Boone County, Missouri
Unofficial Document

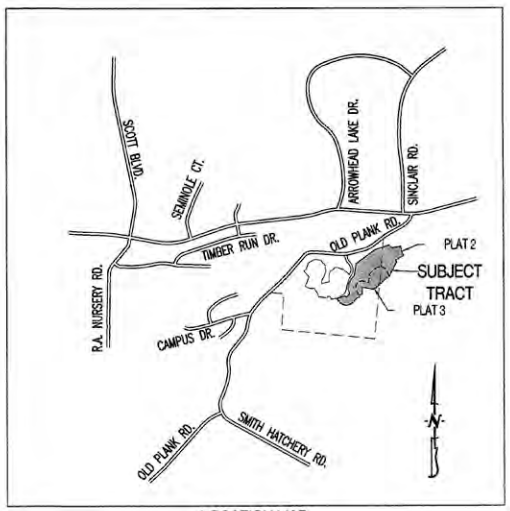
FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

FINAL PLAT

THE GATES, PLAT No. 2 & 3

A MAJOR SUBDIVISION LOCATED IN SE QUARTER OF SECTION 9, & THE SW QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

MARCH 16, 2015



LOCATION MAP
NOT TO SCALE

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. THE ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE GATES, PLAT NO. 2 & 3"

IN WITNESS WHEREOF, GATES REAL ESTATE, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 30th DAY OF May, 2015.

GATES REAL ESTATE, LLC.

MIKE TOMPKINS, MANAGING MEMEBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 30th DAY OF May, 2015 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 ACKNOWLEDGED THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public – Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2015, 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, AND THE SOUTHWEST QUARTER OF SECTION 10, ALL OF LAND SHOWN IN TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 2985, PAGE 175 AND THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4228, PAGE 171 AND BEING PART OF THE LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4333, PAGE 153, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF ABBOTSBURY LANE AT THE SOUTHWEST CORNER OF LOT 131 OF THE GATES, PLAT NO. 1-REARRANGEMENT RECORDED IN PLAT BOOK 48, PAGE 27; THENCE WITH THE SOUTH PROPERTY LINE OF SAID LOT 131, N 77°13'10"E, 10.00 FEET; THENCE N 31°08'25"E, 124.95 FEET; THENCE N 60°28'05"E, 18.78 FEET; THENCE LEAVING SAID SOUTH LINE, N 50°25'05"E, 526.65 FEET; THENCE N 68°35'20"E, 243.06 FEET; THENCE N 87°48'30"E, 126.26 FEET; THENCE S 69°26'30"E, 185.95 FEET; THENCE S 1°20'20"E, 136.39 FEET; THENCE S 11°03'30"E, 125.00 FEET; THENCE S 55°21'55"W, 23.12 FEET, THENCE S 24°05'10"W, 388.74; THENCE S 48°59'20"W, 117.27' FEET; THENCE S 43°42'00"W, 312.40 FEET; THENCE S 69°29'45"W, 62.33 FEET; THENCE N 84°49'35"W, 262.20 FEET; THENCE S 1°50'25"E, 215.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RIVINGTON DRIVE; THENCE 207.42 FEET ALONG A 200.00-FOOT RADIUS, NON TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 58°26'50"W, 198.25 FEET; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE 519.36 FEET ALONG A 230.00-FOOT RADIUS, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 86°34'25"W, 415.84 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, N 68°07'00"E, 50.00 FEET TO THE EAST RIGHT-OF WAY LINE OF ABBOTSBURY LANE, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, 32.05 FEET ALONG A 20.00-FOOT RADIUS, NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 24°01'25"E, 28.73 FEET; THENCE 266.99 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 35°56'05"E, 251.60 FEET; THENCE 322.67 FEET ALONG A 625.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 16°43'50"E, 319.10 FEET; THENCE 193.30 FEET ALONG A 250.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 9°22'10"E, 188.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.19 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

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR

DAVID T. BUTCHER, PLS-2002014095

5/30/2015
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 30th DAY OF May, 2015.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public – Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

NOTES:

1. PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP PANEL 29019C0335D DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1402226, DATED APRIL 1, 2014.
4. THIS TRACK IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE, HOWEVER STREAM BUFFER IS SHOWN FOR THE NEARBY STREAM AS SHOWN BY THE JAMESTOWN USGS QUAD MAP.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
6. LOT C1 IS TO BE USED FOR A COMMON LOT AND WILL CONTAIN STORM WATER MANAGEMENT, AND WILL BE CONSIDERED NOT FOR DEVELOPMENT AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.
7. COMPLIANT STEM-LOT STREET FRONTAGE SHALL BE PROVIDED TO COMMON LOT C1 WHEN SELLA COURT, AS SHOWN ON THE PRELIMINARY PLAT OF THE GATES PLAT 2, IS RECORDED. UPON THE PLATTING OF SUCH COMPLIANT STEM-LOT STREET FRONTAGE, THE INGRESS/EGRESS EASEMENT TO COMMON LOT C1, SHOWN BETWEEN LOTS 222 & 223 MAY BE REQUESTED FOR VACATION.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 20th DAY OF July, 2015.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

CITY OF COLUMBIA, MO. SEAL OF THE

Recorded in Boone County, Missouri
Date and Time: 07/21/2015 at 02:41:20 PM
Instrument #: 2015015354 Book: 49 Page: 29
Instrument Type: PLAT
Recording Fee: $94.00 S
No. of Pages: 2
Nora Dietzel, Recorder of Deeds

COUNTY OF BOONE MISSOURI

130285

Nora Dietzel, Recorder of Deeds

Boone County, Missouri
Unofficial Document

BOONE COUNTY MO JUL 21 2015

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
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FINAL PLAT

THE GATES, PLAT No. 2 & 3

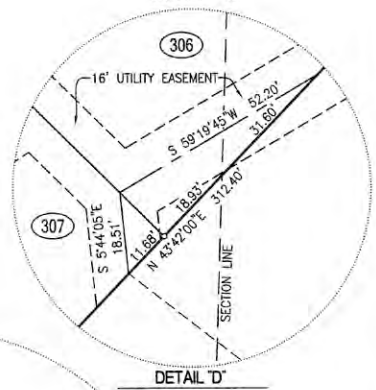
A MAJOR SUBDIVISION LOCATED IN SE QUARTER OF SECTION 9, &
THE SW QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 16, 2015

LEGEND:
- E EXISTING
- S SET
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊕ PERMANENT MONUMENT
- DH× DRILL HOLE W/ CHISELED X
- P.O.B. POINT OF BEGINNING
- (R) RADIAL LINE

DETAIL "A"
SCALE: 1"= 10'

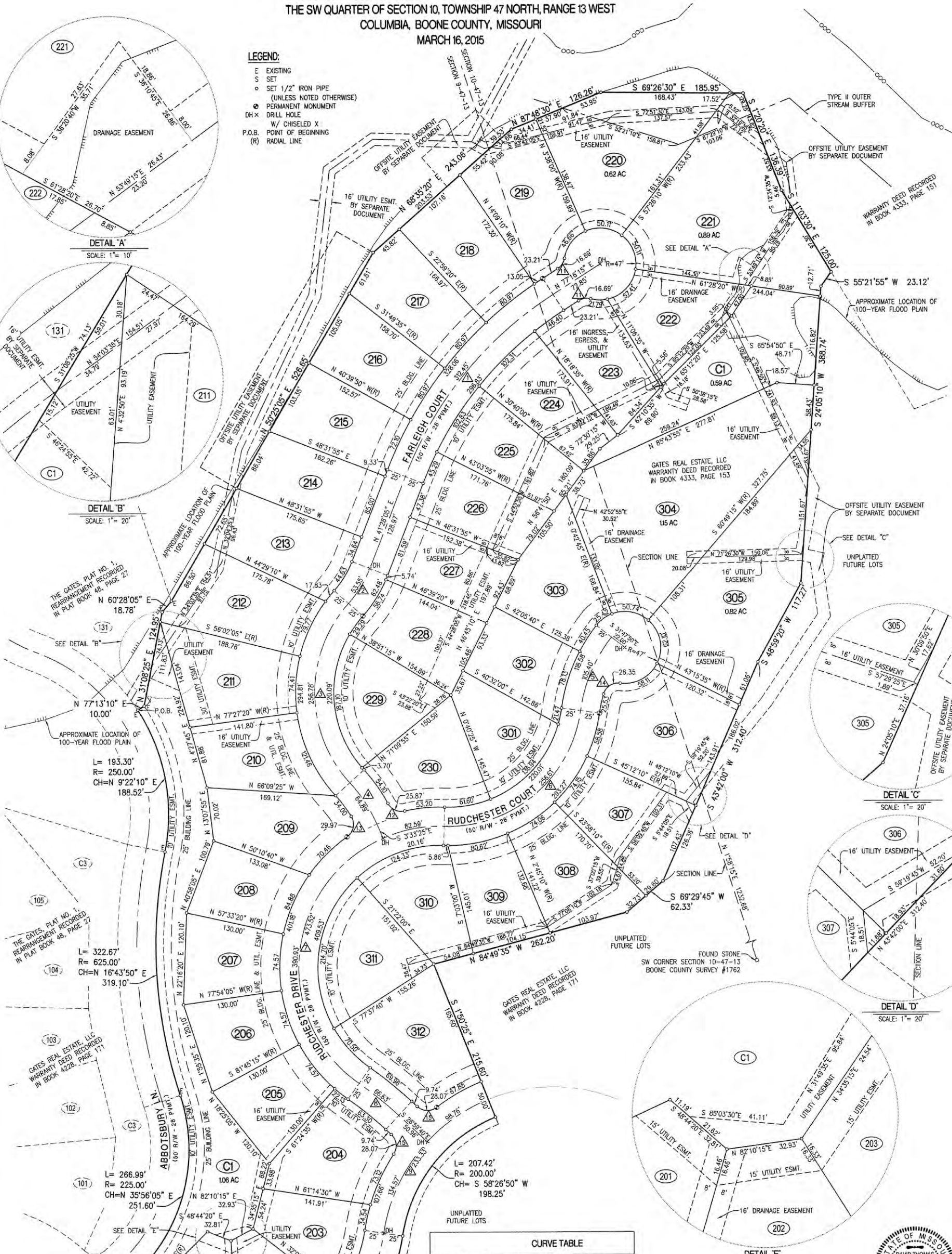
DETAIL "B"
SCALE: 1"= 20'

DETAIL "C"
SCALE: 1"= 20'



DETAIL "D"
SCALE: 1"= 20'

DETAIL "E"
SCALE: 1"= 20'



CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
1	500.00'	312.45'	N 59°22'10" E	307.39'
2	150.00'	53.55'	N 51°41'45" E	53.27'
3	175.00'	256.78'	N 19°53'20" E	234.36'
4	200.00'	64.89'	N 12°51'10" W	64.61'
5	200.00'	105.40'	N 43°06'20" E	104.19'
6	175.00'	256.61'	N 70°00'55" E	234.23'
7	185.00'	473.52'	N 38°41'50" E	354.44'
8	500.00'	66.63'	N 30°48'45" W	66.58'
9	225.00'	233.33'	N 58°26'55" E	223.04'
10	205.00'	462.91'	S 86°34'25" E	370.64'
11	20.00'	16.69'	N 53°22'05" E	16.21'
12	20.00'	25.87'	S 45°25'55" E	24.11'
13	20.00'	29.97'	N 31°54'20" E	27.24'
14	20.00'	28.35'	S 76°58'30" W	26.04'
15	20.00'	28.07'	N 67°11'50" W	25.82'

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.

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR

DAVID T. BUTCHER, PLS-2002014095
5/30/2015
DATE

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Nora Dietzel, Recorder of Deeds