

Unofficial Document

FINAL PLAT

THE GATES, PLAT No. 6

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 31, 2020

CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR THE GATES REAL ESTATE, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 AS SHOWN IN THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4333, PAGE 153 & BOOK 4987, PAGE 45 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 12 WEST AS SHOWN IN THE SURVEYS RECORDED IN BOOK 2404, PAGE 56, & BOOK 4070, PAGE 128, AND WITH THE SOUTH LINE OF SAID SECTION 10, S 88°57'30"E, 59.32 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE OF SECTION 10, N 1°02'30"E, 354.96 FEET; THENCE N 22°44'25"E, 128.47 FEET; THENCE 67.87 FEET ALONG A 250.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 75°02'15"W, 67.66 FEET; THENCE 40.52 FEET ALONG A 230.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 77°46'05"W, 40.46 FEET; THENCE N 17°16'45"E, 50.00 FEET TO THE SOUTH LINE OF THE GATES, PLAT NO. 4A RECORDED IN PLAT BOOK 54, PAGE 27; THENCE WITH THE LINES OF SAID THE GATES, PLAT NO. 4A, 18.71 FEET ALONG A 180.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 75°41'55"E, 18.70 FEET; THENCE N 17°37'05"E, 76.88 FEET; THENCE N 3°53'50"E, 65.24 FEET, THENCE N 34°49'40"W, 26.94 FEET TO THE SOUTH LINE OF THE GATES, PLAT NO. 4, RECORDED IN PLAT BOOK 52, PAGE 5; THENCE WITH THE LINE OF SAID THE GATES, PLAT NO. 4, N 55°10'20"E, 28.04 FEET; THENCE N 44°01'45"E, 529.74 FEET; THENCE N 63°26'05"E, 265.83 FEET; THENCE N 76°16'35"E, 239.46 FEET; THENCE N 46°37'10"E, 80.23 FEET; THENCE N 79°27'30"E, 69.25 FEET TO A CORNER ON THE WESTERLY LINE OF LOT 1 OF THE GATES PARK, RECORDED IN PLAT BOOK 50, PAGE 13; THENCE WITH SAID WESTERLY LINE OF LOT 1, THE GATES PARK, N 89°37'50"E, 578.37 FEET; THENCE S 29°17'30"E, 298.33 FEET; THENCE S 72°05'25"W, 232.65 FEET; THENCE S 25°25'30"E, 242.60 FEET; THENCE S 4°47'10"E, 605.61 FEET; THENCE S 1°02'30"W, 222.59 FEET TO SAID SOUTH LINE OF SAID SECTION 10; THENCE WITH SAID SOUTH LINE OF SECTION 10, N 88°57'30"W, 1638.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.63 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, PLS-2002014095

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF November, IN THE YEAR 2020.

Kenneth Farris
KENNETH FARRIS

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

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Columbia County
Commission #14965667
My Commission Expires: 04-22-2022

KNOW ALL MEN BY THESE PRESENTS:

THAT 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 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, INCLUDING ALL OF COMMON LOT C1, WHICH IS DEDICATED AS DRAINAGE & UTILITY EASEMENT. THE ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE GATES, PLAT NO. 6"

IN WITNESS WHEREOF, GATES REAL ESTATE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 3rd DAY OF November, 2020.

GATES REAL ESTATE, LLC.

Mike Tompkins
MIKE TOMPKINS, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 3rd DAY OF November, IN THE YEAR 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE TOMPKINS, (MANAGER) OF GATES REAL ESTATE, LLC, A 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
Columbia County
Commission #14965667
My Commission Expires: 04-22-2022

SHEET 1 OF 3

THE GATES, PLAT No. 6

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 8/31/2020

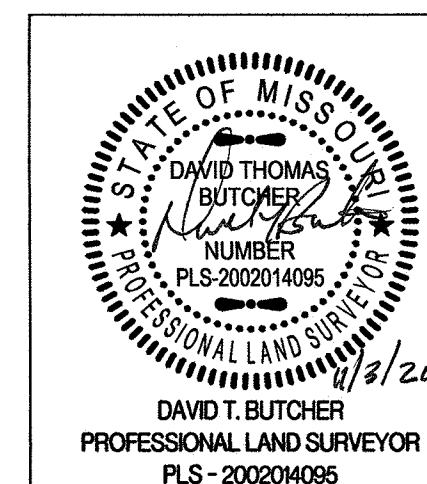
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PROJECT: 130285

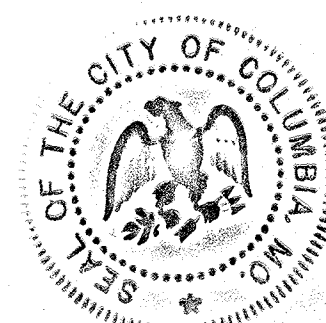
DRAWN BY: KWF

CROCKETT
ENGINEERING CONSULTANTS
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Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

Recorded in Boone County, Missouri
Date and Time: 12/08/2020 at 01:31:34 PM
Instrument #: 2020031587 Book: 54 Page: 80
Instrument Type: PLAT
Recording Fee: \$189.00
No. of Pages: 3
Nora Dietzel, Recorder of Deeds
Missouri



DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS-2002014095



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #024453

ON THE 3rd DAY OF December, 2020.

BRIAN TREECE, MAYOR

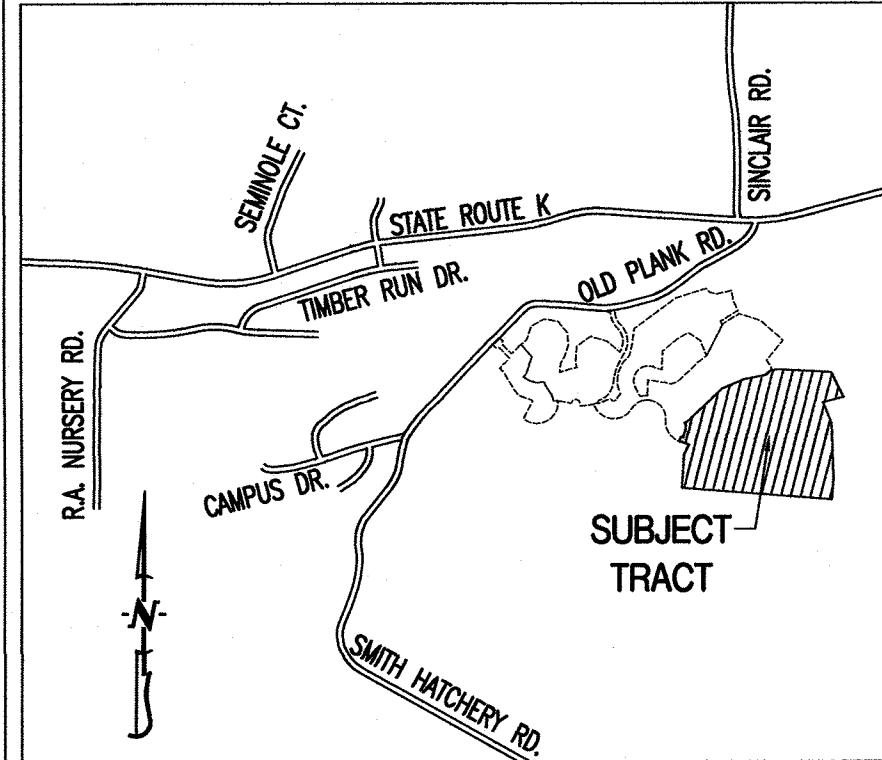
ATTEST:

SHEELA AMIN, CITY CLERK

NOTES:

- THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA, AND ZONE AE-AREAS DETERMINED TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOOD AND THE REGULATORY FLOODWAY AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0335E, DATED: APRIL 19, 2017.
- 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.
- ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE REGULATED STREAMS ON THIS SITE AS DETERMINED BY THE USGS MAP FOR THE JAMESTOWN QUADRANGLE.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- LOTS C1, C2, C3, & C4 ARE INTENDED TO BE USED FOR LANDSCAPING AND STORMWATER FEATURES AND ARE TO BE MAINTAINED BY THE HOA.

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

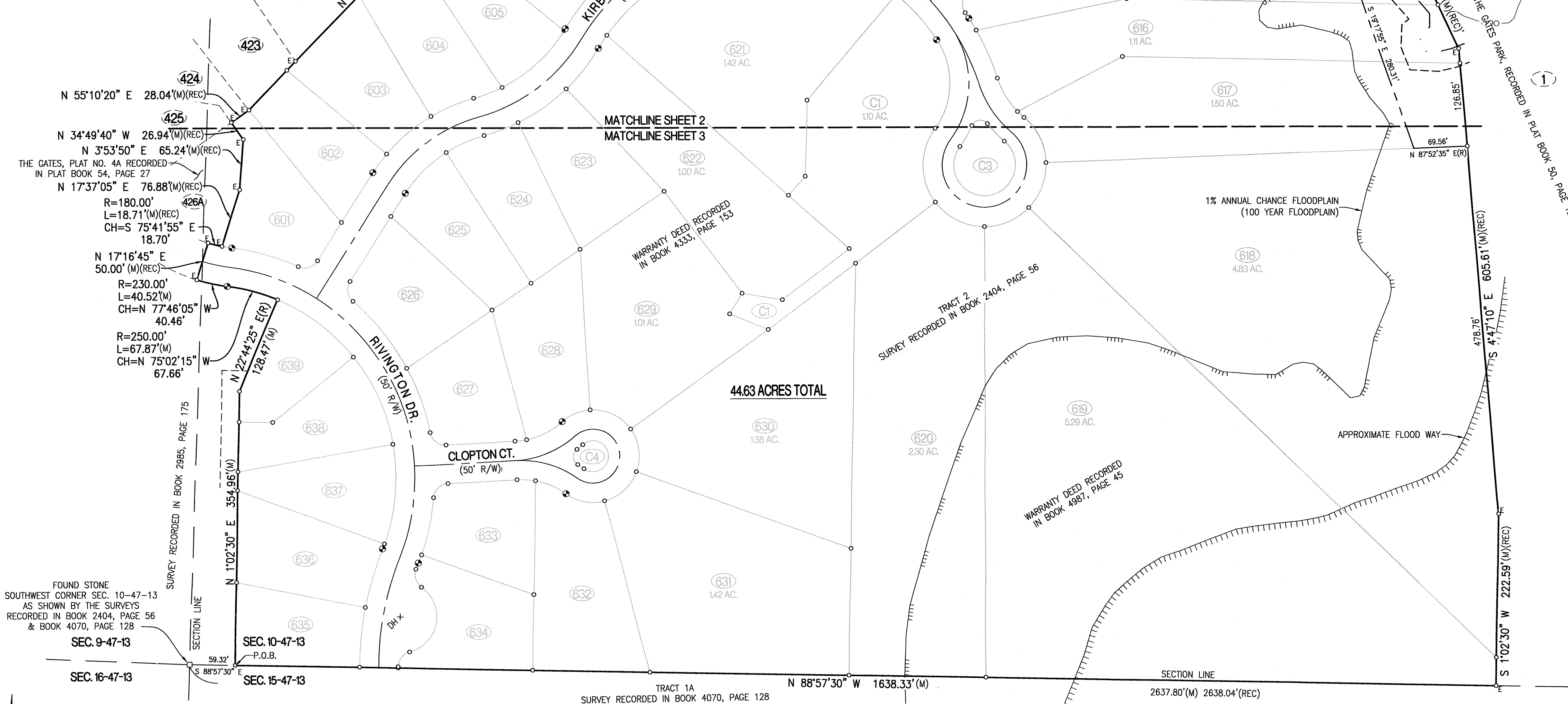


LOCATION MAP

NOT TO SCALE

LEGEND:

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



FOUND STONE
SOUTHWEST CORNER SEC. 10-47-13
AS SHOWN BY THE SURVEYS
RECORDED IN BOOK 2404, PAGE 56
& BOOK 4070, PAGE 128

SEC. 9-47-13

SEC. 16-47-13

SEC. 10-47-13

SEC. 15-47-13

TRACT 1A
SURVEY RECORDED IN BOOK 4070, PAGE 128

TRACT 2
SURVEY RECORDED IN BOOK 2404, PAGE 56

WARRANTY DEED RECORDED
IN BOOK 4333, PAGE 153

WARRANTY DEED RECORDED
IN BOOK 4987, PAGE 45

44.63 ACRES TOTAL

SECTION LINE
2637.80'(M) 2638.04'(REC)

N 88°57'30" W 1638.33'(M)

FOUND IRON PIPE
SOUTH QUARTER SEC. 10-47-13 AS
SHOWN IN PLAT BOOK 50, PAGE 13

SCALE: 1"=80'
0 40 80 160

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

CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	205.00'	36.11'	S 77°46'05" E	36.07'
2	20.00'	28.59'	N 73°22'30" E	26.22'
3	20.00'	28.59'	S 8°32'25" E	26.22'
4	275.00'	501.63'	S 30°33'25" E	434.92'
5	20.00'	28.59'	S 52°10'45" E	26.22'
6	125.00'	84.27'	N 67°33'05" E	82.68'
7	35.00'	157.14'	N 3°08'15" W	54.69'
8	125.00'	84.27'	N 73°49'30" W	82.68'
9	20.00'	28.59'	S 45°54'20" W	26.22'
10	20.00'	26.15'	S 17°04'20" E	24.33'
11	400.00'	148.13'	S 11°05'25" W	147.28'
12	47.00'	106.76'	N 10°32'10" E	85.24'
13	20.00'	26.15'	S 38°08'45" W	24.33'
14	200.00'	147.81'	S 53°35'25" W	144.47'
15	225.00'	172.05'	N 52°51'25" E	167.89'
16	285.00'	574.14'	S 88°39'45" W	481.86'
17	20.00'	28.77'	N 54°27'35" E	26.35'
18	20.00'	28.59'	S 27°42'10" E	26.22'
19	100.86'	376.59'	S 59°46'50" E	192.94'
20	20.00'	28.59'	N 88°08'25" E	26.22'
21	20.00'	28.77'	S 5°58'40" W	26.35'
22	285.00'	79.43'	N 25°38'30" W	79.17'
23	135.00'	76.25'	S 33°50'15" E	75.24'
24	55.00'	255.73'	N 8°31'11" W	80.18'
25	125.00'	152.75'	N 1°22'55" E	143.42'
26	12.00'	24.80'	S 82°49'10" W	20.62'
27	12.00'	23.17'	S 3°08'15" E	19.74'

FINAL PLAT
THE GATES, PLAT No. 6

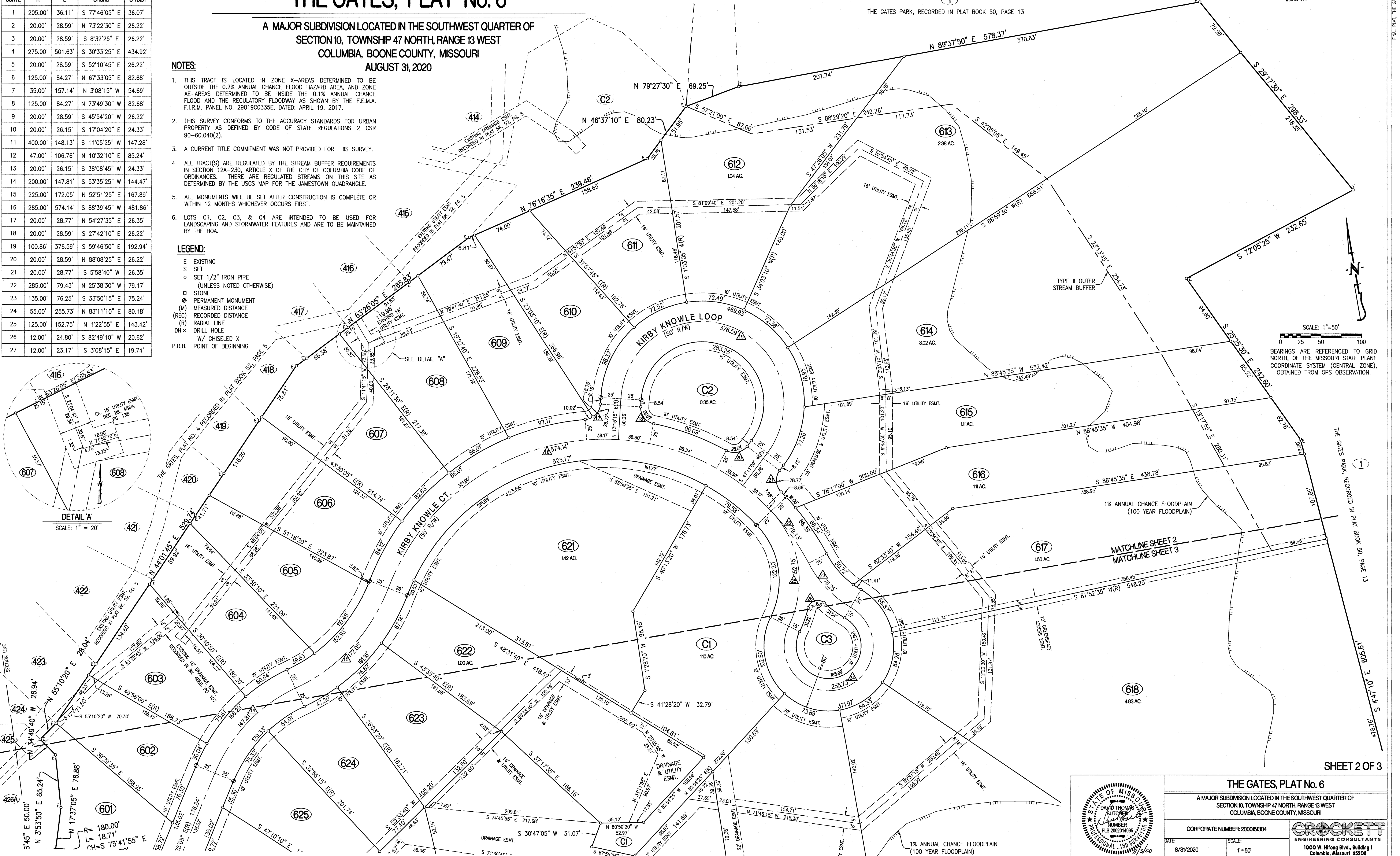
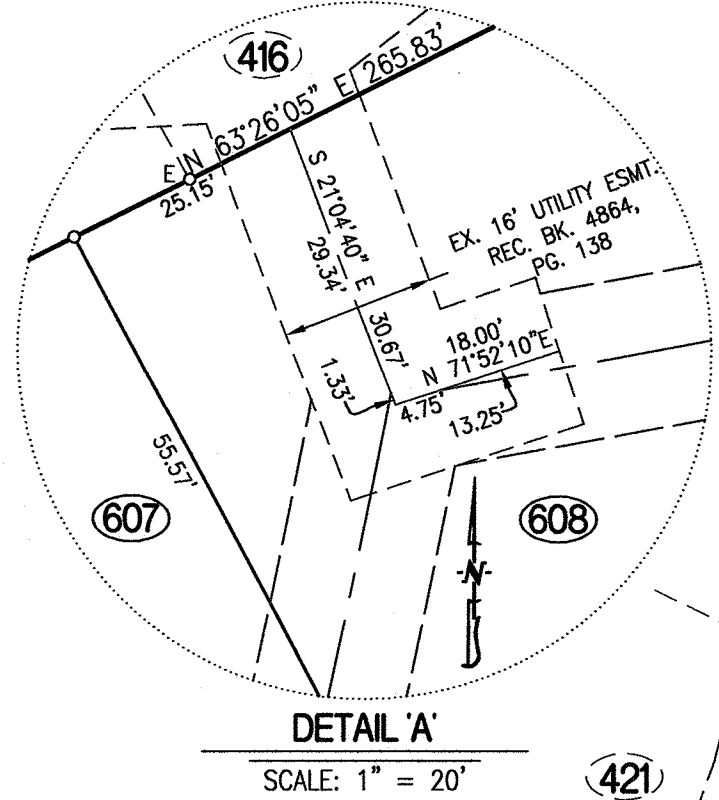
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SHEET 2 OF 3

DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS - 2002014095

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A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000161304	
DATE: 8/31/2020	SCALE: 1" = 50'
PROJECT: 130285	DRAWN BY: KWF

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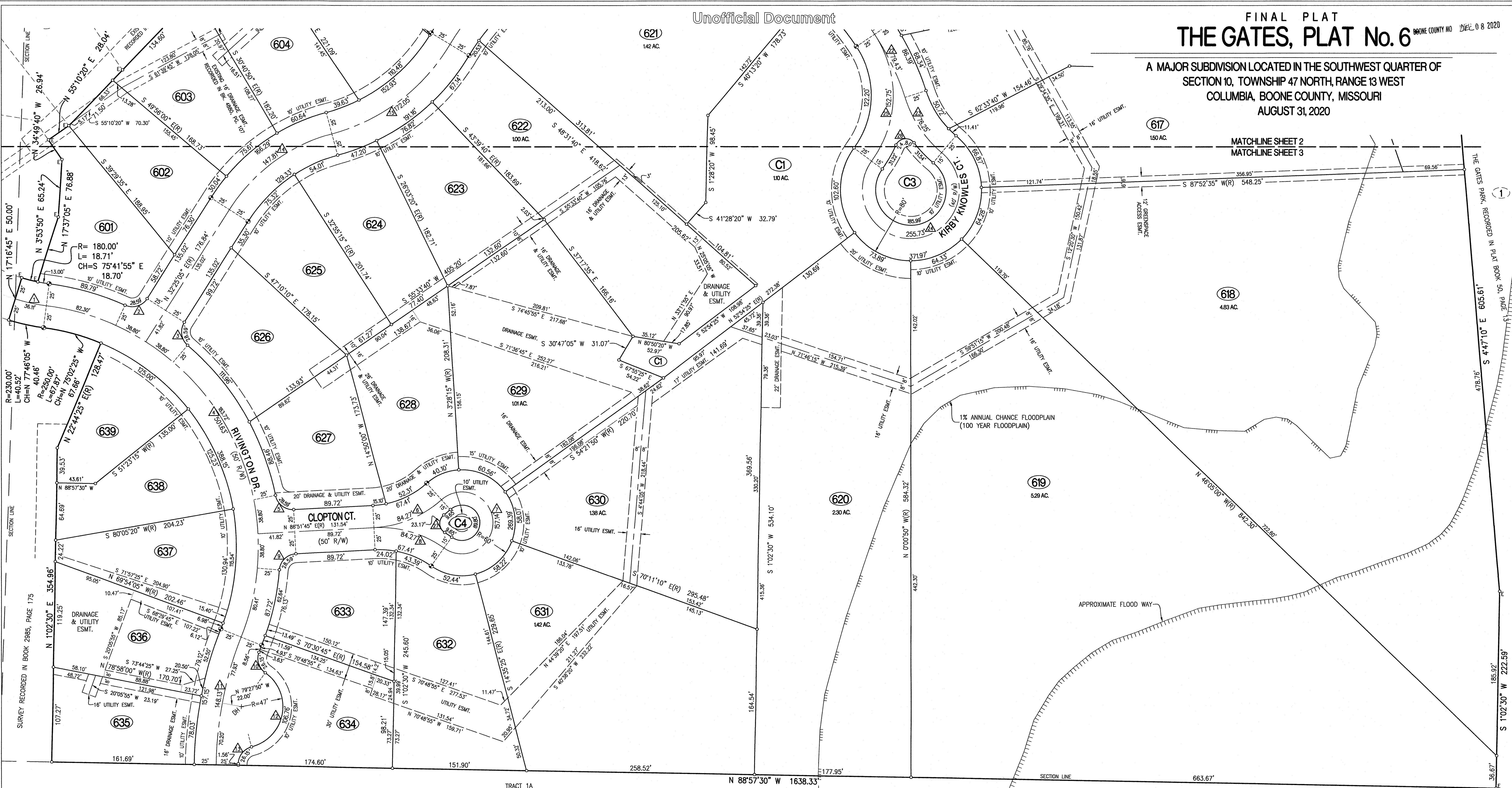
Unofficial Document

FINAL PLAT
THE GATES, PLAT No. 6

BOONE COUNTY MO REC'D 08 2020

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
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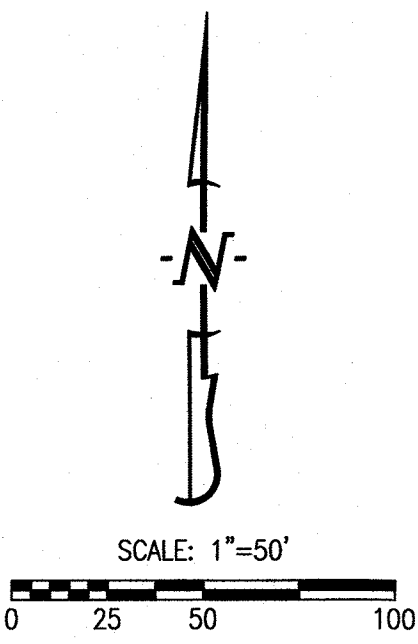
MATCHLINE SHEET 2
MATCHLINE SHEET 3



TRACT 1A
SURVEY RECORDED IN BOOK 4070, PAGE 128

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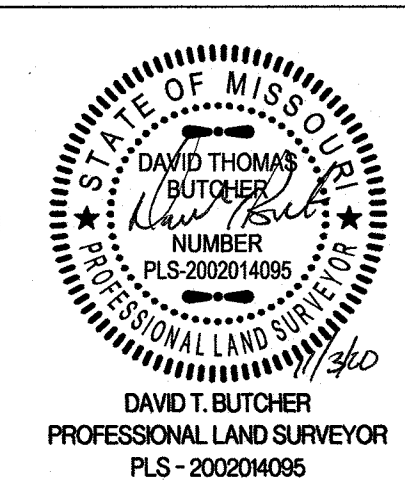
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SHEET 3 OF 3



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