°09'55"E	14.93'
7	20.00'	18.44'	N40°48'25"E	17.79'
8	20.00'	19.55'	N34°54'30"E	18.78'
9	20.00'	14.68'	S10°56'55"W	14.34'
10	200.00'	206.05'	N9°45'10"W	197.06'
11	225.00'	133.01'	S22°19'55"E	131.08'
12	20.00'	36.08'	N63°43'55"W	31.38'
13	100.00'	58.86'	N22°11'30"W	58.03'
14	20.00'	24.57'	S75°25'W	23.05'

FINAL PLAT THE GATES, PLAT No. 7

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9
AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE
13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 28, 2022

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY 2022, I COMPLETED A SURVEY AND SUBDIVISION FOR LOMBARDO HOMES OF COLUMBIA LLC, OF 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 LAND SHOWN IN THE SURVEY RECORDED IN BOOK 2985, PAGE 175 AND TRACT 2 AS SHOWN IN THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5564, PAGE 164 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9, TOWNSHIP 47 NORTH, RANGE 12 WEST AS SHOWN IN THE SURVEYS RECORDED IN BOOK 2985, PAGE 175 AND BOOK 4070, PAGE 128, AND BEING THE SAME CORNER AS SHOWN IN LAND CORNER DOCUMENT NUMBER 600-73255; THENCE FROM THE SOUTHEAST CORNER OF SAID SECTION 9 AND WITH THE SOUTH LINE THEREOF, N 87°44'20"W, 797.00 FEET; THENCE LEAVING SAID SOUTH LINE OF SECTION 9, N 2°15'40"E, 380.42 FEET; THENCE N 69°30'30"E, 89.04 FEET; THENCE N 5°57'40"W, 262.44 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RIVINGTON DRIVE AS SHOWN IN THE GATES, PLAT NO. 2 & 3, RECORDED IN PLAT BOOK 49, PAGE 29; THENCE WITH SAID SOUTHERLY RIGHT OF WAY OF RIVINGTON DRIVE, SAID RIGHT OF WAY ALSO DEFINED BY THE GATES PLAT NO. 4, RECORDED IN PLAT BOOK 52, PAGE 5 AND THE GATES PLAT NO. 6 RECORDED IN PLAT BOOK 54, PAGE 80, 243.03 FEET ALONG A 230.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 59°00'30"E, 231.88 FEET; THENCE 532.21 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 75°01'45"E, 388.51 FEET; THENCE 337.27 FEET ALONG A 230.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 40°48'20"E, 307.85 FEET; THENCE 67.87 FEET ALONG A 250.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 75°02'15"E, 67.66 FEET TO THE WEST LINE OF THE GATES PLAT NO. 6; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE AND WITH THE WEST LINE OF THE GATES PLAT NO. 6, RECORDED IN PLAT BOOK 54, PAGE 80, S 22°44'25"W, 128.47 FEET; THENCE S 1°02'30"W, 354.96 FEET TO THE SOUTH LINE OF SAID SECTION 10; THENCE LEAVING THE LINES OF SAID GATES PLAT NO. 6 AND WITH THE SOUTH LINE OF SAID SECTION 10, N 88°57'30"W, 59.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.03 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
DAVID T. BUTCHER, PLS-2002014095
5/5/2022
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF May, IN THE YEAR 2022.

Kenneth Farris
KENNETH FARRIS

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

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667
My Commission Expires: 04-22-2026

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 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. 7"

IN WITNESS WHEREOF, LOMBARDO HOMES OF COLUMBIA LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 5th DAY OF May, 2022.

LOMBARDO HOMES OF COLUMBIA LLC,

JEREMY SPILLMAN, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 5th DAY OF May, IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Michael Van Pamel* MANAGING MEMBER OF LOMBARDO HOMES OF COLUMBIA LLC, A MISSOURI 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 HERETO SET MY HAND AND OFFICIAL SEAL.

Kenneth Farris
KENNETH FARRIS

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

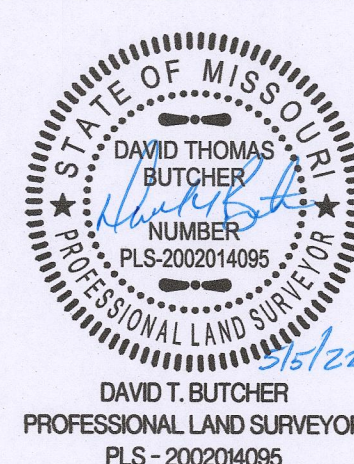
KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667
My Commission Expires: 04-22-2026

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2022.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



THE GATES, PLAT No. 7	
A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 & SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 2/26/2020	SCALE: 1"=60'
PROJECT: 130285	DRAWN BY: DTB

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