FILED FOR RECORD. BOONE COUNTY MISSOURI BOB NOLTE, RECORDER OF DEEDS FINAL PLAT LEGEND VANDIVER DI CENTERSTATE SOUTH PLAT 1 ■ 1/2" IRON PIPE W/ CAP #2001006115 NOTES (SET UNLESS OTHERWISE NOTED) ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CHORD LENGTHS FOR CHORD E EXISTING SW 1/4 OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, S SET 2. A TITLE COMMITMENT FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NUMBERS (M) MEASURED #2043549, AND #1615650 COMMITMENT DATES: SEPTEMBER 2, 2020 AND MAY 20, 2016 RESPECTIVELY. COLUMBIA, BOONE COUNTY, MISSOURI (REC) RECORD PER (BK-PG) OR (PB-PG) THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI Δ DELTA CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A). NOVEMBER 03, 2025 R RADIUS 4. THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4(D)(2) OF THE L ARC LENGTH CITY OF COLUMBIA CODE OF ORDINANCES. CH CHORD E R/W MARKER -THE PRELIMINARY PLAT FOR THIS TRACT IS NAMED WHITE GATE SOUTH PLAT 2 PER COUNCIL BILL R 112-25 IRON PIPE (1/2" UNLESS OTHERWISE SPECIFIED) LOCATED ALONG THE APPROVED BY RESOLUTION ADOPTED ON THE 4TH DAY OF AUGUST 2025. EAST LINE OF SURVEY PM PERMANENT MONUMENT (SET UNLESS OTHERWISE NOTED) RECORDED IN BK 2133, PG 637 KNOW ALL MEN BY THESE PRESENTS LOCATED AT THE SOUTHEAST 0.00 AC ACRES CORNER OF LOT 12 OF SOCKET TELECOM, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND CENTERSTATE LOCATED AT THE NORTHEAST ESMT EASEMENT WHITE GATE SUBDIVISION PROPERTIES, LLC., A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNERS OF CORNER OF LOT 6 OF RECORDED IN PB 07, PG 11 CURVE TABLE THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS R/W RIGHT-OF-WAY LAMBETH SUBDIVISION RECORDED IN SHOWN ON THIS PLAT. PB 314, PG 336 PB PLAT BOOK | RADIUS | LENGTH | PUBLIC UTILITY EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE BK BOOK HEREBY DEDICATED TO THE CITY OF COLUMBIA AND ITS SUCCESSORS AND ASSIGNS C1 | 11°49'55" | 493.00 | 101.81 | S 29°18'25" W, 101.63' PG PAGE IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE UTILITY EASEMENTS SHOWN P.D.B. POINT OF BEGINNING ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING 30.00 64.72 | S 26°35'00" E, 52.88 OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING — PLATTED LOT LINE CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER *30.00* 46.48 | N 79°36'20" E, 41.97 --- --- EXISTING EASEMENT (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THERETO) UNLESS C4 27°23'35" 427.00 | 204.15 | N 21°31'35" E, 202.21 P.O.C. POINT OF COMMENCEMENT SPECIFICALLY LIMITED BY SUCH DEDICATION AND DESIGNATION ON THE PLAT TO A — — — — — EASEMENT PARTICULAR TYPE OF UTILITY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID 47.12 N 37°10′15" W, 42.43' PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM SUCH WORK. SUCH RIGHTS INCLUDE THE RIGHT TO CUT DOWN. TRIM. OR 46.27 N 53°38'30" E, 41.82 *30.00* 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. 3°36'30" 493.00 31.05 N 11°15'30" E, 31.04 LOCATION MAP ACROSS. OVER. UNDER. OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS. STRUCTURES, OR IMPROVEMENTS SHALL BE PLACED ON SAID C8 5°13'55" 427.00 | 39.00 | N 10°26'45" E, 38.98 NOT TO SCALE EASEMENTS WHICH WOULD INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH PUBLIC UTILITY EASEMENTS. C9 | 15°33'40" | 493.00 133.89 N 15°36'35" E, 133.48' STREAM BUFFER STATEMENT 460.00 | 219.92 | N 21°31'35" E, 217.84 THE RIGHT-OF-WAY FOR LAKE RIDGEWAY ROAD AND LAMBETH DRIVE, IS HEREBY THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER. C11 | 5°13'55" | 460.00 | 42.01 | N 10°26'45" E, 41.99' BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE 10' UTILITY EASEMENT -IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF DEDICATED IN ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT. SOCKET TELECOM, LLC S 88°21'55" E 291.49' S 82°10'15" E 0.21'-FLOOD PLAIN STATEMENT N 80°18'50"W, 26.00' THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS (REC. & M) S 01°38'05" W LAMBETH DR. 20.00'⊢ CARSON COFFMAN, PRESIDENT OF SOCKET HOLDINGS CORPORATION, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD BEING SOLE MEMBER OF SOCKET TELECOM, LLC PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0283E, S 01°38'05" W (50' R/W) DATED APRIL 19, 2017. S 82.10'15" E UTILITY EASEMENT 20.0' PIPELINE EASEMENT 96.00' REC. IN BOOK 1435, PAGE 869 (WIDTH VARIES) N 07°49'45" E PLAT BOOK 22, PÁGE 62 CERTIFICATION *50.00'* I HEREBY CERTIFY THAT IN JULY, 2025 I COMPLETED A SURVEY FOR CENTERSTATE PROPERTIES, LLC. AND SOCKET TELECOM, LLC FOR LOCATED AT THE NORTHWEST , IN THE YEAR 20____, BEFORE ME, A THE DESCRIBED PROPERTIES AND SUBDIVIDED IT AS SHOWN ON THE NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, CARSON COFFMAN, CORNER OF LOT 9 OF PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR LAMBETH SUBDIVISION RECORDED IN WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE THE PRESIDENT OF (101) PROPERTY BOUNDARY SURVEYS. PB 314, PG 336 SOCKET HOLDINGS CORPORATION, BEING SOLE MEMBER OF SOCKET TELECOM, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID PLAT WAS SIGNED ON BEHALF SURVEY AND PLAT BY OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT THEY α A CIVIL GROUP EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED CORPORATE NUMBER 2001006115 AND THAT THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE. 10' UTILITY EASEMENT JAY GEBHARDT L.S. 2001001909 NOTARY PUBLIC SIGNATURE MO LAND SURVEYOR JOB#: SOCL25-02 EX BUILDING . EX BUILDING 20' WATER EASEMENT -PRINTED NAME BOOK 1183, PAGE 628 BOOK 1183, PAGE 630 BOOK 1183. PAGE 632 JAY ALAN BOOK 1183, PAGE 634 MY COMMISSION EXPIRES **GEBHARDT** CENTERSTATE PROPERTIES LLC A CIVIL GROUP, LLC N 89°33'00" E 323.42' 20' WATER EASEMENT MISSOURI LIMITED LIABILITY COMPANY N 85°44'15" BOOK 1183. PAGE 628 S-2001001909 3401 BROADWAY BUSINESS PARK CT 16.00 - BOOK 1183. PAGE 630 GEORGE PFENENGER, MANAGER 16' SANITARY -BOOK 1183, PAGE 632 COLUMBIA, MISSOURI 65203 N 89°33'00" E 312.13' 16' SANITARY -SEWER EASEMENT | SEWER EASEMENT BOOK 1183, PAGE 634 PH: (573) 817-5750 15.0' WATERLINE EASEMENT MO CERT OF AUTHORITY: 2001006115 BOOK 289, PAGE 417 FINAL PLAT - SURVEY RECORDED IN BOOK 297, PAGE 505 WARRANTY DEED RECORDED IN BOOK 4343, PAGE 170. CENTERSTATE SOUTH PLAT 1 S 05°42'00" E 10' UTILITY EASEMENT LOCATED AT THE SOUTHEAST DEDICATED IN IN THE YEAR 20____, BEFORE ME, A *37.97* [′] CORNER OF LOT 13 OF SW 1/4 OF SECTION 5, TOWNSHIP 48N, RANGE 12W NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, GEORGE ~ SEE DETAIL A MARK TODD SUBDIVISION 44.47' PFENENGER, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE A RECORDED IN PB 04, PG 14 COLUMBIA, BOONE COUNTY, MISSOURI MANAGER OF CENTERSTATE PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY N 89°30'40" W 438.53' N 89°30'40" W 89.25 16.06' \\ AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY STATE OF MISSOURI SS COUNTY OF BOONE N 89°30'40" W 89.25' AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND 20.12 **▼**P.O.B. SOUTHWEST CORNER OF DEED FOR THE PURPOSES THEREIN STATED AND THAT THEY HAVE BEEN GRANTED THE SURVEY RECORDED IN AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME. SUBSCRIBED AND AFFIRMED BEFORE ME BK 297, PG 505 THIS _____, DAY OF _____, 2025. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE. NOTARY PUBLIC SIGNATURE 15.0' WATERLINE EASEMENT NOTARY PUBLIC SIGNATURE BOOK 289, PAGE 417 N 35°13'20" PRINTED NAME 114.30% 16.0' SEWER EASEMENT DETAIL A BK 918, PG 327 BOOK 302, PAGE 430 PRINTED NAME BK 918, PG 329 MY COMMISSION EXPIRES 16' SANITARY SEWER EASEMENT BK 935, PG 007 DEDICATED IN BK 956, PG 342 APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI MY COMMISSION EXPIRES PURSUANT TO 10.0' UTILITY EASEMENT S 35°13'20" W PLAT BOOK 22, PAGE 62 87.34 ORDINANCE # _____ → 39.0' (REC. & M) 10' UTILITY EASEMENT DEDICATED IN BOUNDARY DESCRIPTION N 01°22'50" E N 00°29'10" E A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, 55.54' (REC. & M 2133-637) 33.01'(M) S 00°37'40" W BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 2133, PAGE 637, ALSO DESCRIBED BY THE _____ (REC₁ 30.00' 22-62) QUIT-CLAIM DEED RECORDED IN BOOK 5562, PAGE 127, PART OF LOT 1 OF WHITE GATE SOUTH RECORDED IN PLAT BOOK (REC. & M) 33.00' 22, PAGE 62, ALSO DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5819, PAGE 13, AND PART OF THE SURVEY BARBARA BUFFALOE, MAYOR SECTION LINE PER SURVEY REC. BK 2133, PG 637 S 88°23'20" E 106.58' RECORDED IN BOOK 297, PAGE 505 EXCLUDING LOTS 1 THROUGH 12 AND LAMBETH DRIVE OF LAMBETH SUBDIVISION <u>STA. 1103+5</u>5.<u>54</u> RECORDED IN BOOK 314, PAGE 336, ALSO DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4343, PAGE 170, (REC. & M 2133-637) /c RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ATTEST: └N 88°23'20" W 53.98' COMMENCING AT THE SOUTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 2133, PAGE 637, THENCE ALONG THE EAST LINE OF SAID SURVEY N 01°22'50"E, 55.54 FEET; THENCE N 05°42'00"W, 163.70 FEET TO THE POINT OF BEGINNING; THENCE N 89°30'40"W, 438.53 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 493.00 FEET AND A LENGTH OF 101.81 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 29°18'25"W, 101.63 FEET; THENCE S SHEELA AMIN, CITY CLERK 35°13'20"W, 87.34 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET AND A LENGTH OF 64.72 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 26°35'00"E, 52.88 FEET TO THE SOUTH LINE OF SAID SURVEY 16.0' SEWER EASEMENT RECORDED IN BOOK 297, PAGE 505; THENCE ALONG THE SOUTH LINE OF SAID SURVEY N 88°23'20"W, 53.98 FEET; BK 878, PG 560 THENCE N 56°00'35"W, 97.03 FEET; THENCE LEAVING SAID SOUTH LINE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET AND A LENGTH OF 46.48 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 79°36'20"E, 41.97 FEET; THENCE N 35°13'20"E, 114.30 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 427.00 FEET AND A LENGTH OF 204.15 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 21°31'35"E, 202.21 FEET; THENCE N 07°49'45"E, 109.20 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A LENGTH OF 47.12 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 37°10'15"W, 42.43 FEET; THENCE N 07°49'45"E, 50.00 FEET; THENCE S 82°10'15"E, 0.21 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A LENGTH OF 46.27 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 53°38'30"E, 41.82 FEET; THENCE ALONG A CURVE TO THE BEARINGS ARE REFERENCED TO GRID NORTH OF RIGHT HAVING A RADIUS OF 493.00 FEET AND A LENGTH OF 31.05 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N THE MISSOURI STATE PLANE COORDINATE 11°15'30"E, 31.04 FEET; THENCE S 76°56'15"E, 164.32 FEET; THENCE S 88°21'55"E, 291.49 FEET TO THE EAST LINE OF SYSTEM NAD83(2011), EPOCH DATE 2010.00, SAID SURVEY RECORDED IN BOOK 2133, PAGE 637; THENCE ALONG SAID EAST LINE S 01°38'05"W, 46.93 FEET, THENCE S CENTRAL ZONE, BY GPS OBSERVATIONS. USING

MODOT VRS NETWORK

04°51'10"W, 258.80 FEET; THENCE S 05°42'00"E, 37.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.21 ACRES.