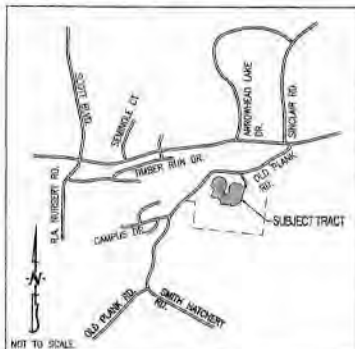




LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT THE GATES REAL ESTATE, LLC, 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 ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS 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 ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE GATES, PLAT NO. 1-REARRANGEMENT"

IN WITNESS WHEREOF, THE GATES REAL ESTATE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 16 DAY OF MAY, 2014.

THE GATES REAL ESTATE, LLC.

MIKE TOMPKINS, MANAGING MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 16 DAY OF MAY, 2014 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

Danielle Griffith

DANIELLE GRIFFITH

NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 28, 2016
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 2nd DAY OF June, 2014.



Robert McDavid
ROBERT MCDONALD, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 16 DAY OF May, 2014.

Raman Puri
DR. RAMAN PURI, CHAIRPERSON

FINAL PLAT THE GATES, PLAT No. 1- REARRANGEMENT

A MAJOR REPLAT OF THE GATES, PLAT NO. 1 LOCATED IN THE SE QUARTER
OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

MARCH 31, 2014

CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2014, I COMPLETED A SURVEY AND SUBDIVISION FOR THE GATES REAL ESTATE, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 2985, PAGE 175 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4228, PAGE 171 AND BEING A REARRANGEMENT OF THE GATES PLAT No. 1, RECORDED IN PLAT BOOK 46, PAGE 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD AT THE NORTHEAST CORNER OF LOT C102 OF SAID GATES, PLAT NO. 1, AND WITH SAID SOUTH RIGHT-OF-WAY LINE, S 53°37'40" W 89.51', THENCE S 63°35'55" W 18.50'; THENCE S 75°22'35" W 53.48' TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH RIGHT-OF-WAY LINE S 60°10'05" E, 78.37 FEET; THENCE S 1°03'35" W, 175.27 FEET; THENCE S 60°28'05" W, 18.78 FEET; THENCE S 31°08'25" W, 124.95 FEET; THENCE S 77°13'10" W, 10.00 FEET; THENCE 193.30 FEET ALONG A 250.00-FOOT RADIUS, NON-TANGENT, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 9°22'10" W, 186.52 FEET; THENCE 322.67 FEET ALONG A 625.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 16°43'50" W, 319.10 FEET; THENCE 266.99 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 35°56'05" W, 251.60 FEET; THENCE 32.05 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 24°01'25" W, 28.73 FEET; THENCE S 88°07'00" W, 50.00 FEET; THENCE S 77°35'55" W, 141.20 FEET; THENCE N 20°25'55" W, 58.66 FEET; THENCE N 63°25'35" W, 37.77 FEET; THENCE S 72°40'15" W, 36.72 FEET; THENCE S 29°42'30" W, 37.90 FEET; THENCE N 83°10'15" W, 142.71 FEET; THENCE S 82°35'55" W, 50.00 FEET; THENCE 106.14 FEET ALONG A 180.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 24°17'35" W, 104.60 FEET; THENCE 109.04 FEET ALONG A 390.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 33°10'30" W, 108.69 FEET; THENCE 27.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 84°26'40" W, 25.32 FEET; THENCE 225.09 FEET ALONG A 250.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 77°55'40" W, 217.57 FEET; THENCE N 37°51'55" E, 50.00 FEET; THENCE N 15°32'00" E, 188.56 FEET; THENCE N 44°58'50" W, 178.73 FEET; THENCE N 15°35'50" E, 172.11 FEET; THENCE N 40°59'30" E, 180.34 FEET; THENCE S 85°33'25" E, 228.51 FEET; THENCE S 38°26'55" E, 162.08 FEET; THENCE S 7°02'00" E, 143.07 FEET; THENCE S 17°58'30" W, 202.34 FEET; THENCE S 72°22'25" W, 101.65 FEET; THENCE N 70°50'40" E, 191.95 FEET; THENCE N 14°02'30" W, 58.73 FEET; THENCE N 0°04'45" W, 168.02 FEET; THENCE N 50°06'00" E, 188.05 FEET; THENCE S 76°37'55" E, 188.51 FEET; THENCE S 53°21'05" E, 179.09 FEET; THENCE 284.80 FEET ALONG A 200.00-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 91°45'50" W, 261.19 FEET; THENCE 137.53 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 32°30'00" W, 135.40 FEET; THENCE N 14°59'25" W, 31.48 FEET; THENCE 46.93 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 59°48'25" W, 42.29 FEET; THENCE N 14°37'25" W, 15.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD PLANK ROAD; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE N 83°25'25" E, 98.37 FEET; THENCE N 75°22'35" E, 169.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.27 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



David T. Butcher
DAVID T. BUTCHER, PLS-2002014035
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

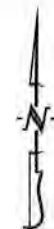
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 16 DAY OF MAY, 2014.

Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 28, 2016
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201



LEGEND:

- E EXISTING
- Ø SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- ØX DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

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

NOTES:

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 29019C 0335D DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS. (PRELIMINARY PLATTED SEPTEMBER 6, 2005)
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOTS C1, C2 & C3 ARE NOT FOR DEVELOPMENT AND ARE TO BE USED FOR COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.
- THE LOTS, RIGHTS-OF-WAY AND EASEMENTS RECORDED IN PLAT BOOK 46, PAGE 29 NOT SHOWN HEREON ARE HEREBY VACATED UPON COUNCIL APPROVAL OF THIS REPLAT.
- NO LOTS ON THIS PLAT SHALL TAKE DIRECT DRIVEWAY ACCESS OFF OLD PLANK ROAD.

RIGHT-OF-WAY TO REMAIN (NOT PART OF VACATION)

RIGHT-OF-WAY FOR OLD PLANK ROAD BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD AT THE NORTHEAST CORNER OF LOT C102 OF THE GATES, PLAT NO. 1, AND WITH SAID RIGHT-OF-WAY LINE, S 53°37'40" W, 89.51 FEET; THENCE S 63°35'55" W, 18.50 FEET; THENCE S 75°22'35" W, 226.19 FEET; THENCE S 83°24'55" W, 202.09 FEET; THENCE N 86°24'20" W, 444.76 FEET; THENCE 171.92 FEET ALONG A 424.52-FOOT RADIUS, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 82°01'35" W, 170.75 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, N 16°34'25" W, 59.59 FEET; THENCE N 84°46'30" E, 73.73 FEET; THENCE S 86°24'55" W, 556.78 FEET; THENCE N 83°24'55" E, 89.57 FEET; THENCE N 75°22'35" E, 325.04 FEET; THENCE N 63°35'20" E, 96.09 FEET; THENCE S 36°20'25" E, 33.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.03 ACRES.

UTILITY EASEMENT TO REMAIN (NOT PART OF VACATION)

20' UTILITY EASEMENT ALONG SOUTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD AT THE NORTHEAST CORNER OF LOT C102 OF THE GATES, PLAT NO. 1, AND WITH SAID RIGHT-OF-WAY LINE, SAID STRIP BEING 20 FEET WIDE AND LYING LEFT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE, S 53°37'40" W, 89.51 FEET; THENCE S 63°35'55" W, 18.50 FEET; THENCE S 75°22'35" W, 226.19 FEET; THENCE S 83°24'55" W, 202.09 FEET; THENCE N 86°24'20" W, 444.76 FEET; THENCE 171.92 FEET ALONG A 424.52-FOOT RADIUS, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 82°01'35" W, 170.75 FEET TO THE END OF THIS DESCRIBED LINE.



Recorded in Boone County, Missouri
Date and Time: 06/03/2014 at 01:32:12 PM
Instrument #: 2014009872 Book: 48 Page: 27
Grantor: GATES REAL ESTATE LLC THE
Grantee: GATES PLAT NO. 1-REARRANGEMENT THE
Instrument Type: PLAT
Recording Fee: \$94.00 &
No. of Pages: 2
Bettie Johnson, Recorder of Deeds



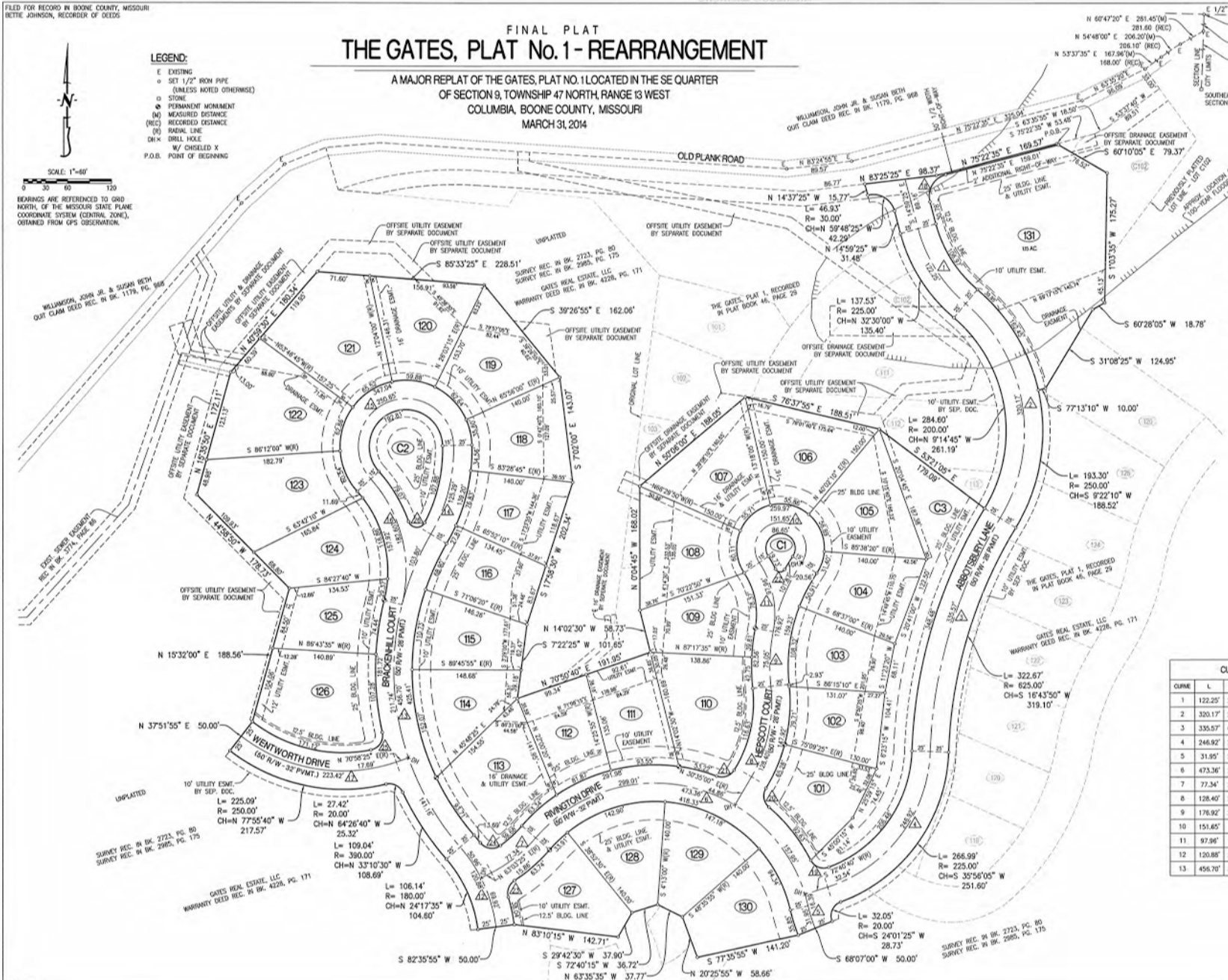
FINAL PLAT THE GATES, PLAT No. 1 - REARRANGEMENT

A MAJOR REPLAT OF THE GATES, PLAT NO. 1 LOCATED IN THE SE QUARTER
OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 31, 2014

LEGEND:

- E EXISTING
- SET 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- MEASURED DISTANCE
- RECORDED DISTANCE
- (R) RADIAL LINE
- DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

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.



NOTES:

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 20019C 03350 DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS. (PRELIMINARY PLATTED SEPTEMBER 8, 2005)
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOTS C1, C2 & C3 ARE NOT FOR DEVELOPMENT AND ARE TO BE USED FOR COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.
- THE LOTS, RIGHTS-OF-WAY AND EASEMENTS RECORDED IN PLAT BOOK 46, PAGE 29 NOT SHOWN HEREON ARE HEREBY VACATED UPON COUNCIL APPROVAL OF THIS REPLAT.
- NO LOTS ON THIS PLAT SHALL TAKE DIRECT DRIVEWAY ACCESS OFF OLD PLANK ROAD.



DAVID T. BUTCHER, PLS-2002014095
5/6/2014
DATE

CURVE TABLE				
CURVE	L	R	A	CHORD
1	122.25'	200.00'	30°01'15"	120.35'
2	320.17'	225.00'	81°31'55"	293.84'
3	335.57'	650.00'	29°34'50"	331.86'
4	246.92'	200.00'	70°44'10"	231.53'
5	31.95'	205.00'	85°55'45"	31.92'
6	473.36'	215.00'	126°08'50"	383.38'
7	77.34'	200.00'	22°08'30"	76.86'
8	128.40'	200.00'	36°47'00"	126.20'
9	176.92'	250.00'	40°32'50"	173.25'
10	151.65'	35.00'	248°14'45"	57.95'
11	97.96'	125.00'	44°54'00"	95.47'
12	120.88'	205.00'	33°47'00"	119.13'
13	456.70'	365.00'	71°41'25"	427.48'

CURVE TABLE				
CURVE	L	R	A	CHORD
14	125.29'	225.00'	31°54'20"	123.68'
15	250.85'	65.00'	220°56'25"	121.79'
16	182.60'	185.00'	56°33'05"	175.27'
17	223.42'	225.00'	56°53'30"	214.35'
18	47.32'	30.00'	90°21'55"	42.56'
19	29.01'	20.00'	83°07'20"	26.54'
20	38.25'	20.00'	80°55'20"	25.96'
21	27.44'	30.00'	78°37'20"	25.34'
22	15.16'	7.00'	124°16'20"	12.38'
23	25.83'	20.00'	74°00'35"	24.06'
24	30.83'	20.00'	86°20'00"	27.87'
25	31.88'	20.00'	91°19'45"	28.61'
26	27.70'	12.00'	132°16'50"	21.95'