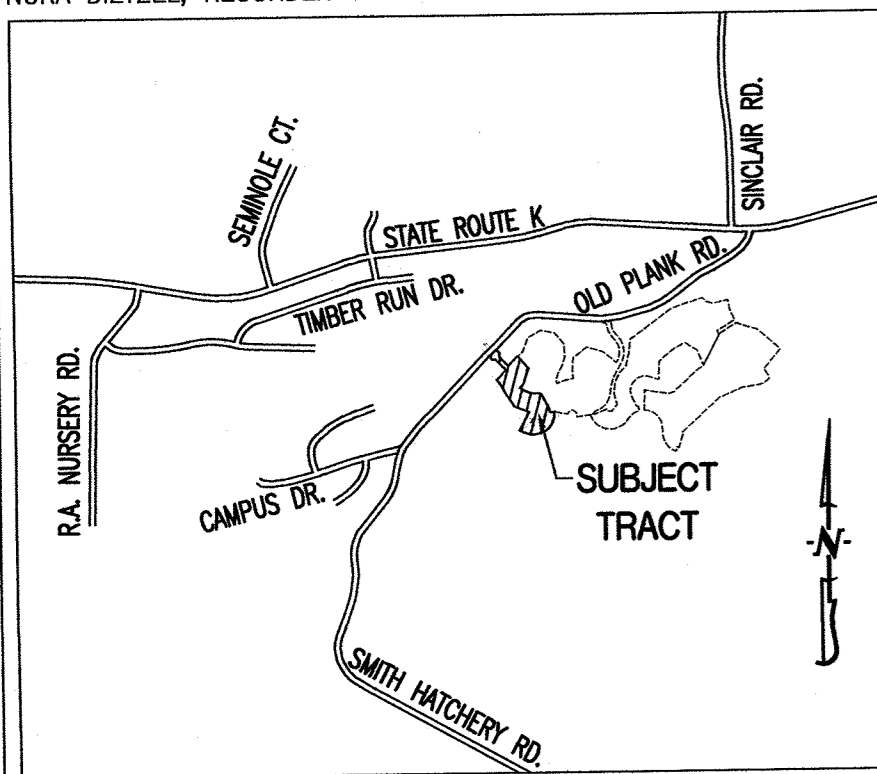


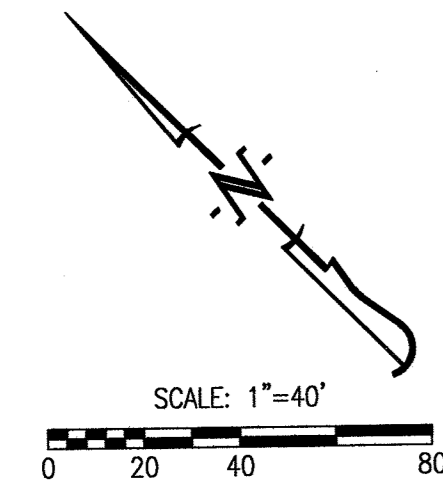
FINAL PLAT THE GATES, PLAT No. 5

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI APRIL 13, 2020

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

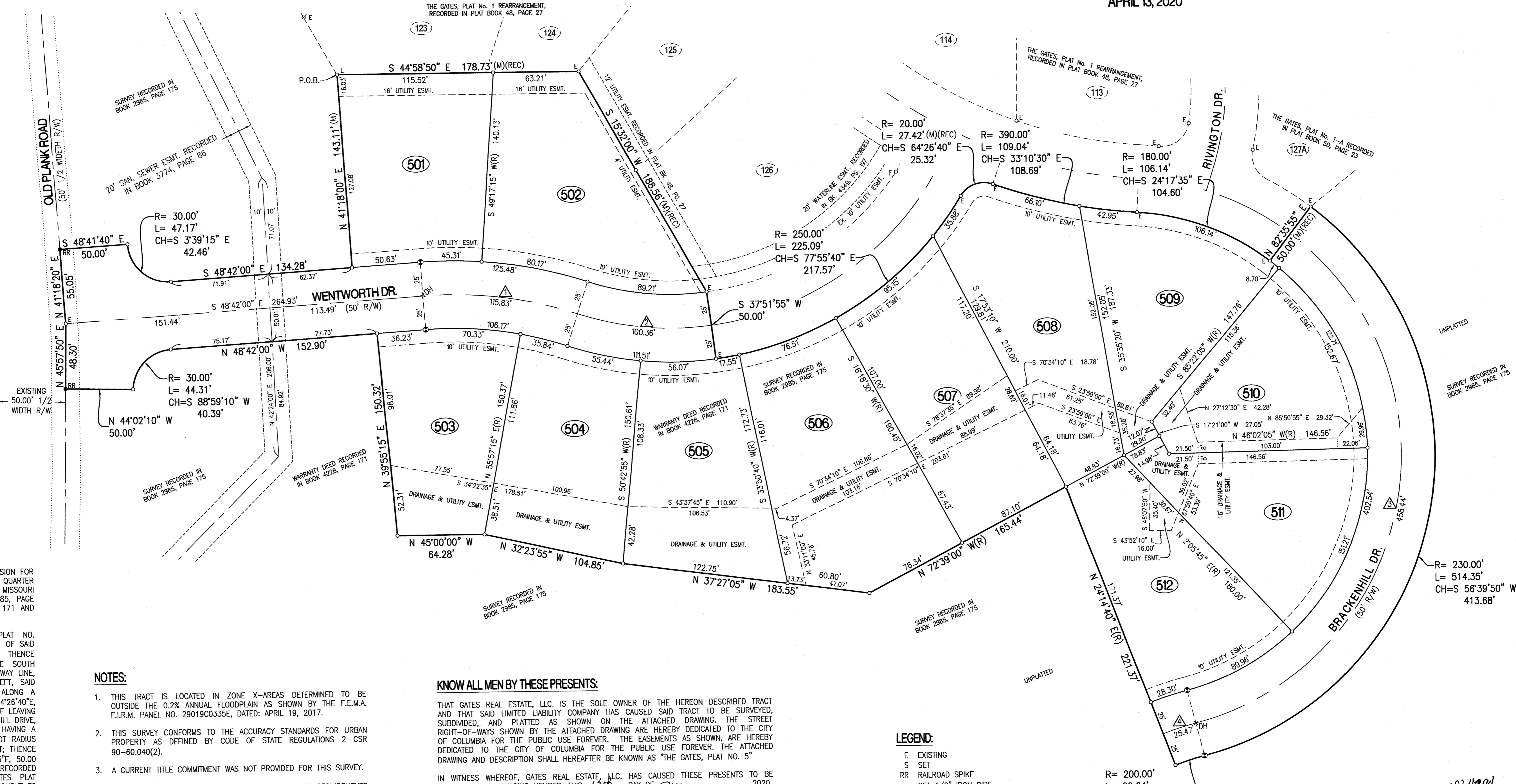


LOCATION MAP NOT TO SCALE



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

CURVE TABLE with columns for CURVE, R, L, CHORD, and CHDIST. It lists four curves with their respective radii and lengths.



CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2020, 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...

BEGINNING AT THE SOUTHWEST CORNER OF LOT 123 OF THE GATES, PLAT NO. 1-REARRANGEMENT, RECORDED IN PLAT BOOK 48, PAGE 27 AND WITH THE LINES OF SAID THE GATES, PLAT NO. 1-REARRANGEMENT, S 44°58'50" E, 178.73 FEET; THENCE S 15°32'00" W, 188.56 FEET; THENCE S 37°51'55" W, 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WENTWORTH DRIVE; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, 225.09 FEET ALONG A 250.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 77°55'40" E, 217.57 FEET; THENCE 27.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 64°26'40" E, 25.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BRACKENHILL DRIVE; THENCE LEAVING SAID WENTWORTH DRIVE AND WITH SAID SOUTH RIGHT-OF-WAY LINE OF BRACKENHILL DRIVE, 109.04 FEET ALONG A 390.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 33°10'30" E, 108.69 FEET; THENCE 106.14 FEET ALONG A 180.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 24°17'35" E, 104.60 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF BRACKENHILL DRIVE, N 82°35'55" E, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 127A OF THE GATES, PLAT NO. 1-A, RECORDED IN PLAT BOOK 50, PAGE 23; THENCE LEAVING THE LINES OF SAID GATES PLAT 1-REARRANGEMENT, 514.35 FEET ALONG A 230.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 56°39'50" W, 413.68 FEET; THENCE 22.64 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 62°30'45" W, 22.63 FEET; THENCE N 24°14'40" E, 221.37 FEET; THENCE N 72°39'00" W, 165.44 FEET; THENCE N 37°27'05" W, 183.55 FEET; THENCE N 32°23'55" W, 104.85 FEET; THENCE N 45°00'00" W, 64.28 FEET; THENCE N 39°55'15" E, 150.37 FEET; THENCE N 48°42'00" W, 152.90 FEET; THENCE 44.31 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 88°59'10" W, 40.39 FEET; THENCE N 44°02'10" W, 50.00 FEET TO THE WEST LINE OF THE SURVEY RECORDED IN BOOK 2985, PAGE 175; THENCE WITH THE WEST LINES OF SAID SURVEY, N 45°57'50" E, 48.30 FEET; THENCE N 41°18'20" E, 55.05 FEET; THENCE LEAVING THE WEST LINE OF SAID SURVEY, S 48°41'40" E, 50.00 FEET; THENCE 47.17 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 3°39'15" E, 42.46 FEET; THENCE S 48°42'00" E, 134.28 FEET; THENCE N 41°18'00" E, 143.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.46 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 SURVEY BOUNDARY SURVEYS.

SURVEY AND PLAT BY: CROCKETT ENGINEERING CONSULTANTS, LLC

1000 W. NIFONG BLVD. BUILDING 1 COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

DATE: 6/15/2020

NOTES:

- 1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 2901900335E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. 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 NO REGULATED STREAMS ON THIS SITE AS DETERMINED BY THE USGS MAP FOR THE JAMESTOWN QUADRANGLE.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.

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. 5"

IN WITNESS WHEREOF, GATES REAL ESTATE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 12th DAY OF June 2020.

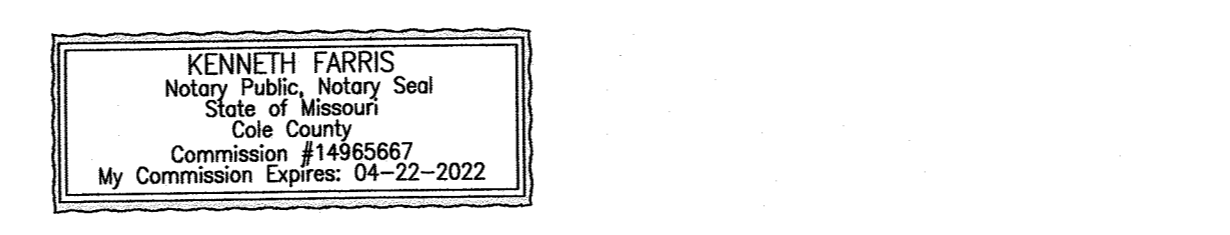
GATES REAL ESTATE, LLC.

Signature of Mike Tompkins, Manager

STATE OF MISSOURI } SS COUNTY OF BOONE }

ON THIS 12th DAY OF June, 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.

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

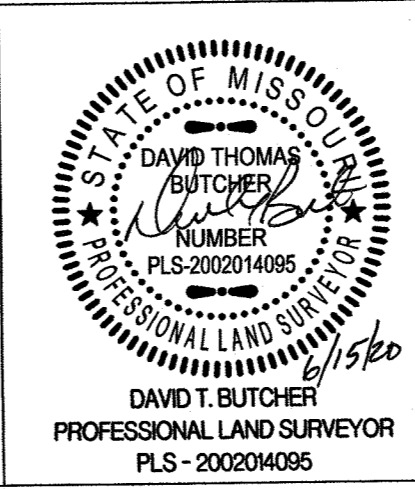


LEGEND:

- E EXISTING
S SET
RR RAILROAD SPIKE
o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
• COTTON PICKER SPINDLE/RAILROAD SPIKE
o PERMANENT MONUMENT
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
(R) RADIAL LINE
DH x DRILL HOLE
W/ CHISELED X
P.O.B. POINT OF BEGINNING

R= 200.00' L= 22.64' CH=N 62°30'45" W 22.63' APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #024294 ON THE 20th DAY OF July, 2020.

BRIAN TREECE, MAYOR ATTEST: SHEELA AMIN, CITY CLERK



THE GATES, PLAT No. 5. A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI. CORPORATE NUMBER: 2000151304. DATE: 4/13/2020. SCALE: 1"=40'. PROJECT: 130285. DRAWN BY: KWF. www.crockettengineering.com

Recorded in Boone County, Missouri Date and Time: 07/21/2020 at 02:52:33 PM Instrument #: 2020016591 Book: 54 Page: 39. Instrument Type: PLAT Recording Fee: \$89.00 No. of Pages: 1. Nora Dietzel, Recorder of Deeds