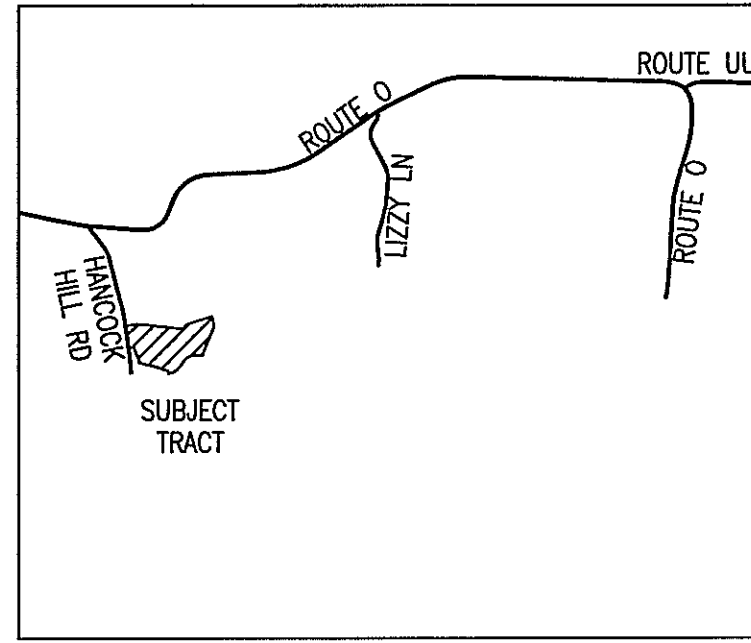
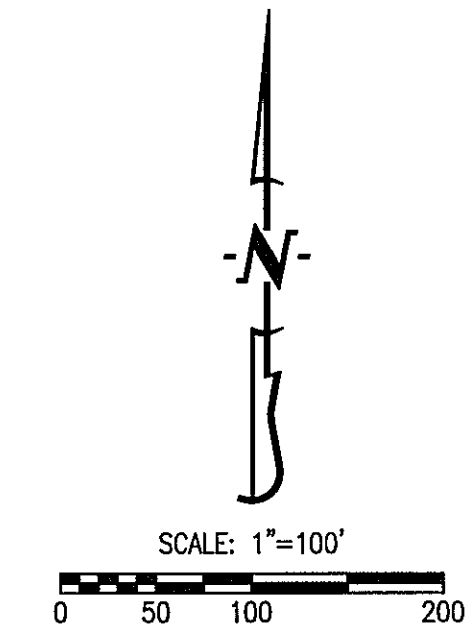


FINAL PLAT WIND RIVER, PLAT No. 1

A MINOR SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 27,
 TOWNSHIP 48 NORTH, RANGE 14 WEST,
 BOONE COUNTY, MISSOURI
 JANUARY 23, 2016



LOCATION MAP
 NOT TO SCALE



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

LEGEND:

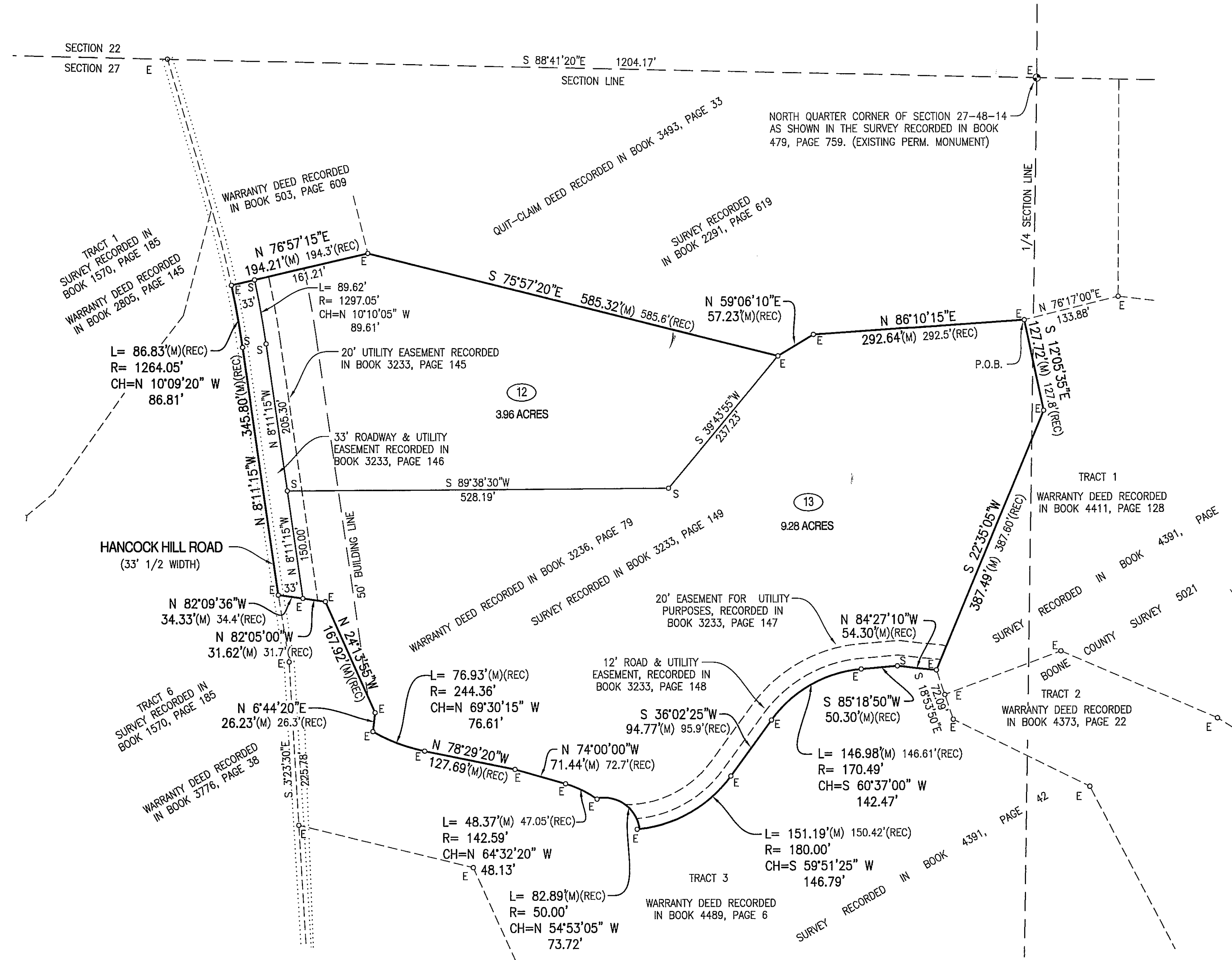
- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C0265D, DATED MARCH 17, 2011.

NOTES:

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SUBURBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. THIS LOT MAY BE FURTHER SUBDIVIDED WITHOUT VACATION AS ALLOWED BY SECTION 1.8.1.2 OF THE BOONE COUNTY SUBDIVISION REGULATIONS, PROVIDED ALL FUTURE PLATS ARE PREPARED IN ACCORDANCE WITH SAID BOONE COUNTY SUBDIVISION REGULATIONS.
5. THIS TRACT MAY BE SUBJECT TO BOONE COUNTY STORM WATER ORDINANCE.
6. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.



CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR TOMPKINS HOMES & DEVELOPMENT, INC., OF A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 3233, PAGE 149 AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK _____, PAGE _____ AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

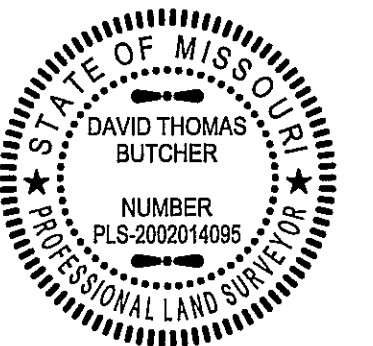
BEGINNING AT THE NORTHEAST CORNER OF SAID SURVEY AND WITH THE LINES THEREOF, S 12°05'35"E, 127.72 FEET; THENCE S 22°35'05"W, 387.49 FEET; THENCE N 84°27'10"W, 54.30 FEET; THENCE S 85°18'50"W, 50.30 FEET; THENCE 146.98 FEET ALONG A 170.49-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 60°37'00"W, 142.47 FEET; THENCE S 36°02'25"W, 94.77 FEET; THENCE 151.19 FEET ALONG A 180.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 59°51'25"W, 146.79 FEET; THENCE 82.89 FEET ALONG A 50.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 54°53'05"W, 73.72 FEET; THENCE 48.37 FEET ALONG A 142.59-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 64°32'20"W, 48.13 FEET; THENCE N 74°00'00"W, 71.44 FEET; THENCE N 78°29'20"W, 127.69 FEET; THENCE 76.93 FEET ALONG A 244.36-FOOT RADIUS CURVED TO THE RIGHT, SAID CURVE HAVING A CHORD, N 69°30'15"W, 76.61 FEET; THENCE N 6°44'20"E, 26.23 FEET; THENCE N 24°13'55"W, 167.92 FEET; THENCE N 82°05'00"W, 31.62 FEET; THENCE N 82°09'36"W, 34.33 FEET; THENCE N 8°11'15"W, 345.80 FEET; THENCE 86.83 FEET ALONG A 1264.05-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 10°09'20"W, 86.81 FEET; THENCE N 78°57'15"E, 194.21 FEET; THENCE S 75°57'20"E, 585.32 FEET; THENCE N 59°06'10"E, 57.23 FEET; THENCE N 86°10'15"E, 292.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.23 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

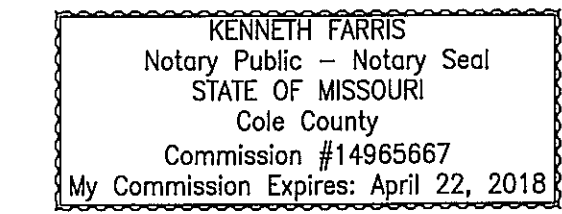


David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095
 1/23/2016
 DATE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2016.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT TOMPKINS HOMES AND DEVELOPMENT, INC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION 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 FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WIND RIVER, PLAT NO. 1"

IN WITNESS WHEREOF, TOMPKINS HOMES AND DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS _____ DAY OF _____, 2016.

TOMPKINS HOMES AND DEVELOPMENT, LLC.

MIKE TOMPKINS, PRESIDENT

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2016 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

APPROVED BY THE BOONE COUNTY COMMISSION THIS _____ DAY OF _____, 2016.

WENDY S. NOREN, COUNTY CLERK DAN ATWILL, PRESIDING COMMISSIONER

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2016.

BOYD HARRIS, CHAIRPERSON

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2016.

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

