

FINAL PLAT
THE GATES, PLAT No. 4

SHEET 1 OF 2

THE GATES, PLAT NO. 4

A MAJOR REPLAT OF LOT C1, THE GATES PLAT No. 2 & 3 AND A TRACT LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 9, & THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

NOVEMBER 14, 2016

CASE #17-33

CERTIFICATION:

I HEREBY CERTIFY THAT IN NOVEMBER OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR THE GATES REAL ESTATE, LLC. OF LOT C1 OF THE GATES PLAT No. 2 & 3 AS SHOWN IN PLAT BOOK 49, PAGE 29 AND A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, AND THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT SHOWN BY 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 AT THE SOUTHWEST CORNER OF LOT 310, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 311 AND THE NORTHEAST CORNER OF LOT 312 ALL OF SAID GATES PLAT NO 2 & 3 AND WITH THE SOUTH LINES THEREOF, S 84°49'35"E, 262.20 FEET; THENCE N 69°29'45"E, 62.33 FEET; THENCE N 43°42'00"E, 312.40 FEET; THENCE N 48°59'20"E, 117.27 FEET; THENCE N 24°05'10"E, 259.21 FEET TO THE SOUTHERN MOST CORNER OF SAID LOT C1; THENCE LEAVING SAID SOUTH LINE AND WITH THE LINES OF LOT C1, N 65°54'50"W, 48.71 FEET; THENCE S 85°43'55"W, 277.81 FEET; THENCE N 56°41'50"E, 35.86 FEET; THENCE N 72°30'15"E, 29.25 FEET; THENCE N 62°10'35"E, 89.90 FEET; THENCE N 65°12'20"E, 125.58 FEET; THENCE N 53°49'15"E, 47.00 FEET; THENCE S 61°28'20"E, 90.89 FEET; THENCE N 24°05'10"E, 12.71 FEET; THENCE LEAVING THE SOUTH LINE OF SAID GATES PLAT NO 2 & 3, N 55°21'55"E, 209.53 FEET; THENCE S 75°46'00"E, 238.13 FEET; THENCE S 52°26'35"E, 329.34 FEET; THENCE S 6°57'50"W, 318.10 FEET; THENCE S 79°27'30"W, 69.25 FEET; THENCE S 46°37'10"W, 80.23 FEET; THENCE S 76°16'35"W, 239.46 FEET; THENCE S 63°26'05"W, 265.83 FEET; THENCE S 44°01'45"W, 529.74 FEET; THENCE S 55°10'20"W, 28.04 FEET; THENCE S 34°49'40"E, 26.94 FEET; THENCE S 11°19'20"W, 141.12 FEET; THENCE 18.71 FEET ALONG A 180.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 75°41'55"W, 18.70 FEET; THENCE S 17°16'45"W, 50.00 FEET; THENCE 296.80 FEET ALONG A 230.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 35°46'05"W, 276.63 FEET; THENCE 324.72 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 45°18'35"W, 290.21 FEET; THENCE N 1°50'25"W, 215.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.58 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-2002014095

11/14/2016
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS *4th* DAY OF *January*, 2017.

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

NOTES:

- 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.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1402226, DATED APRIL 1, 2014.
- THIS TRACT IS 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, THE STREAM BUFFER IS SHOWN FOR THE NEARBY STREAM AS SHOWN BY THE JAMESTOWN USGS QUAD MAP.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOT C1A 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.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,
THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

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. 4"

IN WITNESS WHEREOF, GATES REAL ESTATE, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS *12th* DAY OF *October*, 2017.

GATES REAL ESTATE, LLC.

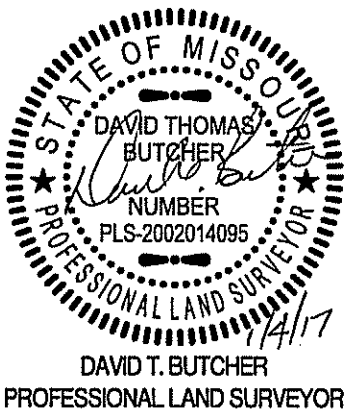
Mike Tompkins
MIKE TOMPKINS, MANAGING MEMEBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS *12th* DAY OF *October*, 2017 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
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

	THE GATES, PLAT No. 4	
	A MAJOR REPLAT OF LOT C1, THE GATES PLAT No. 2 & 3 AND A TRACT LOCATED IN THE SE QUARTER OF SEC. 9 & THE SW QUARTER OF SECT. 10, T 47 N, R 13 W COLUMBIA, BOONE COUNTY, MISSOURI	
	CORPORATE NUMBER: 2000151304	PREPARED BY: CROCKETT ENGINEERING CONSULTANTS 2608 North Stadium Boulevard Columbia, Missouri 65202 (573) 447-0292 www.crockettengineering.com
	DATE: 11/14/2016	SCALE: NO SCALE
PROJECT: 130285	DRAWN BY: KWF	

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CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	225.00'	365.38'	S 45°19'05" E	326.54'
2	205.00'	264.50'	S 35°45'30" E	246.53'
3	200.00'	84.38'	N 55°54'15" E	83.75'
4	205.00'	87.06'	N 55°59'05" E	86.41'
5	200.00'	193.23'	N 40°28'20" E	185.80'
6	150.00'	151.35'	N 41°41'55" E	145.01'
7	200.00'	133.85'	N 51°25'55" E	131.36'
8	150.00'	120.09'	N 55°11'45" E	116.91'
9	220.00'	98.86'	N 65°15'30" E	98.03'
10	47.00'	49.23'	N 67°38'45" W	47.01'
11	20.00'	17.07'	N 29°04'20" E	16.56'
12	20.00'	16.43'	S 76°41'00" W	15.97'
13	20.00'	32.45'	S 79°00'20" E	29.01'
14	20.00'	25.22'	S 23°05'45" W	23.58'

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 X DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

DETAIL 'A'
SCALE: 1" = 20'

DETAIL 'B'
SCALE: 1" = 20'

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.

GATES REAL ESTATE, LLC
WARRANTY DEED, BOOK 4228, PAGE 171
SURVEY RECORDED IN BOOK 2985, PAGE 175

R= 200.00'
L= 324.72'(M)
CH=N 45°18'35" W
290.21'

R= 230.00'
L= 296.80'(M)
CH=N 35°46'05" W
276.63'

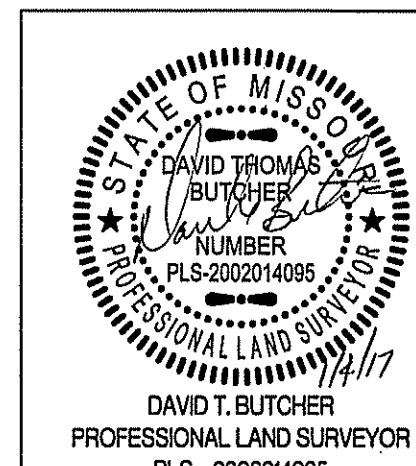
R= 180.00'
L= 18.71'(M)
CH=N 75°41'55" W
18.70'

GATES REAL ESTATE, LLC
WARRANTY DEED, BOOK 4333, PAGE 153

TRACT 2
SURVEY RECORDED IN BOOK 2404, PAGE 56

DETAIL 'C'
SCALE: 1" = 20'

DETAIL 'E'
SCALE: 1" = 30'



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CORPORATE NUMBER: 2000151034	PREPARED BY: CROCKETT ENGINEERING CONSULTANTS 2409 North Stadium Boulevard Columbia, Missouri 65202 (573) 647-0912 www.crockettengineering.com
DATE: 11/14/2016	SCALE: 1" = 60'
PROJECT: 130285	DRAWN BY: KWF