

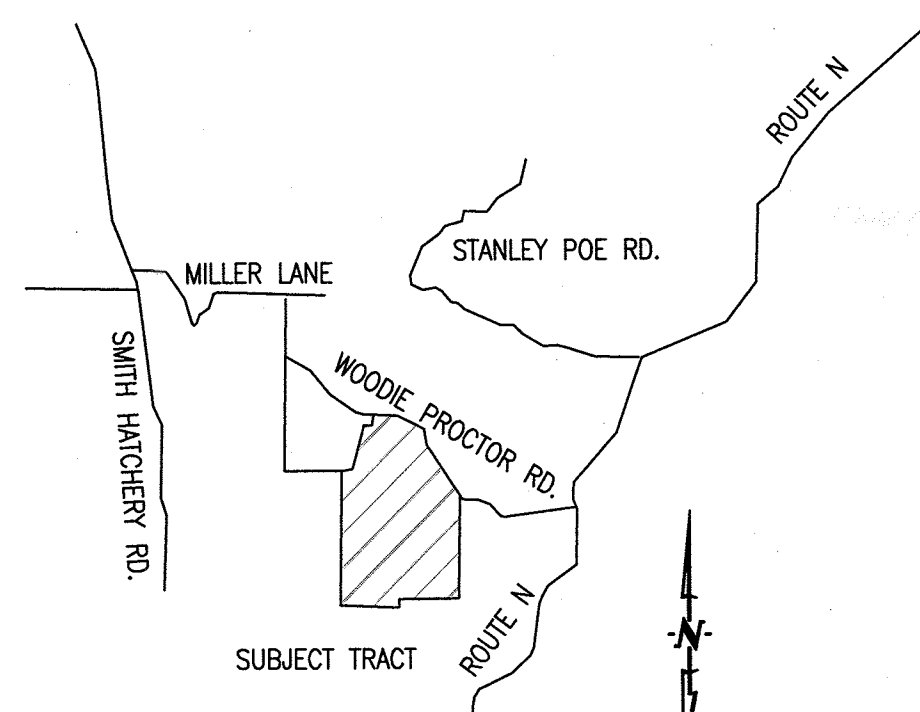
SECTION 26/27-47-13

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

SHEET 2 OF 2

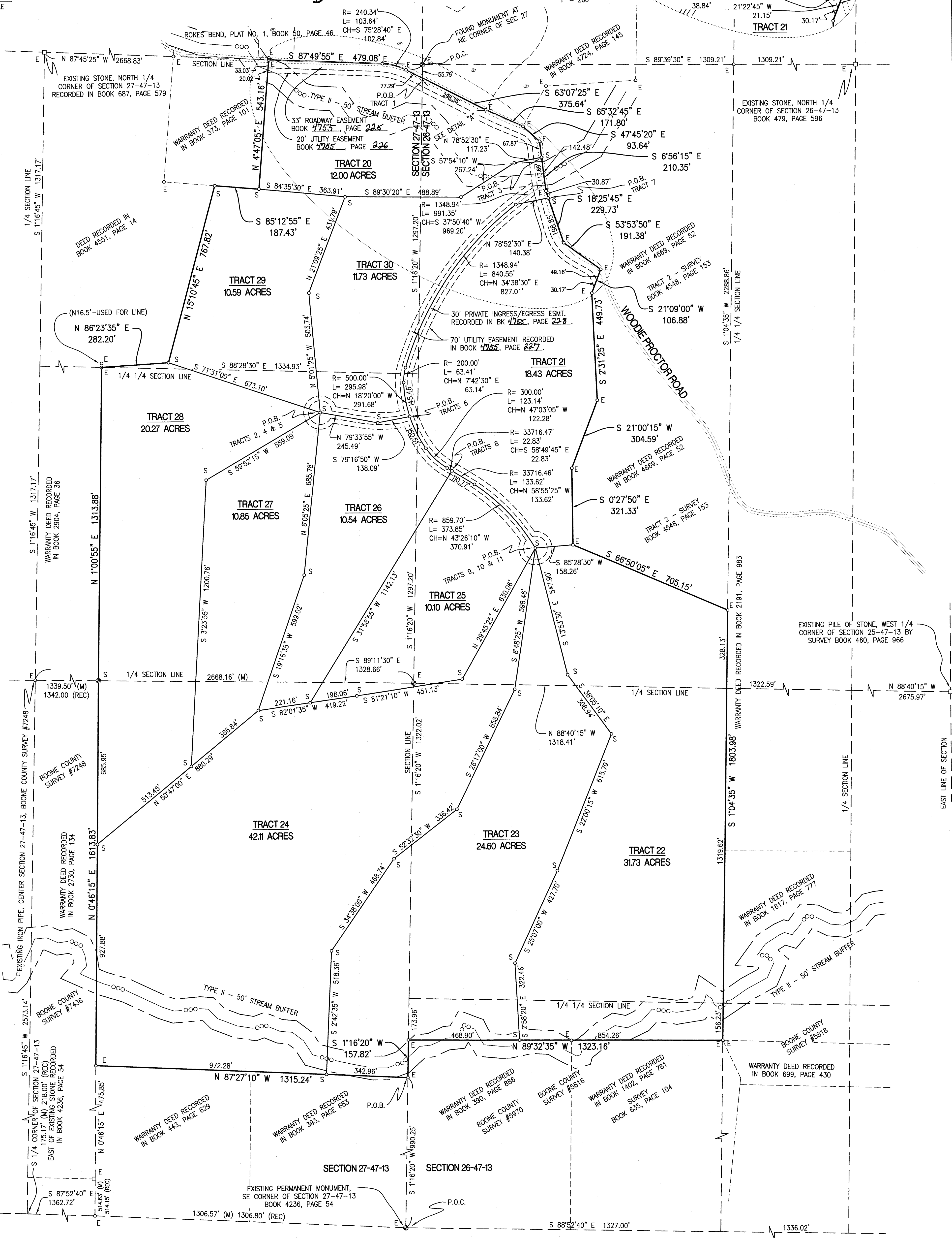
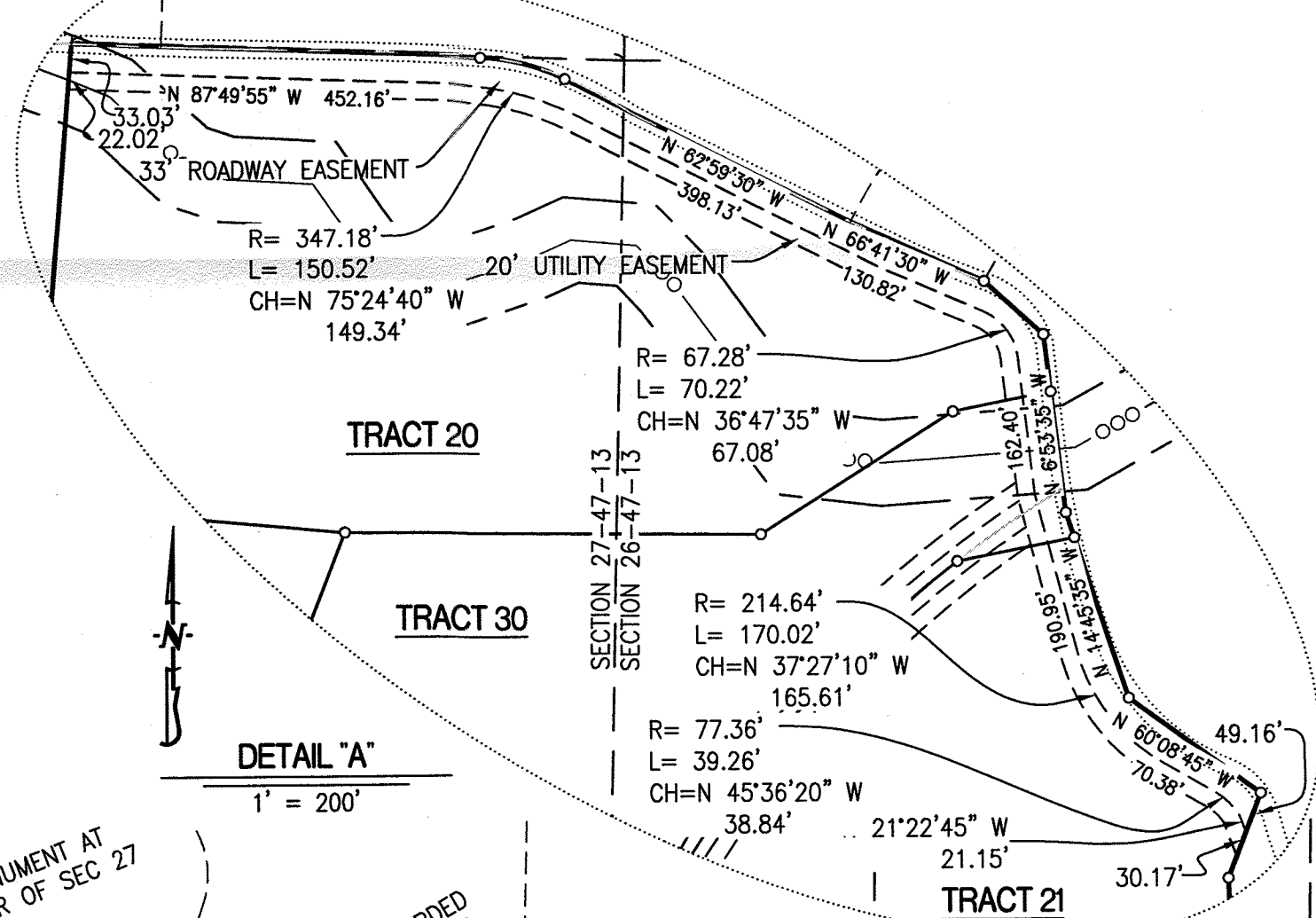
ADMINISTRATIVE SURVEY FOR
TOMPKINS HOMES AND DEVELOPMENT, INC.LOCATED IN SECTION 26 AND SECTION 27, TOWNSHIP 47 NORTH, RANGE 13 WEST,
BOONE COUNTY, MISSOURI

MAY 16, 2017

SCALE: 1"=200'
0 100 200 400BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

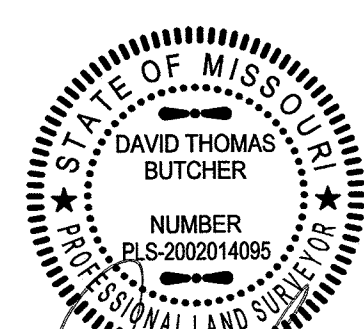
LEGEND:

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



NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 2900340355D, 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).
- PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DEFINED BY STREAM BUFFER REGULATIONS, CHAPTER 26 OF BOONE COUNTY ZONING REGULATIONS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
- TRACTS 4, 9, 10 & 11 OF THIS SURVEY ARE INCLUDED FOR INVENTORY PURPOSES ONLY. THESE TRACTS ARE SHOWN TO COMPLY WITH MISSOURI MINIMUM STANDARDS, BUT IS NOT SUBJECT TO SECTION 1.6.1 OF BOONE COUNTY SUBDIVISION REGULATIONS, AS THEIR AREAS ARE GREATER THAN 20 ACRES.



DAVID T. BUTCHER, PLS-2002014095

5/16/2017
DATE

ADMINISTRATIVE SURVEY FOR

TOMPKINS HOMES AND DEVELOPMENT, INC.
LOCATED IN SECTION 26 & 27, TOWNSHIP 47 NORTH, RANGE 13 WEST
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 05/16/2017

PROJECT: 150405

SCALE: 1"=200'

DRAWN BY: DWB

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Wilson Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

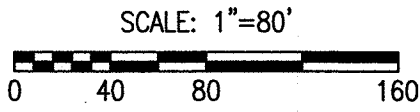
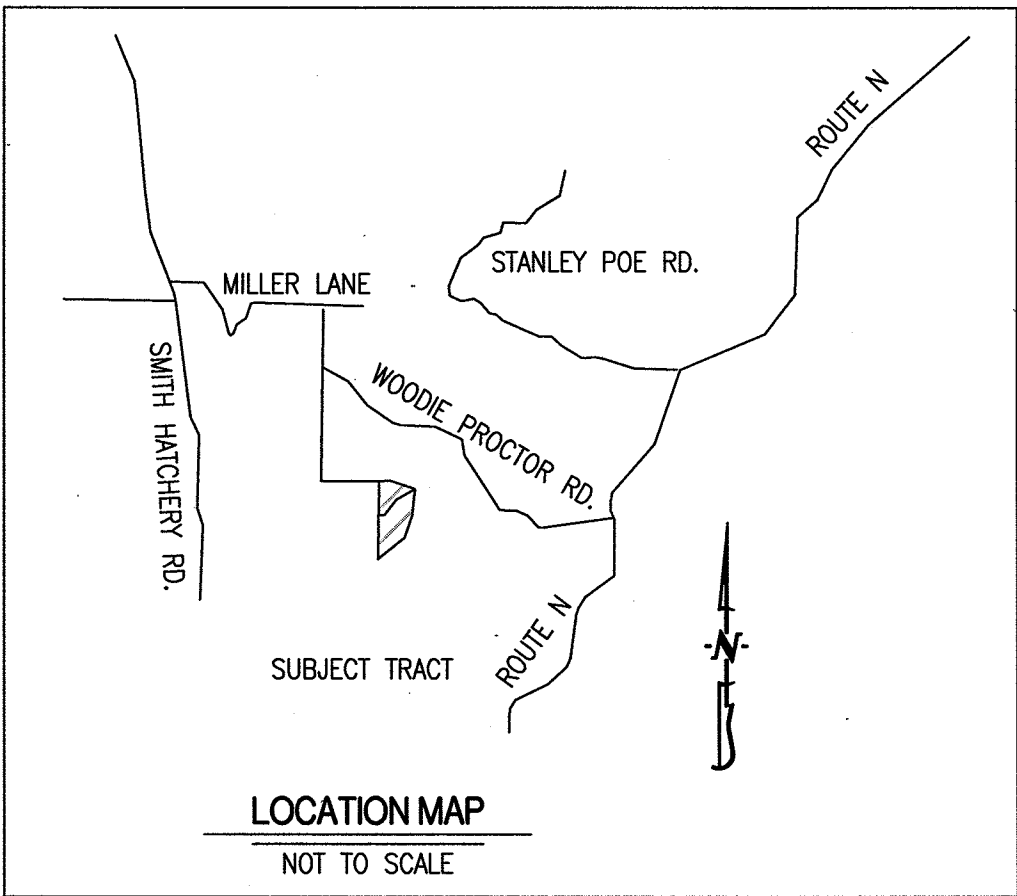
www.crockettengineering.com

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

Unofficial Document

ADMINISTRATIVE SURVEY FOR
TOMPKINS HOMES AND DEVELOPMENT, INC.

A SURVEY OF LOT 27 & 28 OF TOMPKINS AND DEVELOPMENT, INC ADMINISTRATIVE SURVEY
LOCATED IN SECTION 27, TOWNSHIP 47 NORTH, RANGE 13 WEST,
BOONE COUNTY, MISSOURI
OCTOBER 13, 2017



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)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (P.O.B.) POINT OF BEGINNING

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2017, I COMPLETED A SURVEY AND FOR
TOMPKINS HOMES AND DEVELOPMENT, INC. OF 2 TRACTS OF LAND LOCATED IN THE EAST
HALF OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI
AND BEING ALL OF TRACT 27 AND 28, HOMES AND DEVELOPMENT INC. ADMINISTRATIVE
SURVEY RECORDED IN BOOK 4755, PAGE 229 AND BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

TRACT 27A
BEGINNING AT THE NORTH CORNER OF TRACT 27 AND WITH THE EAST LINES THEREOF,
S 6°05'25" W, 685.78 FEET; THENCE S 19°16'35" W, 599.02 FEET TO THE NORTH LINE
OF TRACT 24 OF TOMPKINS HOMES AND DEVELOPMENT, INC.; THENCE LEAVING SAID EAST
LINES, S 50°47'00" W, 880.29 FEET TO THE MOST SOUTH CORNER OF TRACT 28, SAID
POINT BEING ON THE EAST LINE OF A BOONE COUNTY SURVEY #7248 AND DESCRIBED
BY WARRANTY DEED RECORDED IN BOOK 2730, PAGE 134; THENCE LEAVING SAID NORTH
LINE AND WITH THE WEST LINE OF SAID TRACT 28, N 0°46'15" E, 685.95 FEET TO A
POINT ON THE QUARTER SECTION LINE; THENCE CONTINUING WITH THE WEST LINE OF
SAID TRACT 28, SAID LINE ALSO BEING THE EAST LINE OF A TRACT OF LAND DESCRIBED
BY WARRANTY DEED RECORDED IN BOOK 2904, PAGE 36, N 1°00'55" E, 443.03 FEET;
THENCE LEAVING SAID WEST LINE, S 88°59'05" E, 150.00 FEET; THENCE N 37°14'45" E,
498.84 FEET; THENCE N 59°52'15" E, 559.09 FEET TO THE POINT OF BEGINNING AND
CONTAINING 21.14 ACRES.

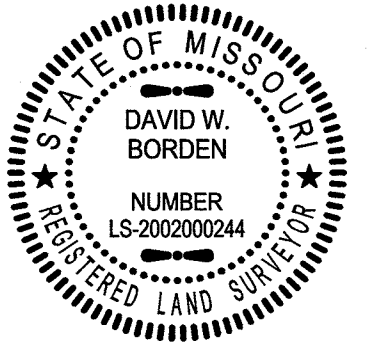
TRACT 28A
BEGINNING AT THE EAST CORNER OF TRACT 28 AND WITH THE SOUTH LINE THEREOF,
S 59°52'15" W, 559.09'; THENCE S 37°14'45" W, 498.84 FEET; THENCE N 88°59'05" W,
150.00 FEET TO THE WEST LINE OF SAID TRACT 28, SAID POINT BEING ON THE EAST
LINE OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2904,
PAGE 36; THENCE WITH SAID WEST LINE, N 1°00'55" E, 870.85 FEET TO THE NORTHWEST
CORNER OF TRACT 28, SAID POINT BEING ON THE QUARTER QUARTER LINE OF SAID
SECTION 27; THENCE WITH THE NORTH LINES OF SAID TRACT 28, N 86°23'35" E, 282.20
FEET TO THE SOUTHWEST CORNER OF TRACT 29; THENCE S 71°31'00" E, 673.10 FEET
TO THE POINT OF BEGINNING AND CONTAINING 10.01 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
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304



David W. Borden
DAVID W. BORDEN, PLS-2002000244
11-1-17
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 1st DAY OF November, 2017.

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

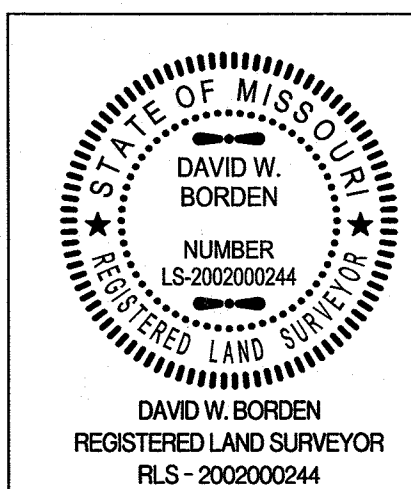
KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN
BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO.
2900340355D, 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).
- NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS
DEFINED BY STREAM BUFFER REGULATIONS, CHAPTER 26 OF BOONE
COUNTY ZONING REGULATIONS.
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.

APPROVED FOR RECORDING THIS 1 DAY OF November, 2017.

Stan Shawver
STAN SHAWVER, DIRECTOR OF RESOURCE MANAGEMENT
Urrish Ward



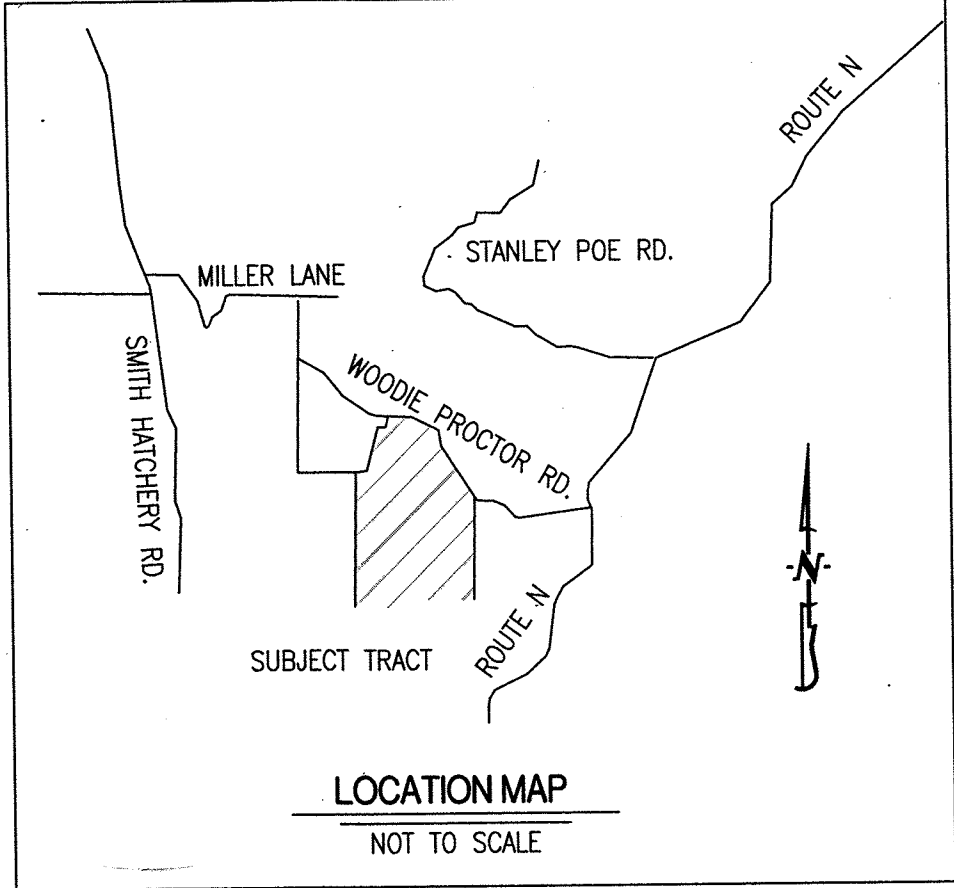
ADMINISTRATIVE SURVEY FOR	
LOT 27 & 28 OF TOMPKINS HOMES AND DEVELOPMENT, INC. LOCATED IN SECTION 26 & 27, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 10/13/2017	SCALE: 1" = 80'
PROJECT: 150405	DRAWN BY: DWB
CROCKETT ENGINEERING CONSULTANTS 1000 W. NIFONG BLVD., BUILDING 1 COLUMBIA, MISSOURI 65203 (573) 447-0292 www.crockettengineering.com	

Recorded in Boone County, Missouri	
Date and Time: 11/01/2017 at 04:01:48 PM	Page: 58
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Instrument Type: SUR	
Recording Fee: \$29.00 S	
No. of Pages: 1	
<i>Nora Dietzel</i> Nora Dietzel, Recorder of Deeds	

ROKES BEND, PLAT No. 2

A MAJOR SUBDIVISION OF LOTS 20 AND 21, LOCATED IN
SECTION 26 AND SECTION 27, TOWNSHIP 47 NORTH, RANGE 13 WEST
BOONE COUNTY, MISSOURI

JULY 24, 2017



CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR TOMPKINS HOME AND DEVELOPMENT, INC. OF TRACTS 20 AND 21 OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE ADMINISTRATIVE SURVEY RECORDED IN BOOK 4755, PAGE 229 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 20

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20 AND WITH THE LINES THEREOF, S 87°49'55" E, 479.08 FEET; THENCE 103.64 FEET ALONG A 240.34-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 75°28'40" E, 102.84 FEET; THENCE S 63°07'25" E, 375.64 FEET; THENCE S 65°32'45" E, 171.80 FEET; THENCE S 47°45'20" E, 93.64 FEET; THENCE S 6°56'15" E, 67.87 FEET; THENCE S 78°52'30" W, 117.23 FEET; THENCE S 78°52'30" W, 267.24 FEET; THENCE N 89°30'20" W, 488.89 FEET; THENCE N 84°35'30" W, 363.91 FEET; THENCE WITH THE EAST LINE OF A WARRANTY DEED RECORDED IN BOOK 4663, PAGE 122, N 4°47'05" E, 543.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.00 ACRES.

TRACT 21

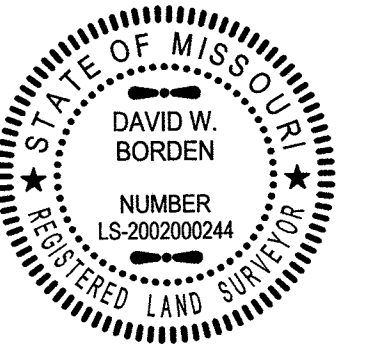
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21 AND WITH THE LINES THEREOF, S 18°25'45" E, 198.85 FEET; THENCE S 53°53'50" E, 191.38 FEET; THENCE S 21°09'00" W, 106.88 FEET; THENCE S 2°31'25" E, 449.73 FEET; THENCE S 21°00'15" W, 304.59 FEET; THENCE S 0°27'50" E, 321.33 FEET; THENCE S 85°28'30" W, 158.26 FEET; THENCE 373.85 FEET ALONG A 859.70-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 43°26'10" W, 370.91 FEET; THENCE 133.62 FEET ALONG A 33716.46-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 58°55'25" W, 133.62 FEET; THENCE 123.14 FEET ALONG A 300.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 47°03'05" W, 122.28 FEET; THENCE 295.98 FEET ALONG A 500.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 18°20'00" W, 291.68 FEET; THENCE 63.41 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 74°2'30" E, 63.14 FEET; THENCE 840.55 FEET ALONG A 1348.94-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 34°28'30" E, 827.01 FEET; THENCE N 78°52'30" E, 140.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.43 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
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304



DAVID W. BORDEN, PLS-2002000244

9-21-17
DATE

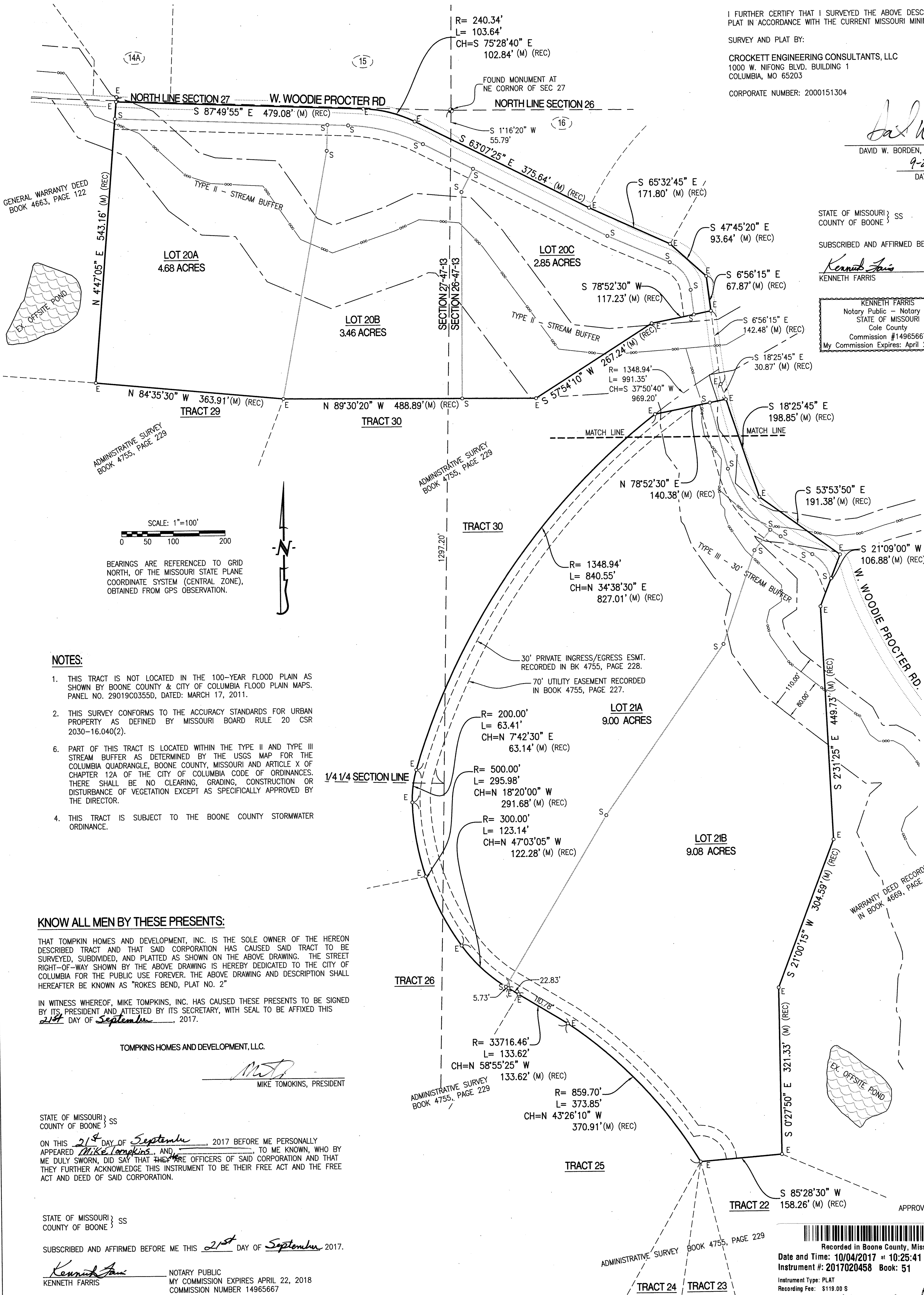
STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 21st DAY OF September, 2017.

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



NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 2901900355D, 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).
3. PART OF THIS TRACT IS LOCATED WITHIN THE TYPE II AND TYPE III STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
4. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

KNOW ALL MEN BY THESE PRESENTS:

THAT TOMPKIN 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 ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "ROKES BEND, PLAT NO. 2"

IN WITNESS WHEREOF, MIKE TOMPKINS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS 21st DAY OF September, 2017.

TOMPKINS HOMES AND DEVELOPMENT, LLC.

Mike Tompkins
MIKE TOMPKINS, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 21st DAY OF September, 2017 BEFORE ME PERSONALLY APPEARED Mike Tompkins, AND Mike Tompkins TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE OFFICERS OF SAID CORPORATION AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 21st DAY OF September, 2017.

Kenneth Farris
KENNETH FARRIS

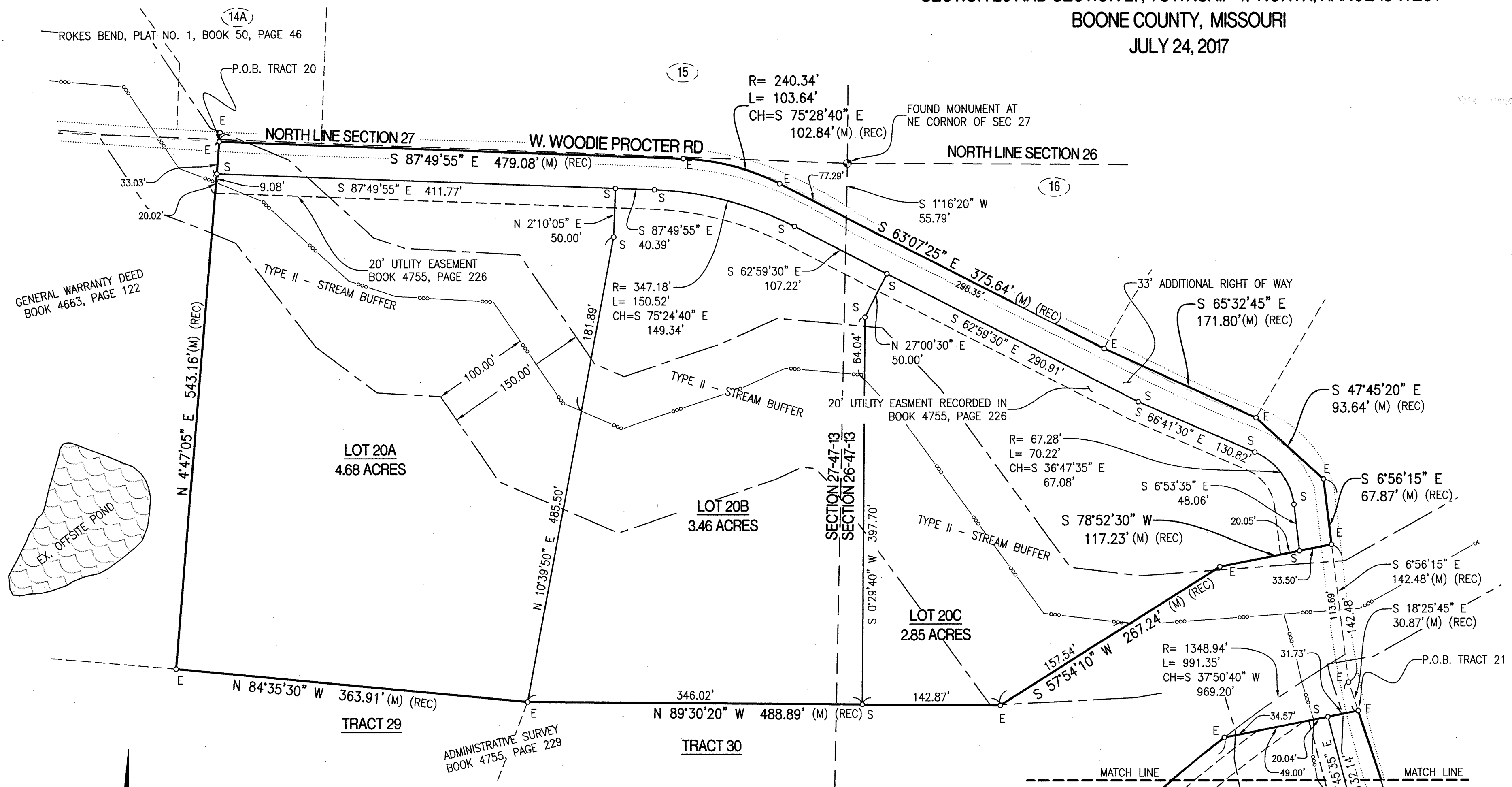
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

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

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

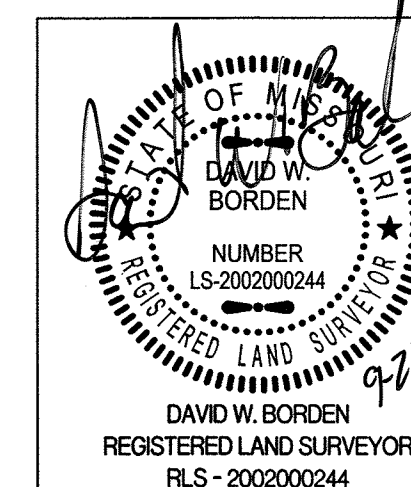
Unofficial Document

SHEET 2 OF 3

FINAL PLAT
ROKES BEND, PLAT No. 2A MAJOR SUBDIVISION OF LOTS 20 AND 21, LOCATED IN
SECTION 26 AND SECTION 27, TOWNSHIP 47 NORTH, RANGE 13 WEST
BOONE COUNTY, MISSOURI
JULY 24, 2017

LEGEND:

- E EXISTING
- S SET
- 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE



ROKES BEND, PLAT No. 2

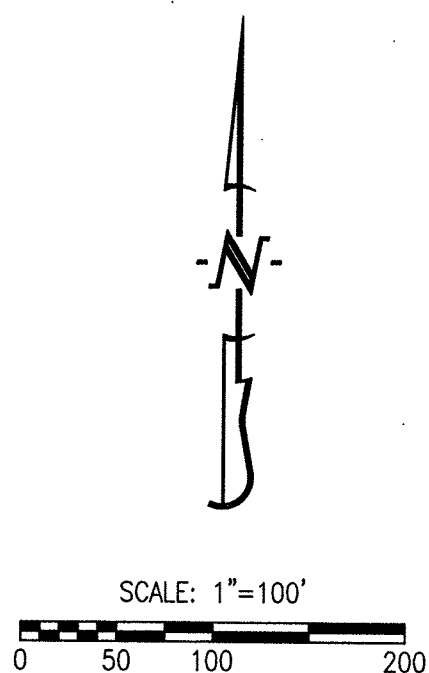
A MAJOR SUBDIVISION OF LOTS 20 & 21 LOCATED IN
SECTION 26 AND SECTION 27, TOWNSHIP 47 NORTH, RANGE 13 WEST
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:
7/24/2017PROJECT:
150405SCALE:
1"=80'DRAWN BY:
DWB

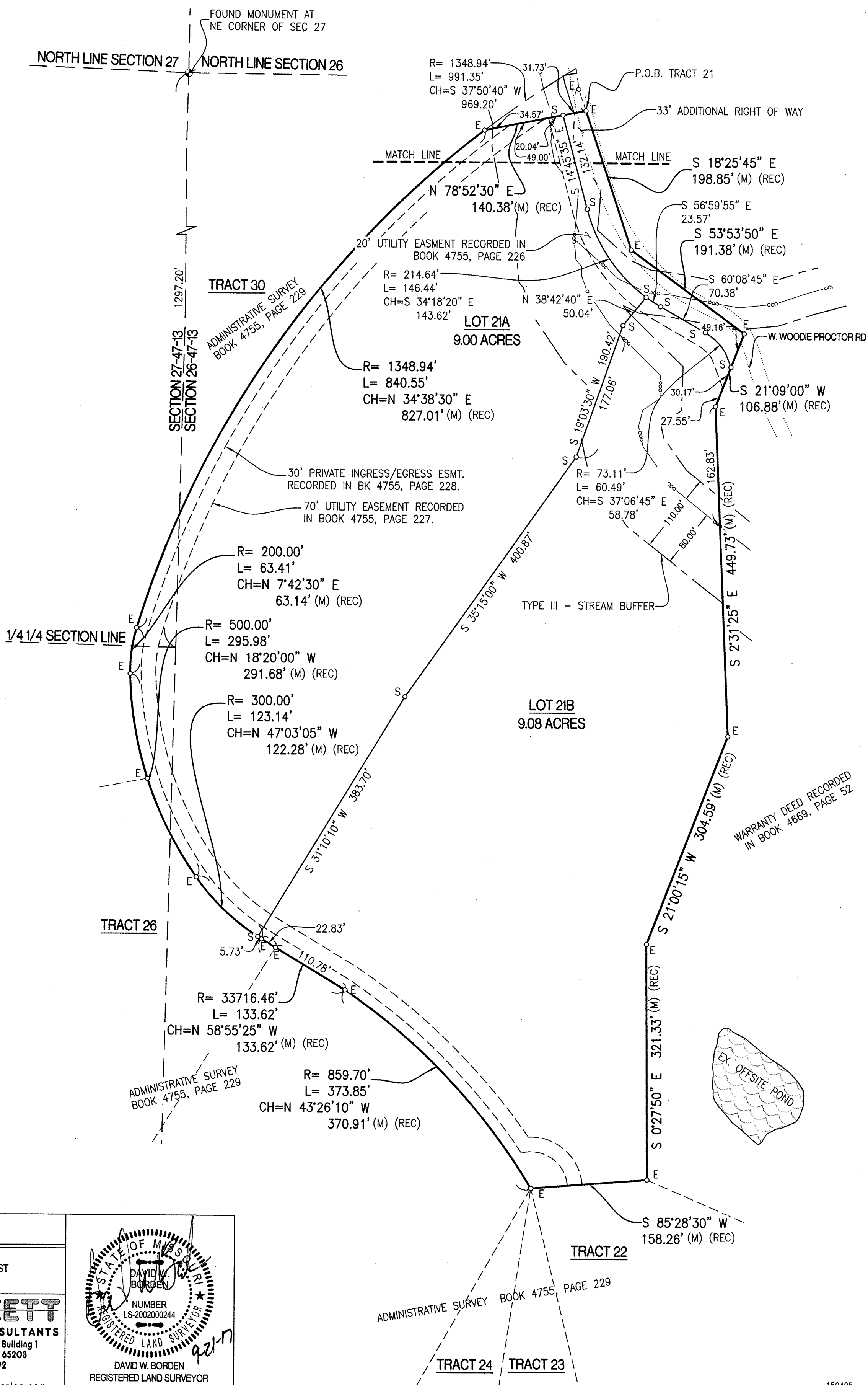
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com


A MAJOR SUBDIVISION OF LOTS 20 AND 21, LOCATED IN
SECTION 26 AND SECTION 27, TOWNSHIP 47 NORTH, RANGE 13 WEST
BOONE COUNTY, MISSOURI
JULY 24, 2017



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

E EXISTING
S SET
o 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
⊕ PERMANENT MONUMENT
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE



<h1 style="text-align: center;">ROKES BEND, PLAT No, 2</h1>		
<p style="text-align: center;">A MAJOR SUBDIVISION OF LOTS 20 & 21 LOCATED IN SECTION 26 AND SECTION 27, TOWNSHIP 47 NORTH , RANGE 13 WEST BOONE COUNTY, MISSOURI</p>		
<p>CORPORATE NUMBER: 2000151304</p>		 <p>CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>
<p>DATE: 7/24/2017</p>	<p>SCALE: 1" = 100'</p>	
<p>PROJECT: 150405</p>	<p>DRAWN BY: DWB</p>	

