150405 ADMIN SURVEY WEST FILED FOR RECORD IN BOONE COUNTY, MISSOURI ADMINUS PRINCIPAL FOR NORA DIETZEL. RECORDER OF DEEDS TOMPKINS HOMES AND DEVELOPMENT, INC. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHEAST **CERTIFICATION:** QUARTER OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 13 WEST STANLEY POE RD. MILLER LANE I HEREBY CERTIFY THAT IN FEBRUARY OF 2018, I COMPLETED A SURVEY FOR TOMPKINS BOONE COUNTY, MISSOURI HOMES AND DEVELOPMENT, INC., OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF **FEBRUARY 21, 2018** THE NORTHEAST QUARTER OF SECTION 27. TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED BY A DEED RECORDED IN BOOK 4551, PAGE 14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND WITH THE WEST LINE THEREOF, N 1°13'10"E, 269.12 FEET TO THE POINT OF BEGINNING: SUBJECT TRACT THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID WEST LINE, 924.49 FEET TO THE SOUTHWEST CORNER OF A SURVEY RECORDED IN BOOK 687, PAGE 579; LEGEND: THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID SURVEY, S 62°30'40"E, 657.87 FEET; THENCE 55.23 FEET ALONG A 390.00-FOOT RADIUS CURVE TO THE RIGHT E EXISTING SAID CURVE HAVING A CHORD, S 42'58'05"E, 55.18 FEET; THENCE S 38'55'30"E, 390.58 LOCATION MAP S SET FEET: THENCE S 51°12'55"W. 32.95 FEET: THENCE S 62°50'15"W. 537.10 FEET: THENCE NOT TO SCALE o 1/2" IRON PIPE S 88°25'15"W, 382.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.83 ACRES. (UNLESS NOTED OTHERWISE) □ STONE THENCE FROM THE POINT OF BEGINNING, N 88°25'15"E, 382.89 FEET; THENCE N 62°50'15"E, PERMANENT MONUMENT 537.10 FEET; THENCE N 51°12'55"E, 32.95 FEET; THENCE S 38°55'30"E, 101.27 FEET; MEASURED DISTANCE RECORDED DISTANCE THENCE 48.80 FEET ALONG A 1062.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 40°14'30"E, 48.79 FEET; THENCE S 47°32'00"W, 132.41 FEET; THENCE POINT OF BEGINNING 143.43 FEET ALONG A 300.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A POINT OF COMMENCEMENT CHORD, S 33'50'10"W, 142.07 FEET; THENCE S 20'08'25"W, 254.93 FEET; THENCE 65.52 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 10°45'15"W, 65.23 FEET; THENCE S 1°22'05"W, 137.40 FEET; THENCE N 88°25'45"W, 711.88 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22: THENCE WITH SAID WEST LINE. N 1°16'45"E. 199.32 FEET TO THE SCALE: 1"=200' SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE CONTINUING WITH SAID WEST LINE, N 1°13'10"E, 269.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.05 ACRES. BEARINGS ARE REFERENCED TO GRID COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST NORTH, OF THE MISSOURI STATE PLANE QUARTER OF SECTION 27 AND WITH THE NORTH LINE THEREOF, S 87'45'25"E, 1617.37 FEET COORDINATE SYSTEM (CENTRAL ZONE), TO THE POINT OF BEGINNING: OBTAINED FROM GPS OBSERVATION. THENCE FROM THE POINT OF BEGINNING AND WITH THE WEST LINE OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 373, PAGE 101, S 4°47'05"W, 8.43 FEET; THENCE LEAVING SAID WEST LINE, S 57'13'00"W, 501.28 FEET; THENCE S 87'00'35"W, 491.08 FEET; THENCE N 1'22'05"E, 287.40 FEET; THENCE 65.52 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 10'45'15"E, 65.23 FEET: THENCE N 20°08'25"E, 254.93 FEET: THENCE 143.43 FEET ALONG A 300.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 33'50'10"E, 142.07 FEET; THENCE N 47'32'00"E, 132.41 FEET; THENCE 259.86 FEET ALONG A 1062.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 48'34'05"E, 259.22 FEET; THENCE S 55°34'40"W, 490.34 FEET; THENCE S 59°13'25"E, 37.50 FEET; THENCE S 4°47'05"W, 24.89 TO THE POINT OF BEGINNING AND CONTAINING 10.16 ACRES. COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND WITH THE NORTH LINE THEREOF, S 87°45'25"E, 719.55; THENCE 54.11 ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 9'07'10"W. 53.94; THENCE S 1'22'05"W, 287.40 FEET TO THE POINT OF BEGINNING: TRACT 31 11.83 ACRES THENCE FROM THE POINT OF BEGINNING, S 87°22'30"W, 259.83; THENCE S 10°39'40"W 974.28 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE WITH SAID SOUTH LINE, N 88°28'30"W, 293.58 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE LEAVING SAID SOUTH LINE AND WITH SAID WEST LINE, N 1'16'45"E, 1131.30 FEET: THENCE S 88'25'45"E, 711.88 FEET; TRACT 32 THENCE S 1*22'05"W, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.94 10.05 ACRES THENCE FROM THE POINT OF BEGINNING, S 12°42'05"E. 1011.76 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE TRACT 33 WITH SAID SOUTH LINE, N 88'28'30"W, 662.51 FEET; THENCE LEAVING SAID SOUTH LINE, NE COR OF THE SW N 10°39'40" E, 974.28 FEET; THENCE N 87°22'30"E, 259.83 FEET TO THE POINT OF **10.16 ACRES** QUARTER OF SECTION 22 BEGINNING AND CONTAINING 10.29 ACRES. EXISTING IRON PIPE RECORDED IN BOOK 687, PAGE 579 THENCE FROM THE POINT OF BEGINNING, S 50°13'00"E. 511.74 FEET; THENCE S 29°04'45"E, 244.27 FEET; THENCE S 74°04'15"E, 471.27 FEET TO THE WEST LINE OF TRACT 29 AS SHOWN IN ADMINISTRATIVE SURVEY RECORDED IN BOOK 4755, PAGE 229; THENCE WITH SAID WEST LINE, S 15°10'45"W, 320.19 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29 SAID POINT ALSO BEING ON THE NORTH LINE OF TRACT 28 OF SAID ADMINISTRATIVE SURVEY; THENCE WITH SAID NORTH LINE, S 86°23'35"W, 282.20 FEET TO TO THE NORTHWEST CORNER OF SAID TRACT 28, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST -33' ROADWAY EASEMENT QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE WITH SAID SOUTH LINE, BOOK <u>4890</u>, PAGE <u>JL</u> N 88*28'30"W, 377.34 FEET; THENCE LEAVING SAID SOUTH LINE, N 12*42'05"W, 1011.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.13 ACRES. -20' UTILITY EASEMENT BOOK 490, PAGE 10 -S 62°30'40" E THENCE FROM THE POINT OF BEGINNING, N 87°00'35"E, 491.08 FEET; THENCE N 57°13'00"E, 501.28 FEET TO THE WEST LINE OF A TRACT DESCRIBED IN WARRANTY DEED RECORDED IN 657.87' (M) 658.25'(REC) BOOK 373, PAGE 101; THENCE WITH SAID WEST LINE, S 4°47'05"W, 519.21 FEET TO THE WOODIE PROCTOR ROAD SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT, S 85'12'55"E, 214.57 FEET TO THE NORTHWEST CORNER OF TRACT 29 2611.17'(M) -R= 390.00' AS SHOWN BY ADMINISTRATIVE SURVEY RECORDED IN BOOK 4755, PAGE 229; THENCE L= 55.23' LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID TRACT 29, S 15'10'45"W, CH=S 42°58'05" 447.63 FEET; THENCE LEAVING SAID WEST LINE, N 74°04'15W, 471.27 FEET; THENCE 55.18' N 29°04'45"W, 244.27 FEET; THENCE N 50°13'00"W, 511.74 FEET TO THE POINT OF ليا BEGINNING AND CONTAINING 10.73 ACRES. 1.12,45 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 38°55'30" E PROPERTY BOUNDARY SURVEYS. 491.85'(M) (REC) R= 1062.00' SURVEY AND PLAT BY: R= 1062.00¹ L= 308.66' L= 48.80' CROCKETT ENGINEERING CONSULTANTS, LLC CH=S 47°15'05" E CH=S 40°14'30" E 1000 W. NIFONG BLVD. BUILDING 1 51°12'55" 307.57'(M) (REC) COLUMBIA, MO 65203 32.95 TRACT 31 CORPORATE NUMBER: 2000151304 **11.83 ACRES** = 1062.00' -S 55°34'40" E L= 259.86' 490.34' (M) (REC) TRACTS 31-47'32'00" DAVID W. CH=S 48'34'05" E AND 32 **BORDEN** 259.22 RÖKES BEND, PLAT NO. 1, N 88°25'15" E 382.89' TRACT 32 **SECTION 22-47-13** BOOK 50, PAGE 46 LS-2002000244 10.05 ACRES ED LAND = 300.00'S 59'13'25" E S 20°08'25" W L= 143.43' EXISTING STONE, NORTH 37.50'(M) (REC) CH=S 33°50'10" W 1/4 CORNER OF SECTION 142.07 27, RECORDED IN 30' PRIVATE INGRESYEGRESS ESMT. RECORDED IN BOOK 4890, PAGE BOOK 687, PAGE 579 DAVID W. BORDEN, PLS-2002000244 TRACT 33 S 88'43'05" E 10.16 ACRES SECTION LINE 2635.24 1617.37' 719.55 NW COR OF SEC. 27 EXISTING PILE OF L= 65.52' STATE OF MISSOURI SS COUNTY OF BOONE STONES RECORDED 70' UTILITY ESMT. RECORDED CH=S 10'45'15" W TRACTS 33 IN BOOK 1251, PAGE 263 IN BOOK 4990, PAGE 9 65.23' F. MONUMENT AT **SECTION 27-47-13** SUBSCRIBED AND AFFIRMED BEFORE ME THIS ______ DAY OF Paris N 88°25'45" W 711.88' NE COR OF SEC 27 -S 1°22'05" W 287.40' S 87'22'30" W DETAIL "A" N 87°00'35" E 491.08 259.83 NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 22, 2018 KENNETH FARRIS COMMISSION NUMBER 14965667 TRACT 34 **10.94 ACRES** TRACT 37 Notary Public - Notary Seal TRACTS 34, 35, STATE OF MISSOURI 36 AND 37 10.73 ACRES Cole County Commission #14965667 My Commission Expires: April 22, 2018 S 85'12'55" E 214.57 TRACT 35 S 29'04'45" E **10.29 ACRES** 244.27 TRACT 36 **10.13 ACRES** APPROVED FOR RECORDING THIS THE DAY OF Man (N16.50')-F RESOURCE MANAGEMENT 293.58 662.51 377.34 N 88'28'30" W 1333.43' SW COR OF THE LS 86°23'35" W NW QUARTER OF 1/4 1/4 SECTION LINE THE NE QUARTER 282.20 OF SEC. 27 TRACT 28 ADMINISTRATIVE SURVEY RECORDED IN BOOK 4755, PAGE 229 NOTES: TOMPKINS HOMES AND DEVELOPMENT, INC 1. THESE TRACTS ARE LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0355D, DATED: MARCH 17, 2011. A SURVEY LOCATED IN THE NORTHEAST QUARTER OF SECTION 27 AND Recorded in Boone County, Missouri THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 47 NORTH, RANGE 13 WEST DAVID W. 2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR RURAL PROPERTY AS DEFINED BY MISSOURI BOARD BOONE COUNTY, MISSOURI Date and Time: 05/09/2018 at 01:00:54 PM BORDEN RULE 20 CSR 2030-16.040(3). Instrument #: 2018008381 Book: 4890 NUMBER CORPORATE NUMBER: 2000151304 Instrument Type: SUR LS-2002000244 3. PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DEFINED BY STREAM BUFFER REGULATIONS, Recording Fee: \$29.00 S CHAPTER 26 OF BOONE COUNTY ZONING REGULATIONS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION No. of Pages: OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR. ED LAND LAND LAND 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 2/21/2018 1" = 200" Nora Dietzel, Recorder & Deeds 4. THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE. DAVID W. BORDEN (573) 447-0292 PROJECT: DRAWN BY: REGISTERED LAND SURVEYOR DWB 150405 www.crockettengineering.com RLS - 2002000244 150405