

NOTES

- ALL CURVE LENGTHS ARE ARC LENGTHS UNLESS OTHERWISE NOTED AS CHORD LENGTHS FOR CHORD DIMENSIONS.
- A TITLE COMMITMENT FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NUMBERS #2043549, AND #1615850 COMMITMENT DATES: SEPTEMBER 2, 2020 AND MAY 20, 2016 RESPECTIVELY.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI CODE OF STATE REGULATIONS 20 CSR 2030-16.040 (2)(A).
- THIS TRACT IS SUBJECT TO LANDSCAPING AND STREET TREE REQUIREMENTS PER CHAPTER 29-4.4(0)(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THE PRELIMINARY PLAT FOR THIS TRACT IS NAMED WHITE GATE SOUTH PLAT 2 PER COUNCIL BILL R 112-25 APPROVED BY RESOLUTION ADOPTED ON THE 4TH DAY OF AUGUST 2025.

KNOW ALL MEN BY THESE PRESENTS

SOCKET TELECOM, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND CENTERSTATE PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES OF ANY KIND OR TYPE WHATSOEVER (INCLUDING WITHOUT LIMITATION, ELECTRIC, WATER, SEWER, DRAINAGE, FIBER, CABLE TELEVISION, STORMWATER AND ALL APPURTENANCES THEREOF) 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 RIGHT-OF-WAY FOR LAKE RIDGEWAY ROAD AND LAMBETH DRIVE, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED.

SOCKET TELECOM, LLC

CARSON COFFMAN, PRESIDENT OF SOCKET HOLDINGS CORPORATION,
BEING SOLE MEMBER OF SOCKET TELECOM, LLC

STATE OF Missouri } SS
COUNTY OF Boone

ON THIS 13th DAY OF January, IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, CARSON COFFMAN, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE THE PRESIDENT OF SOCKET HOLDINGS CORPORATION, BEING SOLE MEMBER OF SOCKET TELECOM, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED 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.

Lara Flores
NOTARY PUBLIC SIGNATURE

Lara Flores
PRINTED NAME

3/16/28
MY COMMISSION EXPIRES
CENTERSTATE PROPERTIES LLC

George Pfenniger, Manager

STATE OF Missouri } SS
COUNTY OF Boone

ON THIS 13th DAY OF January, IN THE YEAR 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, GEORGE PFENNIGER, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT THEY ARE A MANAGER OF CENTERSTATE PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID PLAT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND FURTHER ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED 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.

Kristine N. Holst
NOTARY PUBLIC SIGNATURE

Kristine N. Holst
PRINTED NAME

12-21-2029
MY COMMISSION EXPIRES

BOUNDARY DESCRIPTION

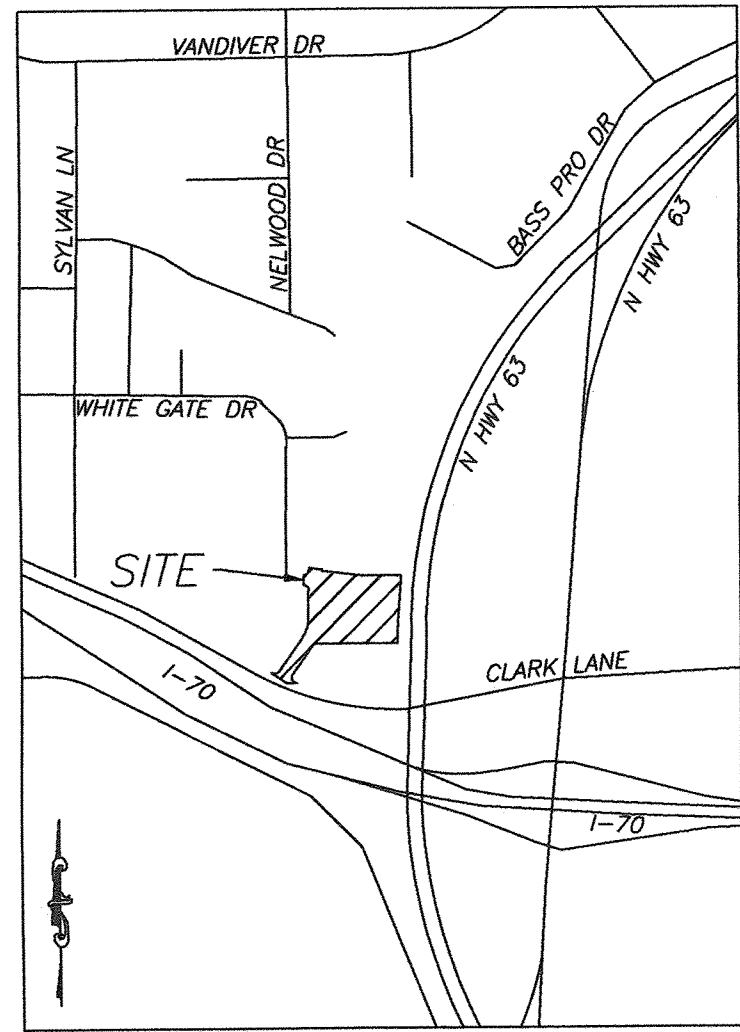
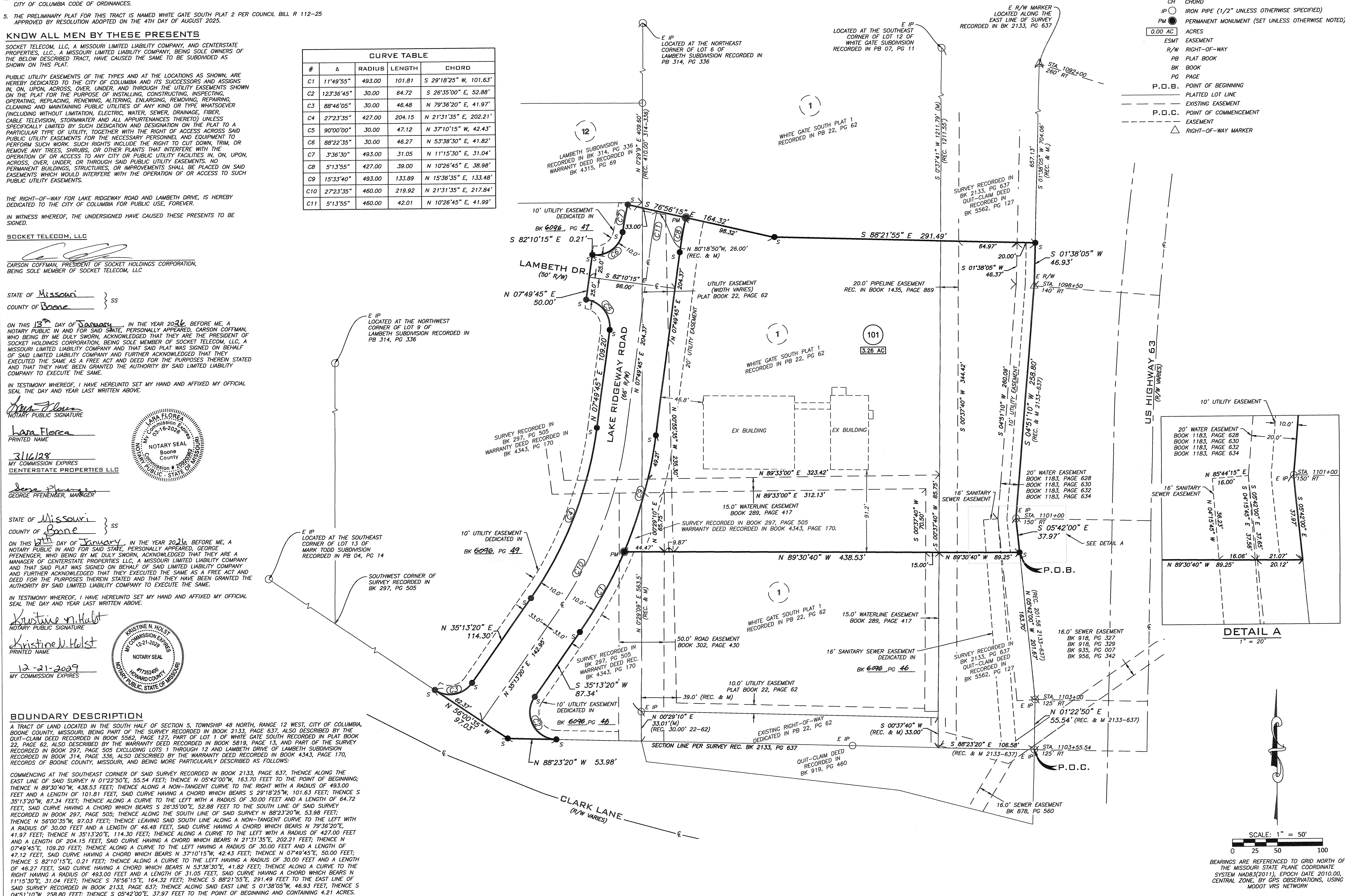
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 2133, PAGE 637, ALSO DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 5562, PAGE 127, PART OF LOT 1 OF WHITE GATE SOUTH RECORDED IN PLAT BOOK 22, PAGE 62, ALSO DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5819, PAGE 13, AND PART OF THE SURVEY RECORDED IN BOOK 297, PAGE 505 EXCLUDING LOTS 1 THROUGH 12 AND LAMBETH DRIVE OF LAMBETH SUBDIVISION RECORDED IN BOOK 314, PAGE 336, ALSO DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4343, PAGE 170, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 RECORDED IN BOOK 297, PAGE 505; THENCE ALONG THE SOUTH LINE OF SAID SURVEY N 88°23'20"W, 53.98 FEET; THENCE N 50°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 RIGHT HAVING A RADIUS OF 493.00 FEET AND A LENGTH OF 31.05 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 11°15'30"E, 31.04 FEET; THENCE S 51°13'55"E, 38.98 FEET; THENCE S 88°21'55"E, 291.49 FEET TO THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 2133, PAGE 637; THENCE ALONG SAID EAST LINE S 01°38'05"W, 46.93 FEET, THENCE S 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.

FINAL PLAT

CENTERSTATE SOUTH PLAT 1

SW 1/4 OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 12, 2025



STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI, AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL #29019C02B3E, DATED APRIL 19, 2017.

CERTIFICATION

I HEREBY CERTIFY THAT IN JULY, 2025, I COMPLETED A SURVEY FOR CENTERSTATE PROPERTIES, LLC, AND SOCKET TELECOM, LLC FOR THE DESCRIBED PROPERTIES AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909
MO LAND SURVEYOR

JOB#: SOCL25-02
DATE: 01/12/2026

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006115
FINAL PLAT

CENTERSTATE SOUTH PLAT 1
SW 1/4 OF SECTION 5, TOWNSHIP 48N, RANGE 12W
COLUMBIA, BOONE COUNTY, MISSOURI

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS 12-21 DAY OF JANUARY, 2026.

Kristine N. Holst
NOTARY PUBLIC SIGNATURE
Kristine N. Holst
PRINTED NAME
MY COMMISSION EXPIRES
12-21-2029

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO

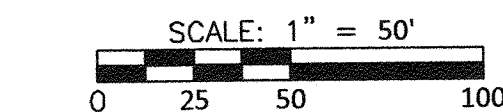
ORDINANCE # _____

ON THE _____ DAY OF _____, 2026.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



BEARINGS ARE REFERENCED TO GRID NORTH OF
THE MISSOURI STATE PLANE COORDINATE
SYSTEM NAD83(2011), EPOCH DATE 2010.00,
CENTRAL ZONE, BY GPS OBSERVATIONS, USING
MODOT VRS NETWORK