

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

Unofficial Document

SURVEY FOR  
**MIDWAYUSA FOUNDATION INC**

AT THE REQUEST OF MIKE TOMPKINS

SECTION 16 AND THE NORTH HALF OF SECTION 21,  
TOWNSHIP 47 NORTH, RANGE 13 WEST,  
BOONE COUNTY, MISSOURI  
SEPTEMBER 11, 2021

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2021 I COMPLETED A SURVEY FOR MIDWAYUSA FOUNDATION OF TWO (2) TRACTS OF LAND LOCATED IN SECTION 16 AND THE NORTH HALF OF SECTION 21, ALL IN TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACTS DESCRIBED BY THE DEEDS IN BOOK 4486 PAGE 72, BOOK 4468 PAGE 14, BOOK 4405 PAGE 85 AND BOOK 3967 PAGE 152 ALSO BEING PART OF THE TRACT SHOWN BY THE SURVEY IN BOOK 2794 PAGE 166 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1:**

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16 AND WITH THE SOUTH LINE OF THE NORTHWEST QUARTER THEREOF, N 89°19'35"W, 289.51 FEET; THENCE LEAVING SAID SOUTH LINE N 4°03'25"E, 1049.26 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, N 5°12'00"W, 743.26 FEET; THENCE N 27°45'00"W, 187.61 FEET; THENCE N 80°22'20"W, 1094.02 FEET TO THE CENTER LINE OF OLD PLANK ROAD; THENCE WITH THE CENTERLINE OF OLD PLANK ROAD N 9°45'40" E, 450.80 FEET; THENCE N 20°32'15" E, 331.95 FEET; THENCE N 12°51'50" E, 200.85 FEET; THENCE N 26°59'50" E, 286.59 FEET; THENCE N 21°00'55" E, 301.52 FEET; THENCE N 27°04'30" E, 51.47 FEET; THENCE N 34°51'40" E, 327.16 FEET; THENCE N 29°13'15" E, 174.49 FEET TO A POINT ON THE CENTERLINE OF OLD PLANK ROAD AS DESCRIBED BY THE AFFIDAVIT FOR THE SMITH HATCHERY ROAD PROJECT RECORDED IN BOOK 1345 PAGE 361; THENCE N 27°25'20" E, 366.34 FEET TO THE TO THE CENTERLINE OF THE ORIGINAL SMITH HATCHERY ROAD AS SHOWN BY THE PLANS FOR THE BOONE COUNTY SMITH HATCHERY ROAD PROJECT; THENCE WITH SAID CENTERLINE OF ORIGINAL SMITH HATCHERY ROAD, 62.45 FEET ALONG AN 85.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT SAID CURVE HAVING A CHORD S 2°29'20" E, 61.05 FEET TO THE NORTHERN MOST POINT OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4059 PAGE 163; THENCE WITH THE LINES OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4059 PAGE 163 AND LEAVING CENTERLINE OF THE ORIGINAL SMITH HATCHERY ROAD, 374.40 FEET ALONG A 350.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 30°35'20"E, 356.80 FEET; THENCE S 61°14'05"E, 379.35 FEET; THENCE N 30°21'05"E, 25.00 FEET TO THE MOST WESTERLY CORNER OF THE TRACT DESCRIBED BY THE DEED IN BOOK 1602 PAGE 873 ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE PUBLIC ROADWAY AND UTILITY EASEMENT FOR THE SMITH HATCHERY ROAD PROJECT DESCRIBED BY SAID AFFIDAVIT IN BOOK 1345 PAGE 361; THENCE LEAVING THE LINES OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 4059 PAGE 163 AND WITH THE NORTHEASTERLY LINE OF SAID AFFIDAVIT AND WITH THE LINES OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 1602 PAGE 873, S 61°13'10"E, 61.75 FEET; THENCE 37.82 FEET ALONG A 500.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 59°07'40"E, 37.81 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE LEAVING NORTHEASTERLY LINE OF SAID AFFIDAVIT AND THE LINES AND THE TRACT DESCRIBED BY SAID DEED IN BOOK 1602 PAGE 873 AND WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, S 1°36'15"W, 29.51 FEET TO THE CENTERLINE OF SMITH HATCHERY ROAD AS DESCRIBED BY SAID AFFIDAVIT RECORDED IN BOOK 1345 PAGE 361; THENCE WITH SAID CENTERLINE OF SMITH HATCHERY ROAD, 139.48 FEET ALONG A 500.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 47°17'30"E, 139.48 FEET; THENCE S 39°16'25"E, 467.93 FEET; THENCE 357.28 FEET ALONG A 1000.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 29°02'20"E, 355.38 FEET; THENCE S 18°48'10"E, 761.92 FEET; THENCE CONTINUING WITH THE LINES OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 2794 PAGE 166, AND THE CENTERLINE OF SAID SMITH HATCHERY ROAD, 203.52 FEET ALONG AN 850.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 11°56'35"E, 203.03 FEET; THENCE S 5°05'05" E, 269.71 FEET TO THE CENTERLINE OF EAST DOTHAGE ROAD; THENCE LEAVING THE CENTERLINE OF SAID SMITH HATCHERY ROAD AND WITH THE CENTERLINE OF EAST DOTHAGE ROAD S 84°00'45" E, 21.80 FEET TO THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 4494, PAGE 189; THENCE LEAVING SAID CENTERLINE AND WITH THE WEST LINE OF SAID SURVEY, S 4°49'10"E, 306.63 FEET; THENCE LEAVING SAID WEST LINE, S 88°40'30"W, 903.28 FEET; THENCE S 14°41'10"W, 496.27 FEET; THENCE N 88°59'30"W, 223.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 100.29 ACRES.

**TRACT 2:**

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16 AND WITH THE SOUTH LINE OF THE NORTHWEST QUARTER THEREOF, N 89°19'35"W, 289.51 FEET TO THE POINT OF BEGINNING.

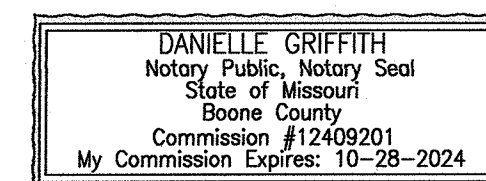
THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE N 4°03'25"E, 1049.26 FEET THENCE S 88°59'30"E, 223.26 FEET; THENCE N 14°41'10"E, 496.27 FEET; THENCE N 88°40'30"E, 903.28 FEET TO THE CENTERLINE OF SAID SMITH HATCHERY ROAD; THENCE WITH SAID CENTERLINE, S 04°49'10"E, 711.72 FEET; THENCE 64.64 FEET ALONG A 2000.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 05°44'45"E, 64.63 FEET; THENCE S 6°40'20"E, 1091.86 FEET; THENCE S 8°19'45"E, 56.02 FEET; THENCE LEAVING SAID CENTERLINE, S 83°37'35"W, 1499.31 FEET; THENCE N 11°32'35"W, 280.22 FEET; THENCE N 4°03'25"E, 262.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.04 ACRES.

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
9/13/2021  
DATE

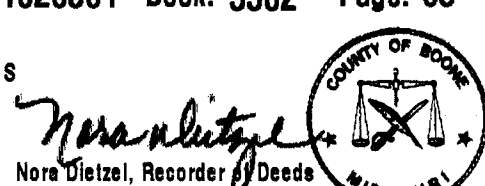
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF SEPTEMBER IN THE YEAR 2021.

*Danielle Griffith*  
DANIELLE GRIFFITH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 28, 2024  
COMMISSION NUMBER 12409201



Recorded in Boone County, Missouri  
Date and Time: 09/13/2021 at 04:09:16 PM  
Instrument #: 2021026561 Book: 5502 Page: 63  
Instrument Type: SUR  
Recording Fee: \$29.00  
No. of Pages: 1



**MIDWAYUSA FOUNDATION INC.**

PROPERTY BOUNDARY SURVEY  
SECTIONS 16 & 21, TOWNSHIP 47 NORTH, RANGE 13 WEST  
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200015304

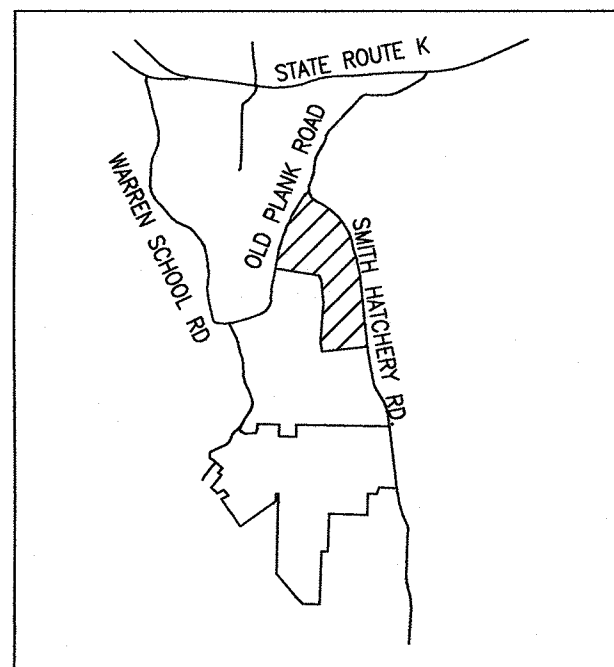
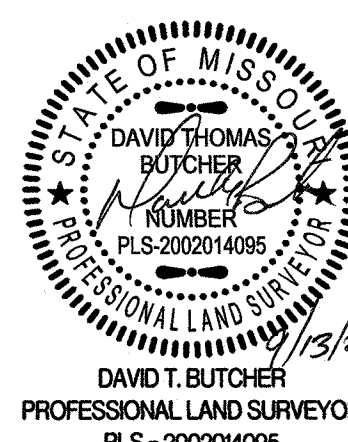
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PROJECT: 140274

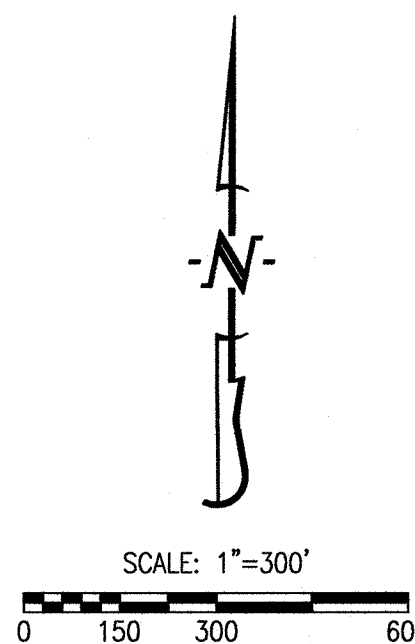
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DRAWN BY: DTB

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



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
- o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

**NOTES:**

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAIN MAPS. PANEL NO. 29019C 0335E, 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. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

APPROVED FOR RECORDING THIS 13th DAY OF September, 2021.

*Bill Florea*  
BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT  
*Wendy Hume*



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

# Unofficial Document

## TOMPKINS HOMES AND DEVELOPMENT INC

NORTH HALF OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 13 WEST,  
BOONE COUNTY, MISSOURI  
OCTOBER 13, 2021

### CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2021 I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT, INC. OF TWO (2) TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5507, PAGE 119 ALSO BEING PART OF THE TRACT SHOWN BY THE SURVEY IN BOOK 2794 PAGE 166 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### TRACT 1:

BEGINNING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 5500, PAGE 53; THENCE FROM THE POINT OF BEGINNING AND WITH THE NORTH LINE OF SAID SURVEY, N 88°51'35"W, 1602.01 FEET; THENCE LEAVING SAID NORTH LINE, N 1°09'10"E, 275.32 FEET; THENCE S 88°50'50"E, 271.77 FEET; THENCE N 22°55'30"E, 280.95 FEET; THENCE N 78°43'05"E, 1035.44 FEET TO THE WEST LINE OF THE SURVEY RECORDED IN BOOK 4494, PAGE 189; THENCE WITH SAID WEST LINE, 137.09 FEET ALONG A 1000.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 21°01'05"E, 137.05 FEET; THENCE S 16°34'50"E, 199.73 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE LEAVING THE LINES OF SAID SURVEY, S 89°03'50"E, 22.68 FEET TO THE NORTHWEST CORNER OF DI DAN SUBDIVISION AS SHOWN IN PLAT BOOK 37, PAGE 20; THENCE WITH THE WEST LINE OF SAID DI DAN SUBDIVISION ALSO BEING THE EAST LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 2794, PAGE 166, 240.88 FEET ALONG A 1000.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 12°16'50"E, 240.30 FEET; THENCE S 5°22'45"E, 209.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.03 ACRES.

#### TRACT 2:

COMMENCING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 5500, PAGE 53; THENCE WITH THE NORTH LINE OF SAID SURVEY, N 88°51'35"W, 1602.01 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID NORTH LINE, N 88°51'35"W, 285.33 FEET; THENCE LEAVING SAID NORTH LINE, N 0°05'10"E, 162.10 FEET; THENCE N 3°41'40"W, 391.65 FEET; THENCE N 4°46'50"E, 315.59 FEET; THENCE N 6°15'25"W, 743.07 FEET; THENCE N 20°54'30"W, 504.60 FEET TO THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 5502, PAGE 63; THENCE WITH THE SOUTH LINE THEREOF, N 83°37'35"E, 1499.31 FEET TO THE WEST LINE OF THE SURVEY RECORDED IN BOOK 4494, PAGE 189; THENCE LEAVING SAID SOUTH LINE AND WITH THE LINES OF SAID SURVEY RECORDED IN BOOK 4494, PAGE 189, THENCE S 8°19'45"E, 530.59 FEET; THENCE 185.20 FEET ALONG 2000.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 10°58'55"E, 185.13 FEET; THENCE S 13°38'05"E, 245.56 FEET; THENCE 321.16 FEET 1000.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 22°50'05"E, 319.79 FEET; THENCE S 32°02'10"E, 192.25 FEET; THENCE 130.67 FEET ALONG A 1000.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 27°52'20"E, 130.52 FEET; THENCE LEAVING SAID WEST LINE, S 78°43'05"W, 1035.44 FEET; THENCE S 22°55'30"W, 280.95 FEET; THENCE N 88°50'50"W, 271.77 FEET; THENCE S 1°09'10"W, 275.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.19 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 PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
10/13/2021  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF OCTOBER, IN THE YEAR 2021.

*Danielle Griffith*  
DANIELLE GRIFFITH

NOTARY PUBLIC  
MY COMMISSION EXPIRES  
OCTOBER 28, 2024  
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH  
Notary Public, Notary Seal  
State of Missouri  
Boone County  
Commission #12409201  
My Commission Expires: 10-28-2024

Recorded in Boone County, Missouri  
Date and Time: 10/14/2021 at 09:16:05 AM  
Instrument #: 2021029340 Book: 5519 Page: 102  
Instrument Type: SUR  
Recording Fee: \$24.00 S  
No. of Pages: 1  
*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds

### TOMPKINS HOMES AND DEVELOPMENT INC.

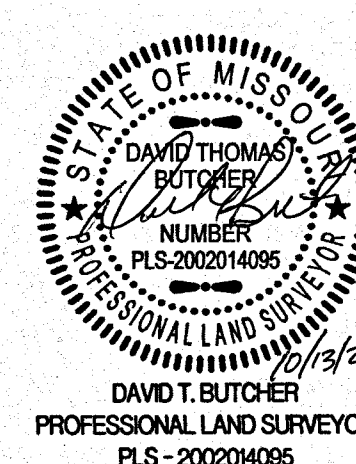
PROPERTY BOUNDARY SURVEY  
SECTIONS 21, TOWNSHIP 47 NORTH, RANGE 13 WEST  
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:  
10/13/2021  
PROJECT:  
140274

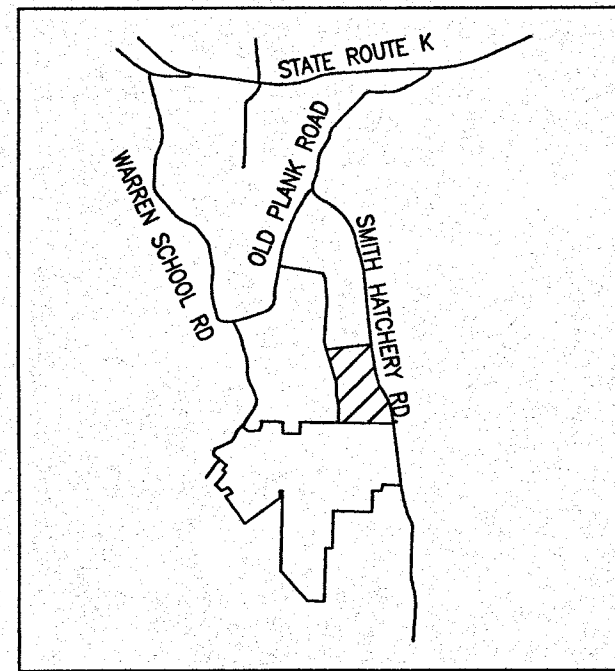
SCALE:  
1" = 300'  
DRAWN BY:  
DTB

**CROCKETT**  
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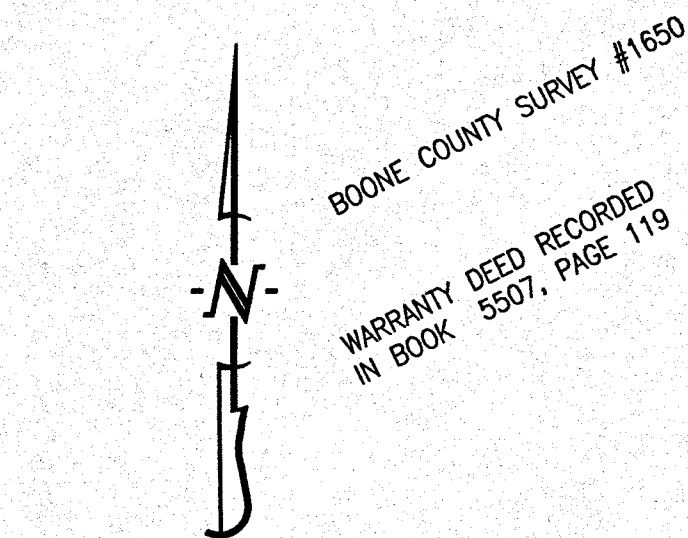


APPROVED FOR RECORDING THIS 14 DAY  
OF OCTOBER, 2021.

*Bill Florea*  
BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT



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
- SET 1/2" IRON PIPE  
(UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

APPROXIMATE LOCATION OF  
100-YEAR FLOODPLAIN

### NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAIN MAPS. PANEL NO. 29019C 0335E, 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. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.



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

Unofficial Document

WARRANTY DEED RECORDED IN BOOK 5474, PAGE 9

SURVEY FOR  
**MIDWAYUSA FOUNDATION INC**  
AT THE REQUEST OF MIKE TOMPKINSNE 1/4 OF SECTION 29 AND SE 1/4 SECTION 20, SOUTH HALF  
OF SECTION 21 AND NORTH HALF OF SECTION 28,  
TOWNSHIP 47 NORTH, RANGE 13 WEST,  
BOONE COUNTY, MISSOURI  
SEPTEMBER 7, 2021

## CERTIFICATION:

I HEREBY CERTIFY IN AUGUST OF 2021, I COMPLETED A SURVEY OF TWO (2) TRACTS OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, THE SOUTHEAST QUARTER OF SECTION 20, THE NORTHEAST QUARTER OF SECTION 29, AND THE NORTH HALF OF SECTION 28, ALL IN TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEYS RECORDED IN BOOK 2794, PAGE 166 AND BOOK 1251, PAGE 263 AND ALSO BEING LOTS 48, 49, 50, 51, AND 52, ALONG WITH THEIR RESPECTIVE ABANDONED RIGHT OF WAYS OF WALNUT STREET, CHERRY STREET AND SIXTEENTH STREET AS SHOWN IN THE ORIGINAL TOWN OF PROVIDENCE RECORDED IN DEED BOOK L, PAGE 92 AND ALSO LOTS 1, 2, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 ALONG WITH THEIR RESPECTIVE ABANDONED RIGHT OF WAYS OF 15TH STREET AND THE UNNAMED STREET AS SHOWN IN PARKERS ADDITION TO THE TOWN OF PROVIDENCE RECORDED IN BOOK 33, PAGE 588 AND FURTHER DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5474, PAGE 9 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## TRACT 1:

BEGINNING AT THE CENTER OF SAID SECTION 21 AND WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 THEREOF, S 88°51'35"E, 485.10 FEET; THENCE LEAVING SAID NORTH LINE, S 0°47'05"W, 893.36 FEET; THENCE S 29°36'20"E, 1038.27 FEET; THENCE N 58°27'00"E, 831.90 FEET; THENCE N 80°24'15"E, 389.46 FEET TO THE CENTERLINE OF SMITH HATCHERY ROAD AND SHOWN IN THE SURVEY RECORDED IN BOOK 2794, PAGE 166; THENCE WITH THE LINES OF SAID SURVEY, S 6°07'30"E 548.34 FEET TO THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3812, PAGE 46; THENCE LEAVING SAID CENTERLINE AND CONTINUING WITH THE LINES OF SAID SURVEY N 87°30'30"W, 523.70 FEET; THENCE S 18°00'00"W, 200.00 FEET; THENCE N 88°27'45"W, 264.51 FEET; THENCE S 1°24'10" W, 627.09 FEET TO THE SOUTH LINE OF SAID SECTION 21; THENCE WITH SAID SOUTH LINE, N 88°30'25"W, 1129.70 FEET; THENCE LEAVING SAID SOUTH LINE S 1°38'20"W, 1119.58 FEET; THENCE N 90°00'00"W 194.10 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE WITH SAID WEST LINE S 1°38'05"W, 1552.66 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 88°37'40"W, 488.87 FEET TO THE EAST RIGHT OF WAY LINE OF THE MKT RAILROAD; THENCE WITH SAID EAST LINE, 282.11 FEET ALONG AN 8729.88-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 45°00'05"W, 282.10 FEET; THENCE 404.42 FEET ALONG A 3423.55-FOOT RADIUS, CURVE TO THE RIGHT, SIDE CURVE HAVING A CHORD N 42°14'10"W, 404.18 FEET; THENCE N 39°35'00"W, 500.85 FEET TO THE EAST LINE OF THE SURVEY RECORDED IN BOOK 1233, PAGE 988; THENCE WITH THE EAST LINE THEREOF, N 1°23'00"E 1815.20 FEET; THENCE N 0°55'40"E, 544.92 FEET; THENCE N 89°42'05"W, 70.00 FEET; THENCE S 0°55'40"W, 200.16 FEET; THENCE S 53°50'50"W, 1290.18 FEET TO THE EAST RIGHT OF WAY LINE OF SAID RAILROAD; THENCE WITH SAID EAST LINE, N 33°44'00"W, 372.00 FEET; THENCE 251.69 FEET ALONG A 1519.80-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 38°45'10"W, 251.40 FEET; THENCE N 31°28'10"W, 249.80 FEET; THENCE 33°31'20"W, 118.79 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 63°47'50"E, 217.74 FEET; THENCE N 39°33'10"W, 208.00 FEET; THENCE S 63°47'50"W, 217.76 FEET TO THE EAST RIGHT OF WAY LINE OF SAID RAILROAD; THENCE WITH SAID EAST LINE N 43°58'00"W, 30.51 FEET; THENCE N 44°31'10"W, 205.17 FEET; THENCE LEAVING THE LINES OF SAID RAILROAD, N 41°37'20"E, 146.43 FEET TO THE CENTERLINE OF WALNUT STREET AS SHOWN IN ORIGINAL TOWN OF PROVIDENCE; THENCE WITH SAID CENTERLINE N 48°22'40"W, 28.05 FEET; THENCE LEAVING SAID CENTERLINE N 41°37'20"E, 324.00 FEET TO THE CENTERLINE OF CHERRY STREET AS SHOWN IN THE ORIGINAL TOWN PROVIDENCE; THENCE WITH SAID CENTERLINE N 48°22'40"W, 112.50 FEET; THENCE N 41°37'20"E, 178.80 FEET TO THE CENTERLINE OF AN UNNAMED STREET SHOWN IN PARKERS ADDITION RECORDED IN BOOK 33 PAGE 588; THENCE WITH SAID CENTERLINE N 48°22'40"W, 225.03 FEET TO THE CENTERLINE OF 15TH STREET AS SHOWN IN THE ORIGINAL TOWN OF PROVIDENCE; THENCE WITH SAID CENTERLINE S 41°34'20"W, 19.96 FEET TO THE WEST LINE SAID SURVEY RECORDED IN BOOK 2794, PAGE 166; THENCE WITH THE WEST LINE OF SAID SURVEY N 29°53'10"W, 57.16 FEET; THENCE N 49°07'10"W, 105.50 FEET; THENCE N 78°00'10"W, 33.10 FEET; THENCE N 27°56'50"E, 109.50 FEET; THENCE N 68°37'50"E, 199.90 FEET; THENCE N 61°39'50"E, 402.50 FEET; THENCE N 36°22'10"E, 64.80 FEET; THENCE N 22°47'10"E, 283.70 FEET; THENCE N 41°19'35"W, 84.37 FEET; THENCE S 55°54'00"E, 202.14 FEET; THENCE N 85°39'40"E, 329.87 FEET; THENCE N 23°40'25"E, 136.62 FEET; THENCE S 88°50'20"E, 629.09 FEET; THENCE S 88°50'20"E, 816.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 309.37 ACRES.

## TRACT 2:

COMMENCING AT THE CENTER OF SAID SECTION 21 AND WITH THE NORTH LINE OF THE SOUTHEAST QUARTER THEREOF, S 88°51'35"E, 485.10 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID NORTH LINE, S 88°51'35"E, 1461.76 FEET TO THE CENTERLINE OF SMITH HATCHERY ROAD AS SHOWN IN SAID SURVEY RECORDED IN BOOK 2794, PAGE 166; THENCE WITH THE LINES OF SAID SURVEY, S 5°22'45"E, 286.73 FEET; THENCE S 6°07'30"E, 896.88 FEET; THENCE LEAVING SAID CENTERLINE, S 80°24'15"W, 389.46 FEET; THENCE S 58°27'00"W, 831.90 FEET; THENCE N 29°36'20"W, 1038.27 FEET; THENCE N 0°47'05"E, 893.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.46 ACRES.

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
9/8/2021  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF September IN THE YEAR 2021.*Kenneth Farris*  
KENNETH FARRISNOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667

Recorded in Boone County, Missouri  
Date and Time: 09/09/2021 at 01:23:49 PM  
Instrument #: 2021026256 Book: 5500 Page: 53  
Instrument Type: SUR  
Recording Fee: \$29.00 S  
No. of Pages: 1  
*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds

APPROVED FOR RECORDING THIS 9th DAY OF September 2021.*Bill Florea*  
BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT  
*Thaddeus Yanke*

QUIT-CLAIM DEED RECORDED IN BOOK 1863, PAGE 618

N 88°37'40"W  
488.87'R = 8729.88'  
L = 282.11'  
CH= N 45°00'05"W  
282.10'R = 3423.55'  
L = 404.42'  
CH= N 42°14'10"W  
404.18'

R = 3423.55'

L = 404.42'

CH= N 42°14'10"W

404.18'

R = 8729.88'

L = 282.11'

CH= N 45°00'05"W

282.10'

R = 3423.55'

L = 404.42'

CH= N 42°14'10"W

404.18'

R = 8729.88'

L = 282.11'

CH= N 45°00'05"W

282.10'

R = 3423.55'

L = 404.42'

CH= N 42°14'10"W

404.18'

R = 8729.88'

L = 282.11'

CH= N 45°00'05"W

282.10'

R = 3423.55'

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CH= N 42°14'10"W

404.18'

R = 8729.88'

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CH= N 45°00'05"W

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404.18'

R = 8729.88'

L = 282.11'

CH= N 45°00'05"W

282.10'

R = 3423.55'

L = 404.42'

CH= N 42°14'10"W

404.18'

R = 8729.88'

L = 282.11'

CH= N 45°00'05"W

282.10'

R = 3423.55'

L = 404.42'

CH= N 42°14'10"W

404.18'

R = 8729.88'

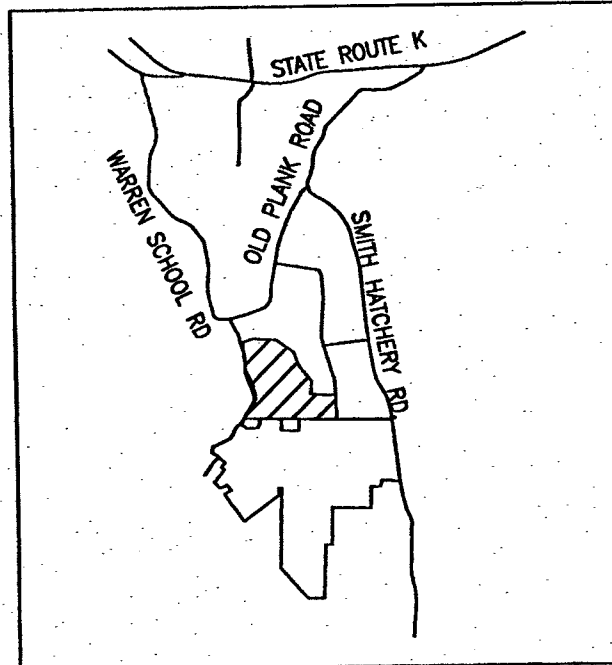
L = 282.11'

CH= N 45°00'05"W

282.10'

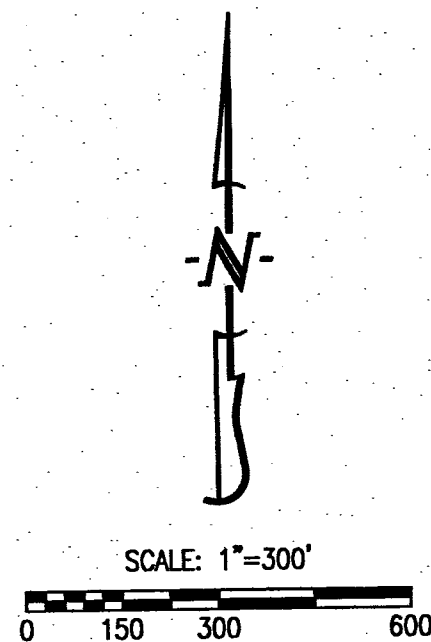


FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
NORA DIETZEL, RECORDER OF DEEDS



LOCATION MAP

NOT TO SCALE



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

## LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- 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 FLOOD PLAIN MAPS. PANEL NO. 29019C 0335E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

APPROVED FOR RECORDING THIS 13th DAY OF November, 2021.

*Bill Florea*  
BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT  
*Unit M-2*

DANIELLE GRIFFITH  
Notary Public, Notary Seal  
State of Missouri  
Boone County  
Commission #12409201  
My Commission Expires: 10-28-2024

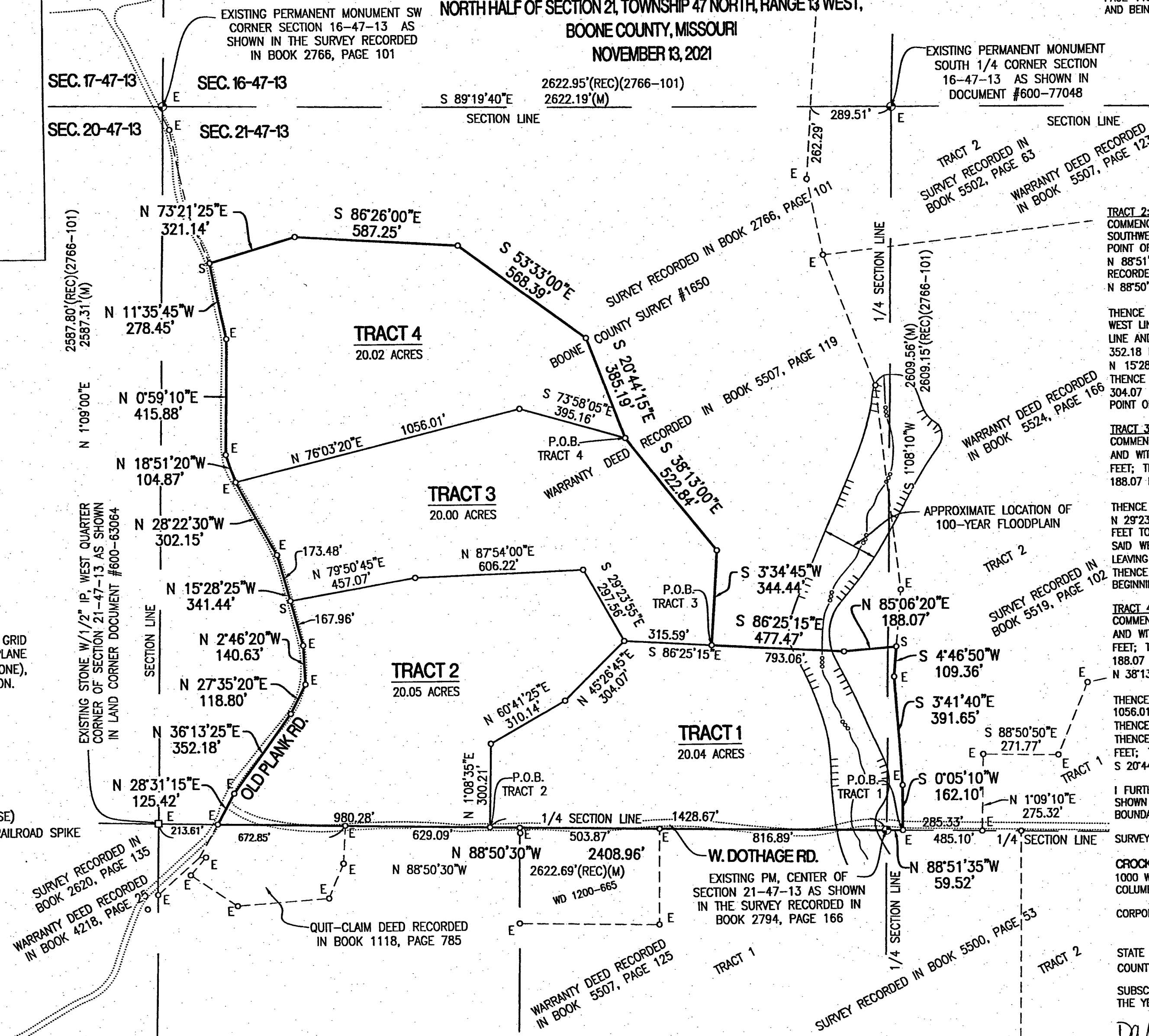
Unofficial Document

## TOMPKINS HOMES AND DEVELOPMENT INC

NORTH HALF OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 13 WEST,

BOONE COUNTY, MISSOURI

NOVEMBER 13, 2021



## CERTIFICATION:

I HEREBY CERTIFY THAT IN NOVEMBER OF 2021 I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT, INC. OF FOUR (4) TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5507, PAGE 119 ALSO BEING PART OF THE TRACT SHOWN BY THE SURVEY IN BOOK 2794 PAGE 166 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1:** BEGINNING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 AT THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 5519, PAGE 102; THENCE FROM THE POINT OF BEGINNING AND WITH THE SOUTH LINE OF SAID NORTH HALF OF SECTION 21 THEREOF, N 88°51'35"W, 59.52 FEET TO THE CENTER OF SAID SECTION 21, AS SHOWN IN THE SURVEY RECORDED IN BOOK 2794, PAGE 166; THENCE CONTINUING WITH SAID SOUTH LINE, N 88°50'30"W, 1428.67 FEET; THENCE LEAVING SAID SOUTH LINE, N 1°08'35"E, 300.21 FEET; THENCE N 60°41'25"E, 310.14 FEET; THENCE N 45°26'45"E, 304.07 FEET; THENCE S 86°25'15"E, 793.06 FEET; THENCE N 85°06'20"E, 188.07 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 5519, PAGE 102; THENCE WITH SAID WEST LINE, S 4°46'50"W, 109.36 FEET; THENCE S 3°41'40"E, 391.65 FEET; THENCE S 0°05'10"W, 162.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.04 ACRES.

**TRACT 2:** COMMENCING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 AT THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 5519, PAGE 102; THENCE FROM THE POINT OF BEGINNING AND WITH THE SOUTH LINE OF SAID NORTH HALF OF SECTION 21 THEREOF, N 88°51'35"W, 59.52 FEET TO THE CENTER OF SAID SECTION 21, AS SHOWN IN THE SURVEY RECORDED IN BOOK 2794, PAGE 166; THENCE CONTINUING WITH SAID SOUTH LINE, N 88°50'30"W, 1428.67 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING N 88°50'30"W, 980.28 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 2766, PAGE 101; THENCE LEAVING SAID SOUTH LINE AND WITH THE LINES OF SAID SURVEY, N 28°31'15"E, 125.42 FEET; THENCE N 36°13'25"E, 352.18 FEET; THENCE N 27°35'20"E, 118.80 FEET; THENCE N 2°46'20"W, 140.63 FEET; THENCE N 15°28'25"W, 167.96 FEET; THENCE LEAVING SAID WEST LINE, N 79°50'45"E, 457.07 FEET; THENCE N 87°54'00"E, 606.22 FEET; THENCE S 29°23'55"E, 297.56 FEET; THENCE S 45°26'45"W, 304.07 FEET; THENCE S 60°41'25"W, 310.14 FEET; THENCE S 1°08'35"W, 300.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.05 ACRES.

**TRACT 3:** COMMENCING AT THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 5519, PAGE 102 AND WITH THE WEST LINES THEREOF, N 0°05'10"E, 162.10 FEET; THENCE N 3°41'40"W, 391.65 FEET; THENCE N 4°46'50"E, 109.36 FEET; THENCE LEAVING SAID WEST LINE, S 85°06'20"W, 188.07 FEET; THENCE N 86°25'15"W, 477.47 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING N 86°25'15"W, 315.59 FEET; THENCE N 29°23'55"W, 297.56 FEET; THENCE S 87°54'00"W, 606.22 FEET; THENCE S 79°50'45"W, 457.07 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 2794, PAGE 166; THENCE WITH SAID WEST LINES, N 15°28'25"W, 173.48 FEET; THENCE N 28°22'30"W, 302.15 FEET; THENCE LEAVING SAID WEST LINES, N 76°03'20"E, 1056.01 FEET; THENCE S 73°58'05"E, 395.16 FEET; THENCE S 38°13'00"E, 522.84 FEET; THENCE S 3°34'45"W, 344.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES.

**TRACT 4:** COMMENCING AT THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 5519, PAGE 102 AND WITH THE WEST LINES THEREOF, N 0°05'10"E, 162.10 FEET; THENCE N 3°41'40"W, 391.65 FEET; THENCE N 4°46'50"E, 109.36 FEET; THENCE LEAVING SAID WEST LINE, S 85°06'20"W, 188.07 FEET; THENCE N 86°25'15"W, 477.47 FEET; THENCE N 3°34'45"E, 344.44 FEET; THENCE N 38°13'00"W, 522.84 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING N 73°58'05"W, 395.16 FEET; THENCE S 76°03'20"W, 1056.01 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 2794, PAGE 166; THENCE WITH SAID WEST LINES, N 18°51'20"W, 104.87 FEET; THENCE N 0°59'10"E, 415.88 FEET; THENCE N 11°35'45"W, 278.45 FEET; THENCE LEAVING SAID WEST LINES, N 73°21'25"E, 321.14 FEET; THENCE S 86°26'00"E, 587.25 FEET; THENCE S 53°33'00"E, 568.39 FEET; THENCE S 20°44'15"E, 385.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.02 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 PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
11/13/2021  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF NOVEMBER, IN THE YEAR 2021.

*Danielle Griffith*  
DANIELLE GRIFFITH

NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER  
28, 2024  
COMMISSION NUMBER 12409201

## TOMPKINS HOMES AND DEVELOPMENT INC.

PROPERTY BOUNDARY SURVEY  
SECTIONS 21, TOWNSHIP 47 NORTH, RANGE 13 WEST  
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:

10/13/2021

PROJECT:

140274

SCALE:

1"=300'

DRAWN BY:

DTB

**CROCKETT**  
ENGINEERING CONSULTANTS

1000 W. Nifong Blvd., Building 1  
Columbia, Missouri 65203  
(573) 447-0292

www.crockettengineering.com

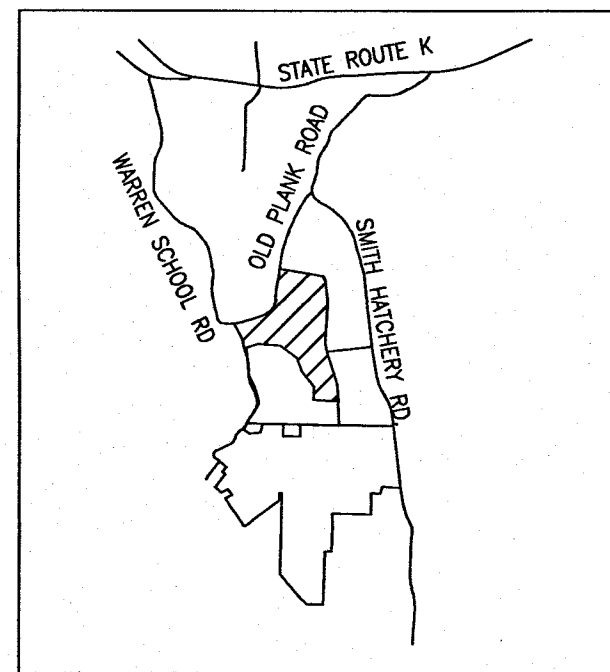
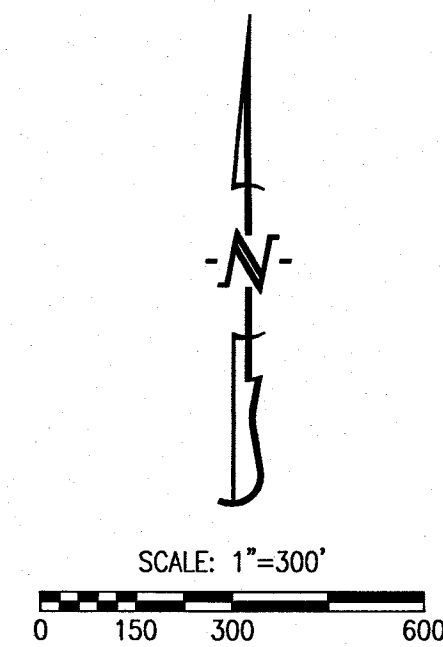
Recorded in Boone County, Missouri  
Date and Time: 11/16/2021 at 12:14:45 PM

Instrument #: 2021032260 Book: 5537 Page: 87

Instrument Type: BUR  
Recording Fee: \$24.00 \$  
No. of Pages: 1

*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds

Unofficial Document

FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
NORA DIETZEL, RECORDER OF DEEDSLOCATION MAP  
NOT TO SCALEBEARINGS ARE REFERENCED TO GRID  
NORTH, OF THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE),  
OBTAINED FROM GPS OBSERVATION.

## LEGEND:

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

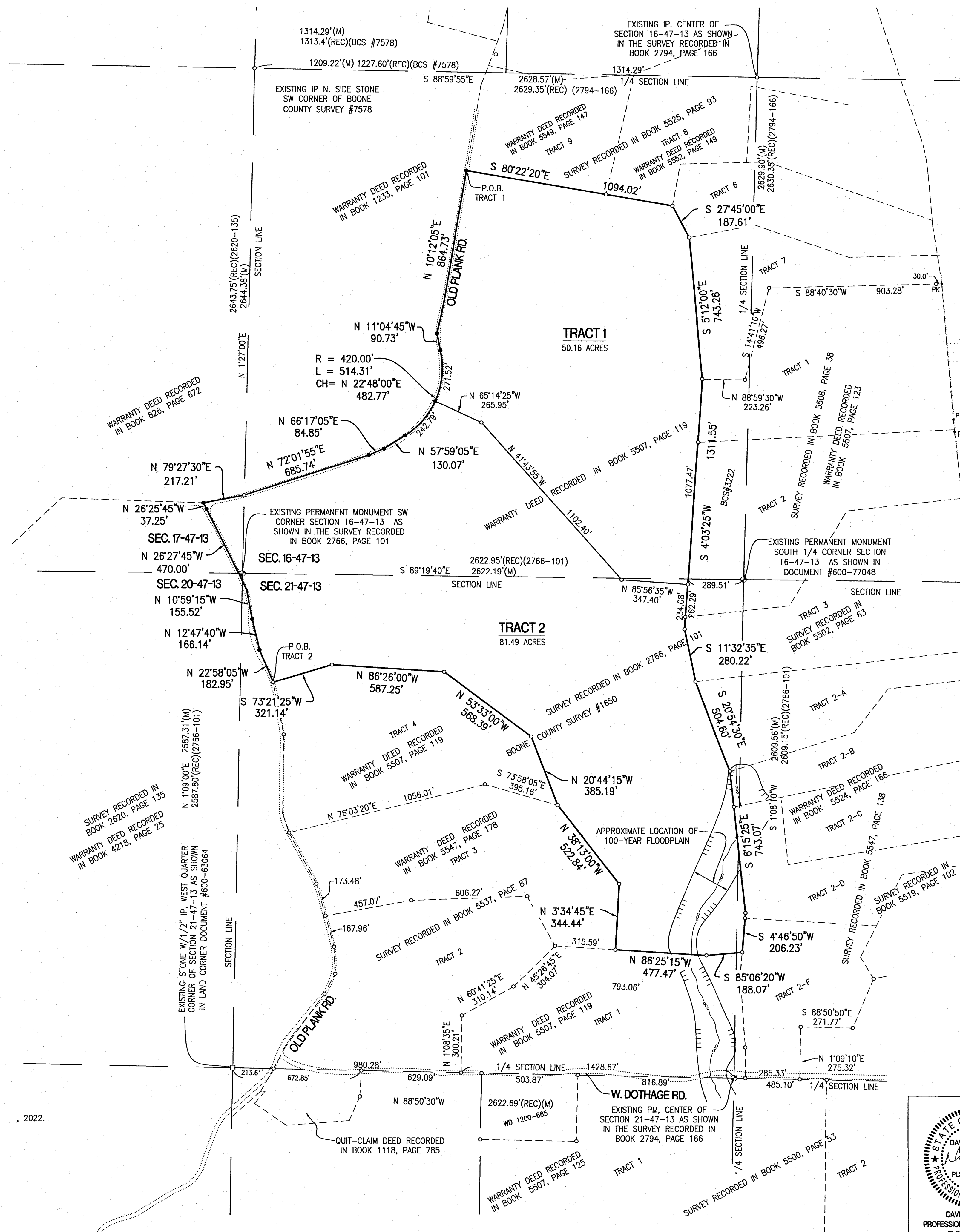
## NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAIN MAPS. PANEL NO. 29019C 0335E, 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. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

APPROVED FOR RECORDING THIS 25th DAY OF January, 2022.

*Bill Florea*  
BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT

140274



SURVEY FOR  
**TOMPKINS HOMES AND DEVELOPMENT INC**  
NORTH HALF OF SECTION 21 & SOUTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 47 NORTH, RANGE 13 WEST,  
BOONE COUNTY, MISSOURI  
JANUARY 24, 2022

## CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY OF 2022, I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT, INC. OF TWO (2) TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTH HALF OF SECTION 21, ALL IN TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5507, PAGE 119 ALSO BEING PART OF THE TRACT SHOWN BY THE SURVEY IN BOOK 2794 PAGE 166 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## TRACT 1:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 9 OF THE SURVEY RECORDED IN BOOK 5525, PAGE 93 AND WITH THE LINES OF SAID SURVEY, S 80°22'20"E, 1094.02 FEET; THENCE S 27°45'00"E, 187.61 FEET; THENCE S 51°20'00"E, 743.26 FEET TO THE SOUTHWEST CORNER OF TRACT 7 OF SAID SURVEY AND THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 5508, PAGE 38; THENCE LEAVING THE LINES OF SAID SURVEY RECORDED IN BOOK 5525, PAGE 93 AND WITH THE WEST LINE OF THE SURVEY RECORDED IN BOOK 5508, PAGE 38 S 4°03'25"W, 1077.47 FEET; THENCE LEAVING SAID WEST LINE, N 85°56'35"W, 347.40 FEET; THENCE N 41°43'55"W, 1102.40 FEET; THENCE N 65°14'25"W, 265.95 FEET TO THE CENTERLINE OF OLD PLANK ROAD AS SHOWN IN SAID SURVEY RECORDED IN BOOK 2794, PAGE 166; THENCE WITH THE LINES OF SAID SURVEY, 271.52 FEET ALONG A 420.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 61°42'00"E, 266.81 FEET; THENCE N 11°04'45"W, 90.73 FEET; THENCE N 10°12'05"E, 864.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.16 ACRES.

## TRACT 2:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 4 OF THE SURVEY RECORDED IN BOOK 5537, PAGE 87, AT THE CENTERLINE OF OLD PLANK ROAD AS SHOWN IN SAID SURVEY RECORDED IN BOOK 2794, PAGE 166 AND WITH THE WEST LINE THEREOF, N 22°58'05"W, 182.95 FEET; THENCE N 12°47'40"W, 166.14 FEET; THENCE N 10°59'15"W, 155.52 FEET; THENCE N 26°27'45"W, 470.00 FEET; THENCE N 26°25'45"W, 37.25 FEET; THENCE N 79°27'30"E, 217.21 FEET; THENCE N 72°01'55"E, 685.74 FEET; THENCE N 66°17'05"E, 84.85 FEET; THENCE N 57°59'05"E, 130.07 FEET; THENCE 242.79 FEET ALONG A 420.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 41°19'10"E, 239.42 FEET; THENCE LEAVING THE WEST LINE OF SAID SURVEY, S 65°14'25"E, 265.95 FEET; THENCE S 41°43'55"E, 1102.40 FEET; THENCE S 85°56'35"E, 347.40 FEET TO THE WEST LINE OF SAID SURVEY, S 65°14'25"E, 265.95 FEET; THENCE WITH THE LINES OF SAID SURVEY, S 4°03'25"W, 234.08 FEET; THENCE S 11°32'35"E, 280.22 FEET TO THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 5547, PAGE 138; THENCE LEAVING THE LINES OF SAID SURVEY RECORDED IN BOOK 5508, PAGE 38 AND WITH THE WEST LINES OF THE SURVEY RECORDED IN BOOK 5547, PAGE 138, S 20°54'30"E, 504.60 FEET; THENCE S 61°52'25"E, 743.07 FEET; THENCE S 4°46'50"W, 206.23 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 5537, PAGE 87; THENCE LEAVING THE WEST LINE THEREOF AND WITH THE LINES OF SAID SURVEY RECORDED IN BOOK 5537, PAGE 87, S 85°06'20"W, 188.07 FEET; THENCE N 86°25'15"W, 477.47 FEET; THENCE N 3°34'45"E, 344.44 FEET; THENCE N 38°13'00"W, 522.84 FEET; THENCE N 20°44'15"W, 385.19 FEET; THENCE N 53°33'00"W, 568.39 FEET; THENCE N 86°26'00"W, 587.25 FEET; THENCE S 73°21'25"W, 321.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 81.49 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 PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
1/25/2022  
DATE

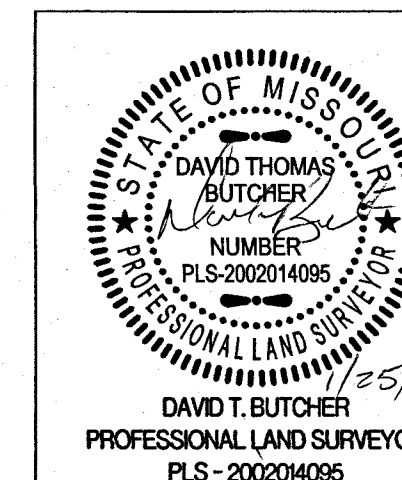
STATE OF MISSOURI  
COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF January, IN THE YEAR 2022.

*Danielle Griffith*  
DANIELLE GRIFFITH

NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER  
28, 2024  
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH  
Notary Public, Notary Seal  
State of Missouri  
Boone County  
Commission #12409201  
My Commission Expires: 10-28-2024



DAVID T. BUTCHER  
PROFESSIONAL LAND SURVEYOR  
PLS-2002014095

## TOMPKINS HOMES AND DEVELOPMENT INC.

PROPERTY BOUNDARY SURVEY  
SECTIONS 16 & 21, TOWNSHIP 47 NORTH, RANGE 13 WEST  
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 1/24/2022

SCALE: 1"=300'

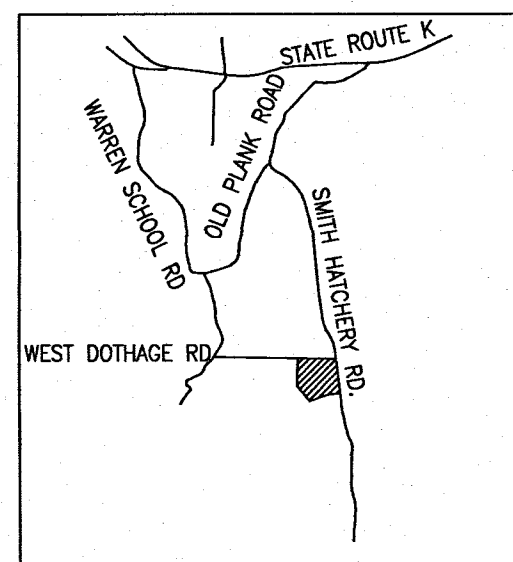
PROJECT: 140274

DRAWN BY: DTB

**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: 01/25/2022 at 04:28:05 PM  
Instrument #: 2022001701 Book: 5570 Page: 145  
Instrument Type: SUR  
Recording Fee: \$29.00  
No. of Pages: 1  
*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds





LOCATION MAP

NOT TO SCALE

LEGEND:

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

SURVEY FOR  
**TOMPKINS HOMES AND DEVELOPMENT INC**

SOUTH HALF OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 13 WEST,  
BOONE COUNTY, MISSOURI  
JANUARY 24, 2023

CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY OF 2023 I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT, INC. OF FIVE (5) TRACTS OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5507, PAGE 119 ALSO BEING ALL OF TRACT 2 AS SHOWN BY THE SURVEY RECORDED IN BOOK 5500 PAGE 53 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2 AND WITH THE NORTH LINE THEREOF S 88°51'35"E, 844.58 FEET; THENCE LEAVING SAID NORTH LINE S 1°15'10"W, 250.00 FEET; THENCE S 57°45'30"W, 823.45 FEET; THENCE N 89°23'40"W, 152.12 FEET TO THE WEST LINE OF SAID TRACT 2 THENCE WITH SAID WEST LINE N 0°47'05"E, 704.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.02 ACRES.

TRACT 2:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2 AND WITH THE NORTH LINE THEREOF S 88°51'35"E, 1014.94 FEET TO THE POINT OF BEGINNING.

TRACT 3:

THENCE FROM THE POINT OF BEGINNING AN LEAVING SAID NORTH LINE S 1°20'45"W, 353.48; THENCE S 32°14'30"W, 616.13 FEET; THENCE S 72°23'55"W, 606.68 FEET; TO THE WEST LINE OF SAID TRACT 2 AND WITH THE WEST LINE THEREOF N 31°08'10"W, 215.99 FEET; THENCE N 0°47'05"E, 188.85 FEET; THENCE LEAVING SAID WEST LINE S 89°23'40"E, 152.12 FEET; THENCE N 57°45'30"E, 823.45 FEET; THENCE N 1°15'10"E, 250.00 FEET TO THE NORTH LINE OF SAID SURVEY; THENCE WITH THE NORTH LINE THEREOF, S 88°51'35"E, 170.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.07 ACRES.

TRACT 4:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2 AND WITH THE EAST LINE THEREOF S 5°22'45"E, 286.73 FEET; THENCE S 6°07'30"E, 329.86 FEET; THENCE LEAVING SAID EAST LINE S 83°43'15"W, 324.79 FEET; THENCE S 45°02'05"W, 532.76 FEET; THENCE N 42°24'50"W, 216.51 FEET; THENCE N 32°14'30"E, 616.13 FEET; THENCE N 1°20'45"E, 353.48 FEET TO THE NORTH LINE OF SAID TRACT 2; THENCE WITH SAID NORTH LINE S 88°51'35"E, 446.83 FEET; TO THE POINT OF BEGINNING AND CONTAINING 10.09 ACRES.

TRACT 5:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 2 AND WITH THE EAST LINE THEREOF N 6°07'30"W, 316.10 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID EAST LINE, S 83°57'00"W, 353.91 FEET; THENCE S 61°48'40"W, 524.42 FEET; THENCE S 70°50'35"W, 477.40 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE WITH THE WEST LINE THEREOF, N 28°54'40"W, 288.53 FEET; THENCE N 31°08'10"W, 108.04 FEET; THENCE LEAVING SAID WEST LINE N 72°23'55"E, 606.68 FEET; THENCE S 42°24'50"E, 216.51 FEET; THENCE N 45°02'05"E, 532.76 FEET; THENCE N 83°43'15"E, 324.79 FEET TO THE EAST LINE OF SAID TRACT 2; THENCE WITH SAID EAST LINE S 6°07'30"E, 340.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.29 ACRES.

TRACT 6:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2 AND WITH THE SOUTH LINE THEREOF S 80°24'15"W, 389.46 FEET; THENCE S 58°27'00"W, 831.90 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2 THENCE WITH THE WEST LINE THEREOF, N 28°54'40"W, 425.88 FEET; THENCE LEAVING SAID WEST LINE N 70°50'35"E, 477.40 FEET; THENCE N 61°48'30"E, 524.42 FEET; THENCE N 83°57'00"E, 353.91 FEET TO THE EAST LINE OF SAID TRACT 2; THENCE WITH SAID EAST LINE S 6°07'30"E, 316.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 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 PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

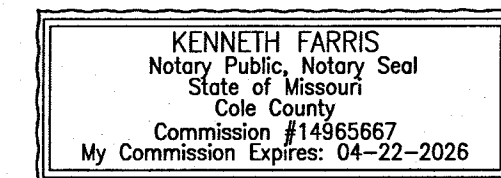
CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095

STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF March  
IN THE YEAR 2022.

Kenneth Farris  
KENNETH FARRIS  
NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2026  
COMMISSION NUMBER 14965667



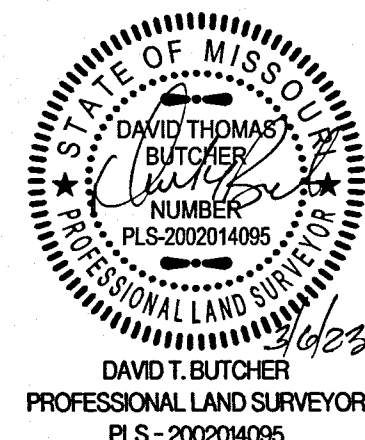
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAIN MAPS, PANEL NO. 29019C 0335E, 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. NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI.
5. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

APPROVED FOR RECORDING THIS 13th DAY OF March, 2023.

Bill Florea by Mark McEl  
BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT  
Mark McEl



TOMPKINS HOMES AND DEVELOPMENT INC.

PROPERTY BOUNDARY SURVEY  
SECTION 21, TOWNSHIP 47 NORTH, RANGE 13 WEST  
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:  
1/24/2023

PROJECT:  
140274

SCALE:  
1" = 200'

DRAWN BY:  
EWD

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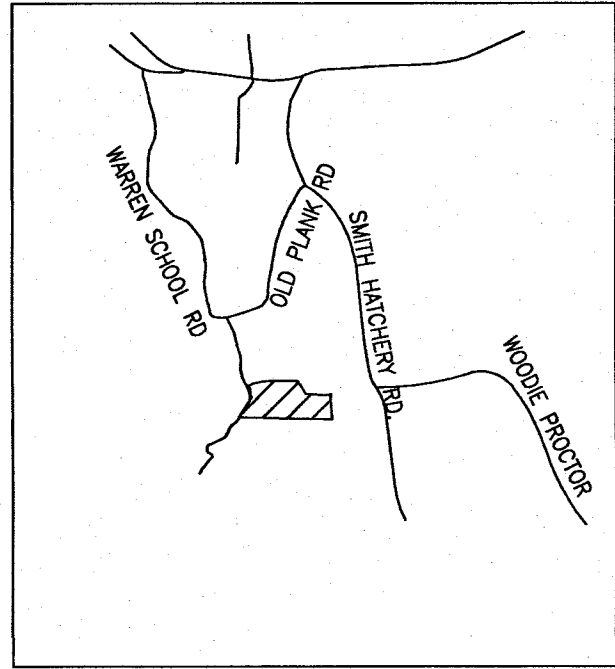
Recorded in Boone County, Missouri



Recording Date/Time: 03/13/2023 at 04:13:21 PM  
Book: 5725 Page: 102

Instr #: 2023003476  
Pages: 1  
Fee: \$24.00 S





LOCATION MAP

NOT TO SCALE

LEGEND:

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

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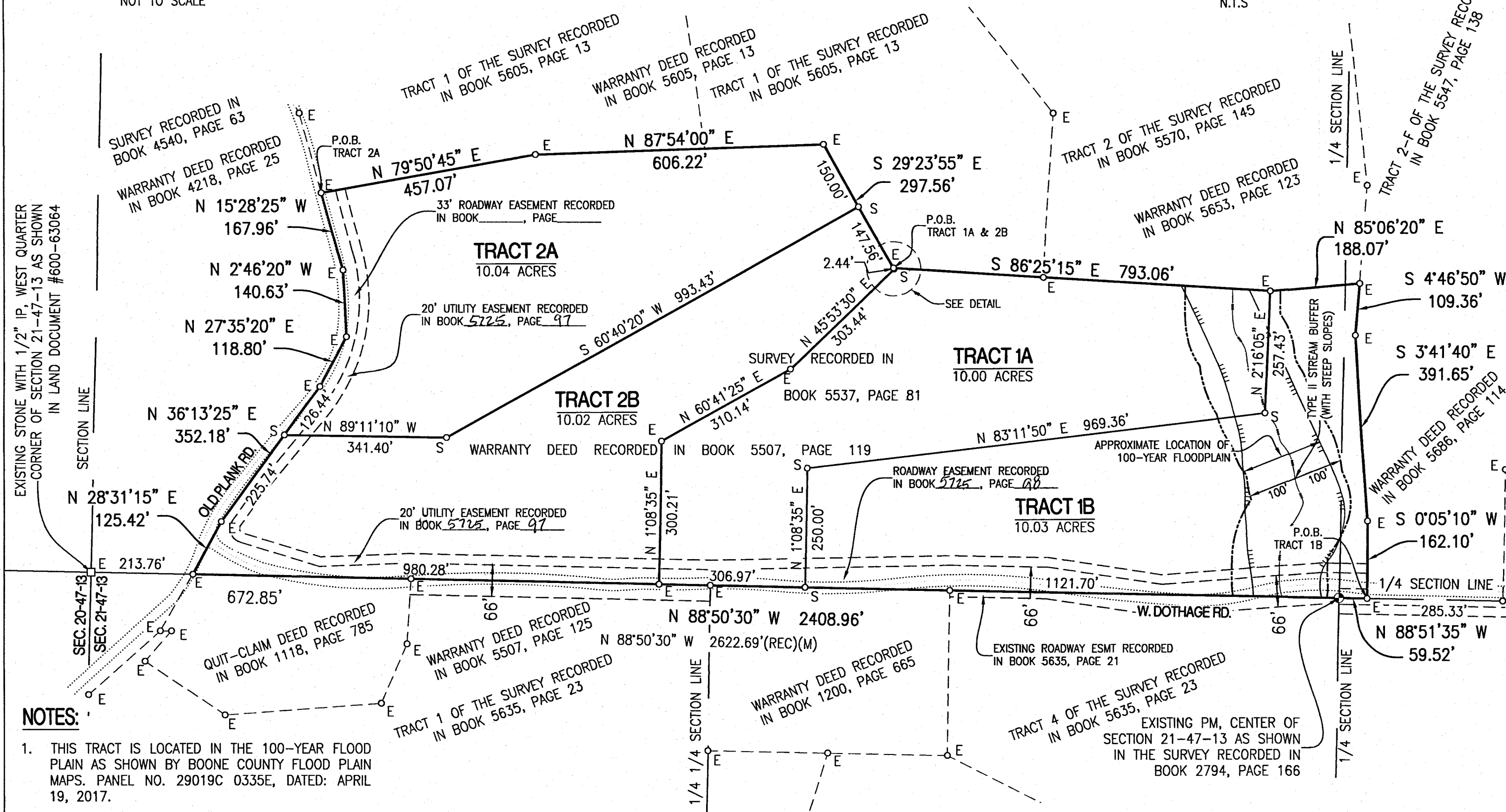
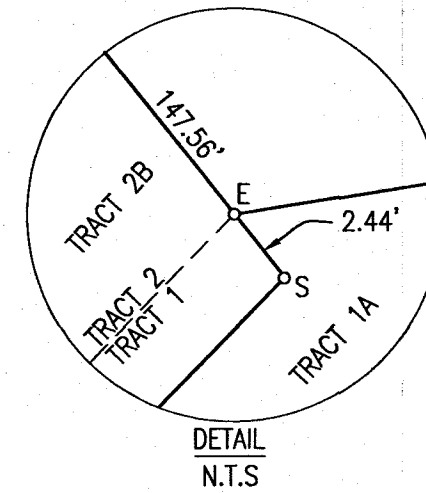
BEARINGS ARE REFERENCED TO GRID  
NORTH, OF THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE),  
OBTAINED FROM GPS OBSERVATION.

ADMINISTRATIVE SURVEY FOR  
**TOMPKINS HOMES AND DEVELOPMENT INC**

NORTH HALF OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 13 WEST,

BOONE COUNTY, MISSOURI

JANUARY 20, 2023

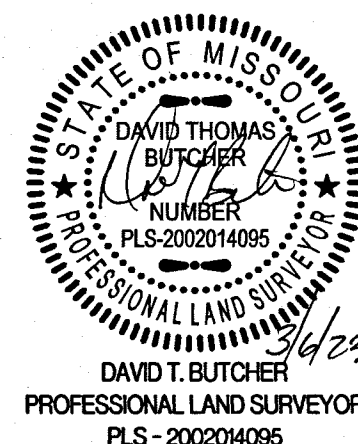


NOTES:

- THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAIN MAPS, PANEL NO. 29019C 0335E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
- PART OF THE TRACT IS LOCATED WITHIN THE TYPE II 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.

APPROVED FOR RECORDING THIS 13th DAY OF March, 2023.

*Bill Florea*  
BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT



**TOMPKINS HOMES AND DEVELOPMENT INC.**

PROPERTY BOUNDARY SURVEY  
SECTIONS 21, TOWNSHIP 47 NORTH, RANGE 13 WEST  
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:  
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EWD

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

www.crockettengineering.com

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN JANUARY OF 2023 I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT, INC. OF FOUR (4) TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5507, PAGE 119 ALSO BEING ALL OF THE TRACTS 1 AND 2 SHOWN BY THE SURVEY IN BOOK 5537 PAGE 87 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1A:**

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1 AND WITH THE NORTH LINE THEREOF S 86°25'15"E, 793.06 FEET; THENCE LEAVING SAID NORTH LINE S 2°16'05"W, 257.43 FEET; THENCE S 83°11'50"W, 969.36 FEET; THENCE S 1°08'35"W, 250.00 FEET TO THE SOUTH LINE OF SAID TRACT 1 SAID LINE ALSO BEING THE SOUTH LINE OF SAID NORTH HALF OF SECTION 21; THENCE WITH SAID SOUTH LINE N 88°50'30"W, 306.97 FEET TO THE WEST LINE OF SAID TRACT 1; THENCE WITH SAID WEST LINE N 1°08'35"E, 300.21 FEET; THENCE N 60°41'25"E, 310.14 FEET; THENCE N 45°53'30"E, 303.44 FEET; THENCE N 29°23'55"W, 2.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.

**TRACT 1B:**

BEGINNING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 AT THE SOUTHEAST CORNER OF SAID TRACT 1 AND WITH THE SOUTH LINE OF SAID NORTH HALF OF SAID SECTION 21 THEREOF N 88°51'35"W, 59.52 FEET TO THE CENTER OF SAID SECTION 21 AS SHOWN BY SAID SURVEY; THENCE CONTINUING WITH SAID SOUTH LINE N 88°50'30"W, 1121.70 FEET; THENCE LEAVING SAID SOUTH LINE N 1°08'35"E, 250.00 FEET; THENCE N 83°11'50"E, 969.36 FEET; THENCE N 2°16'05"E, 257.43 FEET TO THE NORTH LINE OF SAID TRACT 1; THENCE WITH SAID NORTH LINE N 85°06'20"E, 188.07 FEET TO THE EAST LINE OF SAID TRACT 1 AND WITH THE EAST LINE THEREOF S 4°46'50"W, 109.36 FEET; THENCE S 3°41'40"E, 391.65 FEET; THENCE S 0°05'10"W, 162.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.03 ACRES.

**TRACT 2A:**

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2 AND WITH THE NORTH LINE THEREOF N 79°50'45"E, 457.07 FEET; THENCE N 87°54'00"E, 606.22 FEET; THENCE S 29°23'55"E, 150.00 FEET; THENCE LEAVING SAID NORTH LINE S 60°40'20"W, 993.43 FEET; THENCE N 89°11'10"W, 341.40 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE WITH THE WEST LINE THEREOF N 36°13'25"E, 126.44 FEET; THENCE N 27°35'20"E, 118.80 FEET; THENCE N 2°46'20"W, 140.63 FEET; THENCE N 15°28'25"W, 167.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.04 ACRES.

**TRACT 2B:**

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 1 OF SAID SURVEY, THENCE S 29°23'55"E, 2.44 FEET; THENCE S 45°53'30"W, 303.44 FEET; THENCE S 60°41'25"W, 310.14 FEET; THENCE S 1°08'35"W, 300.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE WITH THE SOUTH LINE OF SAID SURVEY; N 88°50'30"W, 980.28 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY THENCE WITH THE WEST LINE THEREOF N 28°31'15"E, 125.42 FEET; THENCE N 36°13'25"E, 225.74 FEET; THENCE LEAVING SAID WEST LINE S 89°11'10"E, 341.40 FEET; THENCE N 60°40'20"E, 993.43 FEET TO THE EAST LINE OF SAID TRACT 2, THENCE WITH SAID EAST LINE S 29°23'55"E, 147.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.02 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 PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

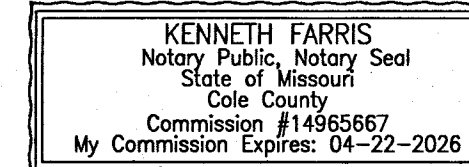
CORPORATE NUMBER: 2000151304

STATE OF MISSOURI SS}  
COUNTY OF BOONE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF March, IN THE YEAR 2023.

*Kenneth Farris*  
KENNETH FARRIS

NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2026  
COMMISSION NUMBER 14965667



Recorded in Boone County, Missouri



Recording Date/Time: 03/13/2023 at 04:11:14 PM

Book: 5725 Page: 99

Instr #: 2023003473  
Pages: 1  
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