

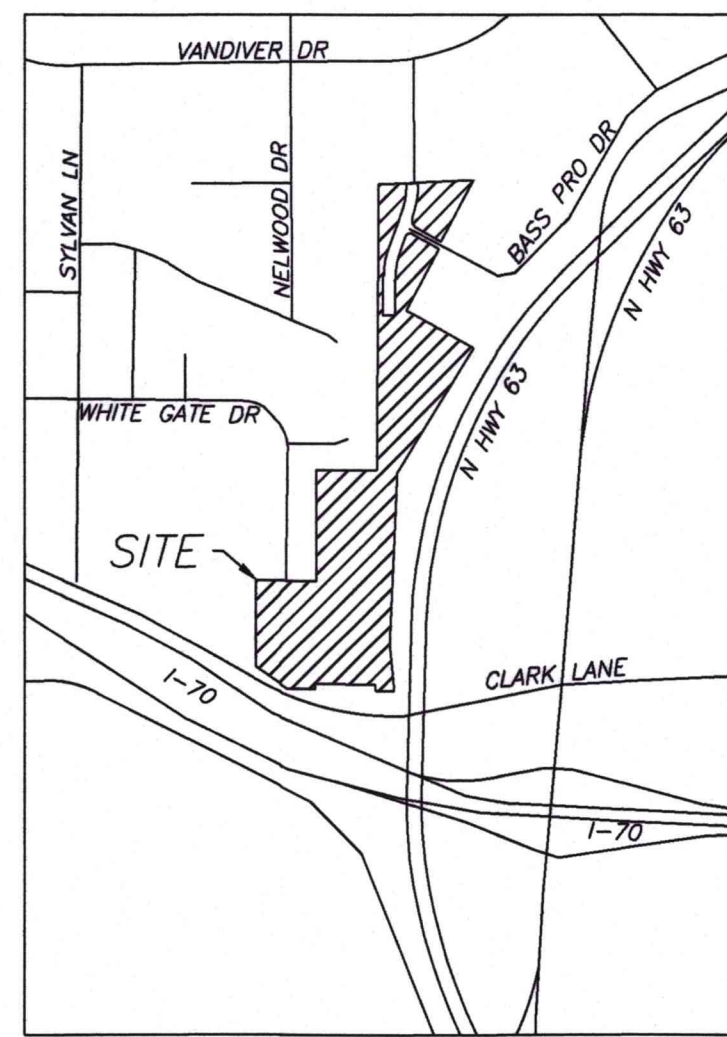
LEGEND

○ EXISTING IRON PIPE OR REBAR	FM	PROPOSED FORCEMAIN
△ EXISTING M-602 RIGHT-OF-WAY MARKER	S	EXISTING SANITARY
MH ○ EXISTING SANITARY MANHOLE	S	PROPOSED SANITARY
CO ● PROPOSED SANITARY CLEANOUT	—	EXISTING STORM SEWER
● PROPOSED SANITARY CLEANOUT	—	PROPOSED STORM SEWER
FH ● EXISTING FIRE HYDRANT	—	EXISTING TREELINE
FH ● PROPOSED FIRE HYDRANT	—	EXISTING CONTOUR
ET EXISTING ELECTRIC TRANSFORMER	—	CITY OF COLUMBIA CORPORATE LIMITS
TE EXISTING TELEPHONE BOX	—	EXISTING SIGNIFICANT DECIDUOUS TREE
PP ○ EXISTING UTILITY POLE	—	
WV ● EXISTING WATER VALVE	—	
2% PROPOSED STREET GRADE	—	

PRELIMINARY PLAT

WHITE GATE SOUTH PLAT 2

BEING PART OF THE E 1/2 OF THE SW 1/4 OF SECTION 5,
TOWNSHIP 48 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 02, 2025
REVISED: JUNE 26, 2025



LOCATION MAP

NOT TO SCALE

SITE DATA

- WARRANTY DEED RECORDED IN BOOK 5819, PAGE 13; BOOK 4343, PAGE 170; BOOK 4315, PAGE 69
- QUIT CLAIM DEED RECORDED IN BOOK 5562, PAGE 127
- SIZE OF TRACT = 27.45 AC
- CURRENT ZONING IS M-C, R-MF, & IG

OWNER/DEVELOPER

SOCKET LAND COMPANY LLC
2703 CLARK LANE
COLUMBIA, MISSOURI 65202
C/O GEORGE PFENNERGER

BOUNDARY DESCRIPTION

TWO TRACTS 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, ALL 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, ALL OF LOTS 10 AND 12 OF LAMBETH SUBDIVISION RECORDED IN BOOK 314, PAGE 336, ALSO DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4315, PAGE 69, AND ALL OF THE SURVEY RECORDED IN BOOK 297, PAGE 505 EXCLUDING LOTS 1 THROUGH 12 AND LAMBETH DRIVE OF LAMBETH SUBDIVISION RECORDED IN BOOK 297, PAGE 505; THENCE LEAVING THE SOUTH LINE OF SAID PLAT ALONG THE EAST LINE OF SAID SURVEY, S 00°29'10" W, 33.01 FEET TO THE SOUTH LINE OF SAID SURVEY; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE, N 88°23'20" W, 148.16 FEET; THENCE N 56°00'35" W, 215.45 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE LEAVING THE SOUTH LINE ALONG THE WEST LINE OF SAID SURVEY N 00°18'10" E, 472.81 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF LAMBETH SUBDIVISION; THENCE LEAVING THE WEST LINE OF SAID SURVEY ALONG THE SOUTH LINE OF SAID PLAT, S 89°50'15" E, 189.11 FEET TO THE SOUTHWEST CORNER OF LOT 12 OF SAID PLAT; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF SAID LOT 12, N 00°30'40" E, 210.72 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID PLAT; THENCE LEAVING SAID WEST LINE ALONG THE NORTH LINE OF SAID LOT 10, S 89°30'25" E, 140.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE WEST LINE OF LOT 1 OF WHITE GATE SOUTH; THENCE LEAVING SAID NORTH LINE OF SAID LOT ALONG THE WEST LINE OF SAID PLAT, N 00°29'10" E, 399.13 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF SAID PLAT, S 89°28'25" E, 332.28 FEET TO THE NORTHEAST CORNER OF SAID PLAT, ALSO BEING ALONG THE WEST LINE OF THE SURVEY RECORDED IN BOOK 2133, PAGE 637; THENCE LEAVING SAID NORTH LINE OF SAID PLAT ALONG THE WEST LINE OF SAID SURVEY, N 00°39'00" E, 1563.02 FEET TO THE NORTHWEST CORNER OF SAID SURVEY; THENCE LEAVING SAID WEST LINE ALONG THE NORTH LINE OF SAID SURVEY, N 87°52'10" E, 159.94 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKE RIDGEWAY ROAD; THENCE LEAVING SAID NORTH LINE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 427.00 FEET AND A LENGTH OF 156.51 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 09°50'40" W, 155.64 FEET; THENCE S 20°20'45" W, 210.46 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 493.00 FEET AND A LENGTH OF 169.56 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 10°29'30" W, 168.73 FEET; THENCE S 00°38'20" W, 197.41 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S 89°21'40" E, 66.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKE RIDGEWAY ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N 00°38'20" E, 197.41 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 427.00 FEET AND A LENGTH OF 148.86 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 10°29'30" E, 146.14 FEET; THENCE N 20°20'45" E, 87.00 FEET TO A SOUTHWESTERLY POINT OF LOT 3 OF CENTERSTATE PLAT 2 RECORDED IN PLAT BOOK 38, PAGE 52; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTH LINE OF SAID LOT 3 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A LENGTH OF 51.68 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 69°41'05" E, 45.52 FEET; THENCE S 60°58'30" E, 165.61 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID PLAT; THENCE LEAVING SAID SOUTH LINE OF LOT 3 ALONG THE WEST LINE OF LOT 4, S 29°01'30" W, 380.00 FEET TO THE SOUTHWEST LINE OF SAID LOT 4; THENCE LEAVING SAID WEST LINE ALONG THE SOUTH LINE OF LOT 4, S 60°58'10" E, 423.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 ALSO BEING ALONG THE EAST LINE OF THE SURVEY RECORDED IN BOOK 2133, PAGE 637; THENCE LEAVING SAID SOUTH LINE ALONG THE EAST LINE, S 32°47'45" W, 39.53 FEET; THENCE S 36°36'20" W, 213.47 FEET; THENCE S 04°51'10" W, 258.80 FEET; THENCE S 05°42'00" E, 201.67 FEET; THENCE S 01°22'50" W, 55.54 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID SURVEY, N 88°23'20" W, 106.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.89 ACRES.

TRACT 1:
BEGINNING AT THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 2133, PAGE 637, THENCE NORTH ALONG THE WEST LINE OF SAID SURVEY, N 00°37'40" E, 33.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF WHITE GATE SOUTH; THENCE LEAVING THE WEST LINE OF SAID SURVEY ALONG THE SOUTH LINE OF SAID PLAT, N 88°23'20" W, 329.42 FEET TO THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 297, PAGE 505; THENCE LEAVING THE SOUTH LINE OF SAID PLAT ALONG THE EAST LINE OF SAID SURVEY, S 00°29'10" W, 33.01 FEET TO THE SOUTH LINE OF SAID SURVEY; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE, N 88°23'20" W, 148.16 FEET; THENCE N 56°00'35" W, 215.45 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE LEAVING THE SOUTH LINE ALONG THE WEST LINE OF SAID SURVEY N 00°18'10" E, 472.81 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF LAMBETH SUBDIVISION; THENCE LEAVING THE WEST LINE OF SAID SURVEY ALONG THE SOUTH LINE OF SAID PLAT, S 89°50'15" E, 189.11 FEET TO THE SOUTHWEST CORNER OF LOT 12 OF SAID PLAT; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF SAID LOT 12, N 00°30'40" E, 210.72 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID PLAT; THENCE LEAVING SAID WEST LINE ALONG THE NORTH LINE OF SAID LOT 10, S 89°30'25" E, 140.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE WEST LINE OF LOT 1 OF WHITE GATE SOUTH; THENCE LEAVING SAID NORTH LINE OF SAID LOT ALONG THE WEST LINE OF SAID PLAT, N 00°29'10" E, 399.13 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF SAID PLAT, S 89°28'25" E, 332.28 FEET TO THE NORTHEAST CORNER OF SAID PLAT, ALSO BEING ALONG THE WEST LINE OF THE SURVEY RECORDED IN BOOK 2133, PAGE 637; THENCE LEAVING SAID NORTH LINE OF SAID PLAT ALONG THE WEST LINE OF SAID SURVEY, N 00°39'00" E, 1563.02 FEET TO THE NORTHWEST CORNER OF SAID SURVEY; THENCE LEAVING SAID WEST LINE ALONG THE NORTH LINE OF SAID SURVEY, N 87°52'10" E, 159.94 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKE RIDGEWAY ROAD; THENCE LEAVING SAID NORTH LINE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 427.00 FEET AND A LENGTH OF 156.51 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 09°50'40" W, 155.64 FEET; THENCE S 20°20'45" W, 210.46 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 493.00 FEET AND A LENGTH OF 169.56 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 10°29'30" W, 168.73 FEET; THENCE S 00°38'20" W, 197.41 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S 89°21'40" E, 66.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKE RIDGEWAY ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N 00°38'20" E, 197.41 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 427.00 FEET AND A LENGTH OF 148.86 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 10°29'30" E, 146.14 FEET; THENCE N 20°20'45" E, 87.00 FEET TO A SOUTHWESTERLY POINT OF LOT 3 OF CENTERSTATE PLAT 2 RECORDED IN PLAT BOOK 38, PAGE 52; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTH LINE OF SAID LOT 3 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A LENGTH OF 51.68 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 69°41'05" E, 45.52 FEET; THENCE S 60°58'30" E, 165.61 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID PLAT; THENCE LEAVING SAID SOUTH LINE OF LOT 3 ALONG THE WEST LINE OF LOT 4, S 29°01'30" W, 380.00 FEET TO THE SOUTHWEST LINE OF SAID LOT 4; THENCE LEAVING SAID WEST LINE ALONG THE SOUTH LINE OF LOT 4, S 60°58'10" E, 423.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 ALSO BEING ALONG THE EAST LINE OF THE SURVEY RECORDED IN BOOK 2133, PAGE 637; THENCE LEAVING SAID SOUTH LINE ALONG THE EAST LINE, S 32°47'45" W, 39.53 FEET; THENCE S 36°36'20" W, 213.47 FEET; THENCE S 04°51'10" W, 258.80 FEET; THENCE S 05°42'00" E, 201.67 FEET; THENCE S 01°22'50" W, 55.54 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID SURVEY, N 88°23'20" W, 106.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.89 ACRES.

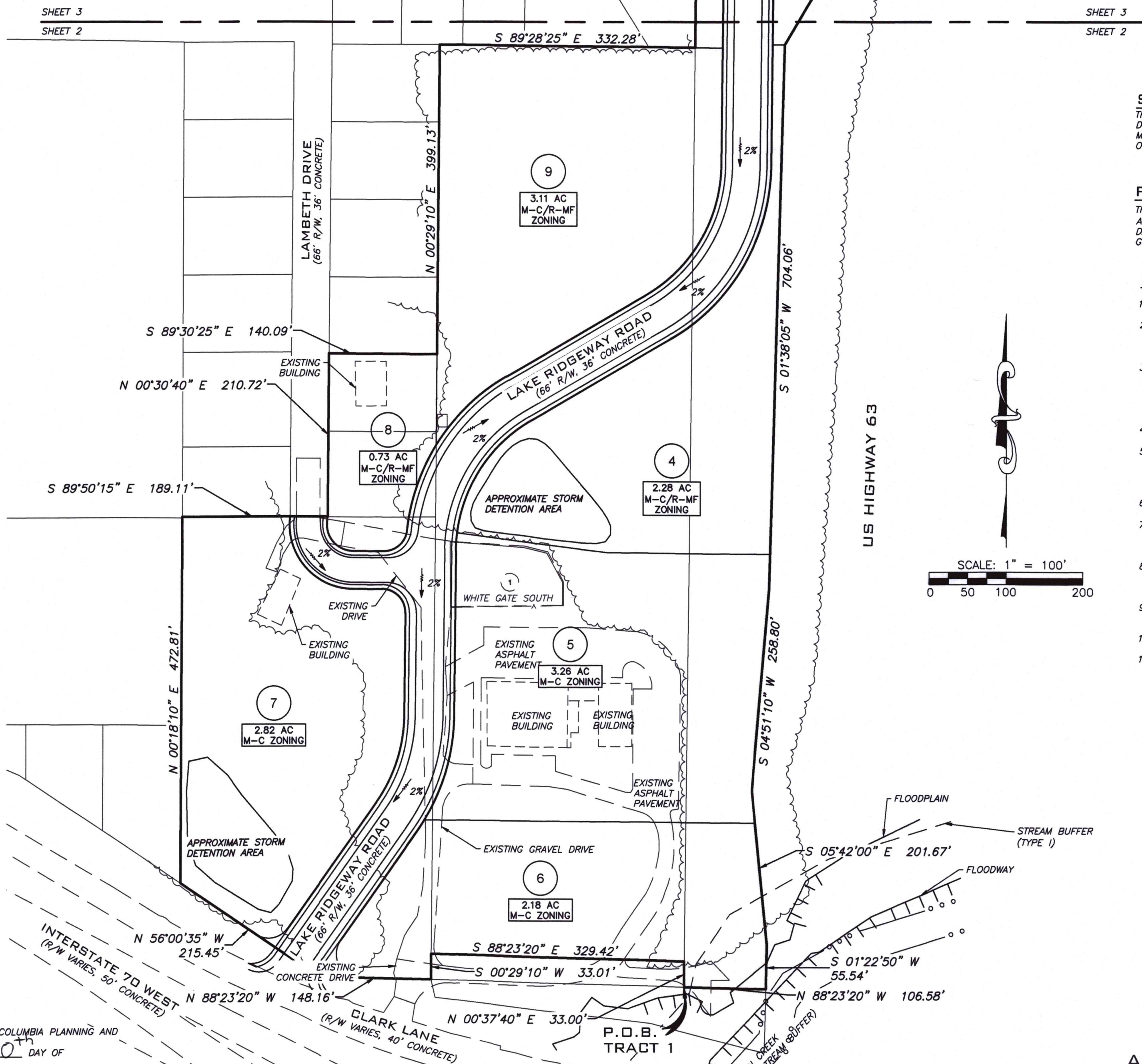
TRACT 2:
COMMENCING AT THE CENTER OF SAID SECTION 5, ALSO BEING THE SOUTHEAST CORNER OF LOT 2 OF CENTERSTATE CNG RECORDED IN BOOK 4107, PAGE 107; THENCE ALONG THE QUARTER SECTION LINE, S 87°52'10" W, 117.39 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF LOT 1 OF CENTERSTATE PLAT 2 AS RECORDED IN PLAT BOOK 38, PAGE 52, S 28°18'30" W, 374.71 FEET TO A POINT ON THE NORTH LINE OF LOT 3 OF SAID CENTERSTATE PLAT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 3, N 60°58'30" W, 169.76 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A LENGTH OF 42.57 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 20°18'55" W, 39.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKE RIDGEWAY ROAD; THENCE LEAVING THE NORTH LINE OF SAID LOT 3 ALONG SAID EAST RIGHT-OF-WAY LINE, N 20°20'45" E, 22.31 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 493.00 FEET AND A LENGTH OF 181.62 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 09°47'30" E, 180.59 FEET; THENCE N 00°45'45" W, 0.79 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 2133, PAGE 637; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG THE NORTH LINE OF SAID SURVEY, N 87°52'10" E, 301.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.56 ACRES.

STORMWATER MANAGEMENT

- THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(6).

EROSION AND SEDIMENTATION PLAN

A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION SEDIMENT CONTROL PLAN WILL BE PREPARED FOR THIS SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLUMBIA STORMWATER MANAGEMENT (CHAPTER 12A, ARTICLE V) WHEN CONSTRUCTION PLANS ARE COMPLETED. ANTICIPATED BMP'S INCLUDE DIVERSION BERMS, SILT FENCE, AND PRESERVED VEGETATION.



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.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X - AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0283E, DATED APRIL 19, 2017, LIMITS OF THE 100-YEAR FLOODPLAIN HAVE BEEN SHOWN GRAPHICALLY.

GENERAL NOTES

- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- SANITARY SEWER SERVICE TO THIS PLAT IS PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT.
- ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
- ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
- A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
- DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 1% ANNUAL CHANCE FLOOD PLAIN.
- STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
- SIGNIFICANT TREES ON THIS TRACT HAVE BEEN LOCATED AND SHOWN ON THE PLAN.
- THERE SHALL BE NO DIRECT ACCESS TO CLARK LANE.
- THE EASEMENTS DEDICATED ON THIS PLAT ARE SUBJECT TO FUTURE VACATION AT TIME OF DEVELOPMENT. UTILITIES WILL BE RELOCATED AS NEEDED.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

JAY ALAN GEBHART
PROFESSIONAL LAND SURVEYOR
PLS. 2001001909
07/10/2025

JAY ALAN GEBHART
LS - 2001001909
07/10/2025

PLAT BY A CIVIL GROUP
CORPORATE NUMBER 2001006115

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 10TH DAY OF July, 2025.

SHARON GUEVA JONES, CHAIRPERSON

A CIVIL GROUP
CIVIL ENGINEERING • PLANNING • SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

JOB#: SOCL25.01

SHEET 1 OF 3

X:\Project\SOCL - Socket Land Company\SOCL25-01 Boundary Survey\Plot Design\Adj\Drawings\SOCL25-01 Preliminary Plat 2025-07-10.dwg

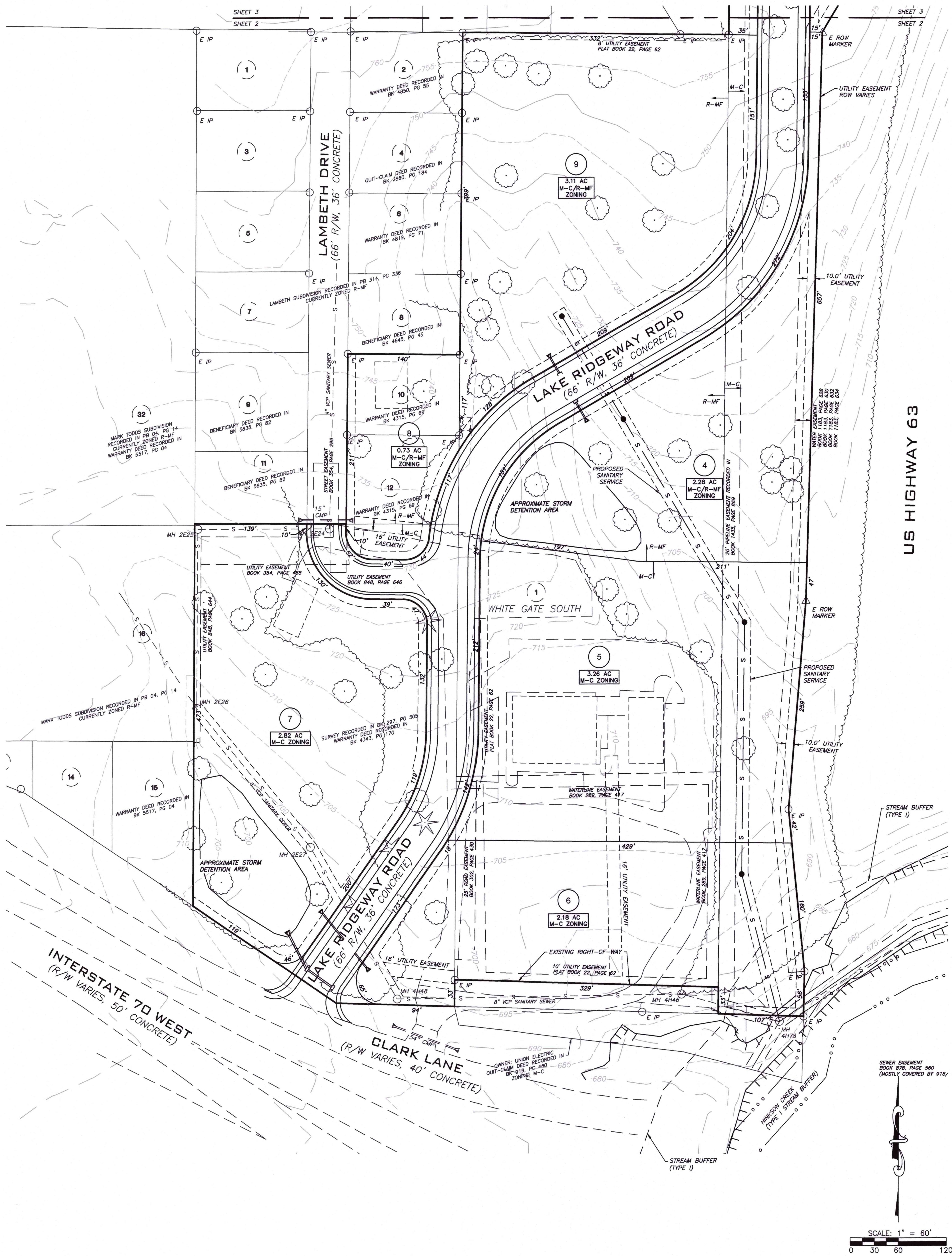
LEGEND

- | | | | |
|----|------------------------------------|-----|-------------------------------------|
| ○ | EXISTING IRON PIPE OR REBAR | FM | PROPOSED FORCEMAIN |
| △ | EXISTING M&DOT RIGHT-OF-WAY MARKER | --- | EXISTING SANITARY |
| MH | EXISTING SANITARY MANHOLE | S | PROPOSED SANITARY |
| ● | PROPOSED SANITARY MANHOLE | --- | EXISTING STORM SEWER |
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| 2X | PROPOSED STREET GRADE | | |

PRELIMINARY PLAT

WHITE GATE SOUTH PLAT 2

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