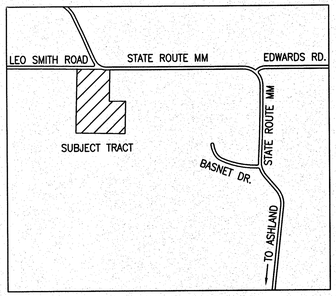
Boone County, Missouri
Unofficial Document

FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.



LOCATION MAP
NOT TO SCALE

SCALE: 1"=200'
0 100 200 400

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 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE

FLOOD PLAIN STATEMENT:

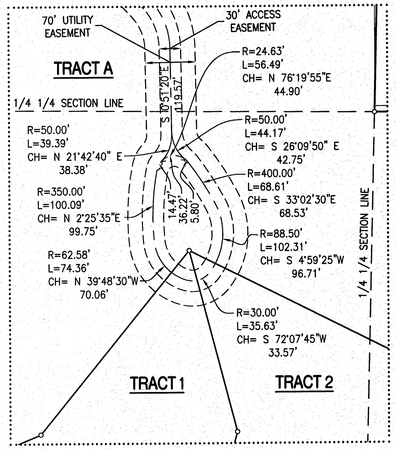
THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C0365D, DATED MARCH 17, 2011.

STORMWATER MANAGEMENT STATEMENT:

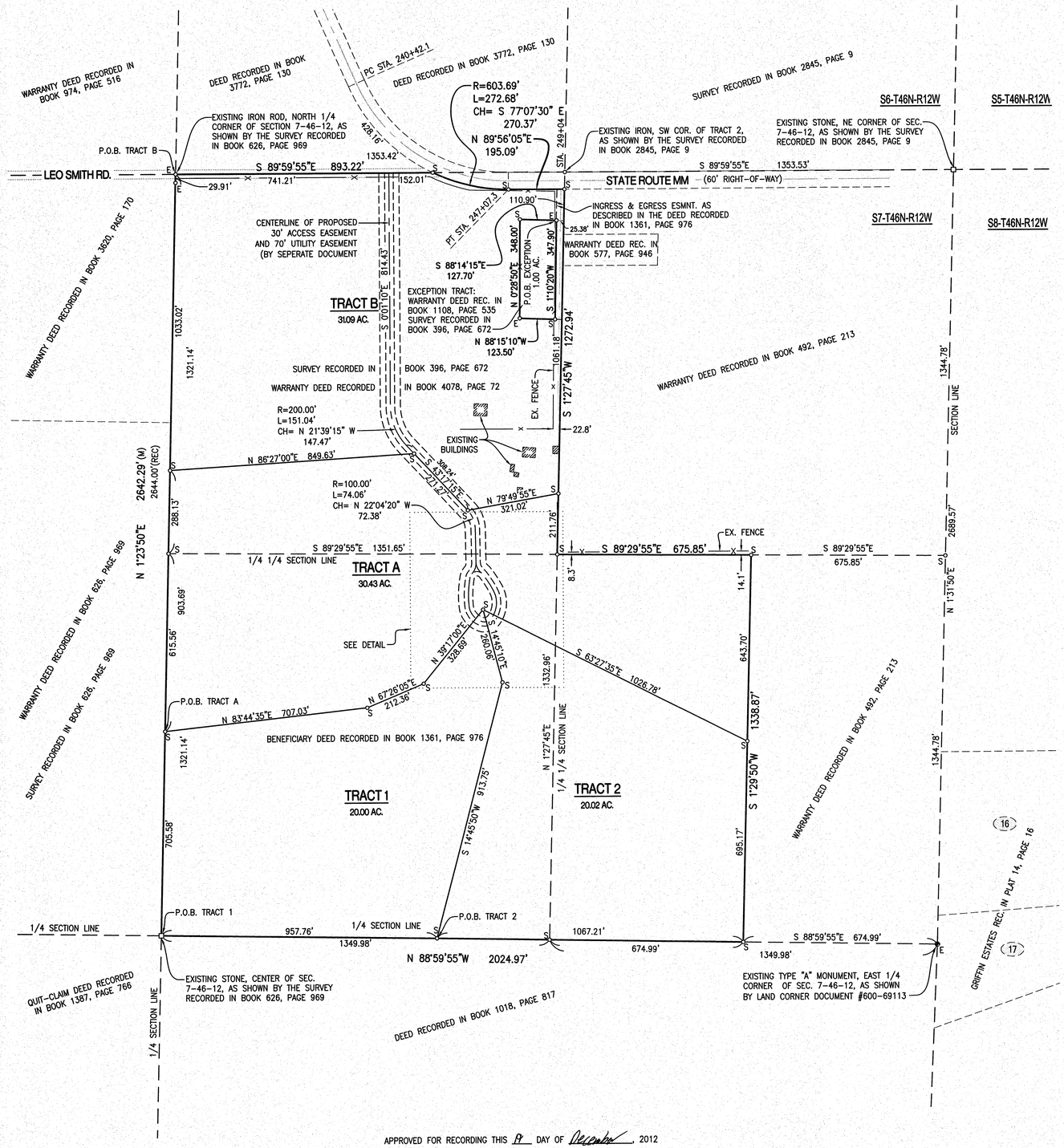
THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.

NOTES:

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SUBURBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040 SECTION (2)(B).
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.



DETAIL



APPROVED FOR RECORDING THIS 18 DAY OF December, 2012

Stan Shawver by David Wade
STAN SHAWVER, DIRECTOR OF RESOURCE MANAGEMENT

SURVEY FOR

TOMPKINS HOMES AND DEVELOPMENT, INC.

NE 1/4 OF SECTION 7 , TOWNSHIP 46 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI
DECEMBER 18, 2012

CERTIFICATION:

I HEREBY CERTIFY THAT IN DECEMBER 2012, I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE DEED RECORDED IN BOOK 4078, PAGE 72 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
BEGINNING AT AN EXISTING STONE AT THE CENTER OF SAID SECTION 7, AS SHOWN BY THE SURVEY RECORDED IN BOOK 626, PAGE 969 AND WITH THE WEST LINE OF SAID NORTHEAST QUARTER, N1°23'50"E, 705.58 FEET; THENCE LEAVING SAID WEST LINE, N83°44'35"E, 707.03 FEET; THENCE N67°26'05"E, 212.36 FEET; THENCE N39°17'00"E, 328.69 FEET; THENCE S14°45'10"E, 260.06 FEET; THENCE S14°45'50"W, 913.75 FEET; TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE N88°59'55"W, 957.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES.

TRACT 2
COMMENCING AT AN EXISTING STONE AT THE CENTER OF SAID SECTION 7, AS SHOWN BY THE SURVEY RECORDED IN BOOK 626, PAGE 969 AND WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, S88°59'55"E, 957.76 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N14°45'50"E, 913.75 FEET; THENCE N14°45'10"W, 260.06 FEET; THENCE S63°27'35"E, 1026.78 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE WITH SAID WEST LINE, S1°29'50"W, 695.17 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE N88°59'55"W, 1067.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.02 ACRES.

TRACT A
COMMENCING AT AN EXISTING STONE AT THE CENTER OF SAID SECTION 7, AS SHOWN BY THE SURVEY RECORDED IN BOOK 626, PAGE 969 AND WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, N1°23'50"E, 705.58 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID WEST LINE, N1°23'50"E, 903.69 FEET; THENCE LEAVING SAID WEST LINE, N86°27'00"E, 849.63 FEET; THENCE S43°17'15"E, 271.27 FEET; THENCE N79°49'55"E, 321.02 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECITON 7; THENCE WITH SAID WEST LINE, S1°27'45"W, 211.76 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE WITH SAID SOUTH LINE, S89°29'55"E, 675.85 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE WITH SAID EAST LINE, S1°29'50"W, 643.70 FEET; THENCE LEAVING SAID EAST LINE, N63°27'35"W, 1026.78 FEET; THENCE S39°17'00"W, 328.69 FEET; THENCE S67°26'05"W, 212.36 FEET; THENCE S83°44'35"W, 707.03 FEET; TO THE POINT OF BEGINNING AND CONTAINING 30.43 ACRES.

TRACT B
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, AS SHOWN BY THE SURVEY RECORDED IN BOOK 626, PAGE 969 AND WITH THE NORTH LINE OF SAID SECTION, S89°59'55"E, 893.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE MM; THENCE LEAVING SAID NORTH LINE AND WITH SAID SOUTHERLY RIGHT-OF-WAY, 272.68 FEET ALONG A 603.69-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S77°07'30"E, 270.37 FEET; THENCE N89°56'05"E, 195.09 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE LEAVING SAID SOUTHER.Y RIGHT-OF-WAY LINE AND WITH SAID EAST LINE, S1°27'45"W, 1061.18 FEET; THENCE LEAVING SAID EAST LINE, S79°49'55"W, 321.02 FEET; THENCE N43°17'15"W, 271.27 FEET; THENCE S86°27'00"W, 849.63 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE WITH SAID WEST LINE, N1°23'50"E, 1033.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.09 ACRES.

EXCEPT FROM TRACT B AS DESCRIBED ABOVE, A SMALL TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1108, PAGE 535 AND SHOWN BY THE SURVEY RECORDED IN BOOK 396, PAGE 672 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE TRACT DESCRIBED ABOVE AND WITH THE EAST LINE THEREOF, S1°27'45"W, 110.82 FEET; THENCE LEAVING SAID EAST LINE, N88°14'15"W, 25.38 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, S1°10'20"W, 347.90 FEET; THENCE N88°15'10"W, 123.50 FEET; THENCE N0°28'50"E, 348.00 FEET; THENCE S88°14'15"E, 127.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES.

THE AREA OF TRACT B SHOWN IN 31.09 ACRES TOTAL.

THE AREA OF THE TRACT SHOWN IN 101.54 ACRES TOTAL.

THIS SURVEY WAS MADE IN CONFORMANCE 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

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095

12/18/2012
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18 DAY OF DECEMBER, 2012.

Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES
OCTOBER 28, 2016
COMMISSION # 12409201

DANIELLE GRIFFITH
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201

Recorded In Boone County, Missouri
Date and Time: 12/19/2012 at 02:40:35 PM
Instrument # 2012031563 Book: 4081 Page: 65
Grantor: BUTCHER, DAVID T
Grantee: TOMPKINS HOMES & DEVELOPMENT INC
Instrument Type: SUR
Recording Fee: $29.00 S
No. of Pages: 1
Bettie Johnson, Recorder of Deeds
COUNTY OF BOONE MISSOURI

SURVEY SECTION 7-46-12

120239

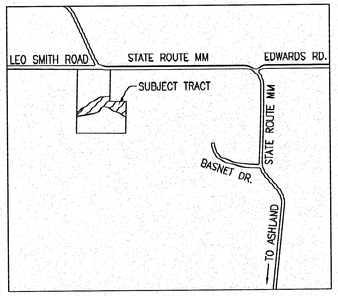
http://www.ShowMeBoone.com

Boone County, Missouri
Unofficial Document

FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.

ADMINSTRATIVE SURVEY FOR
TOMPKINS HOMES AND DEVELOPMENT, INC.

NE 1/4 OF SECTION 7 , TOWNSHIP 46 NORTH, RANGE 12 WEST,
BOONE COUNTY, MISSOURI
JANUARY 4, 2013



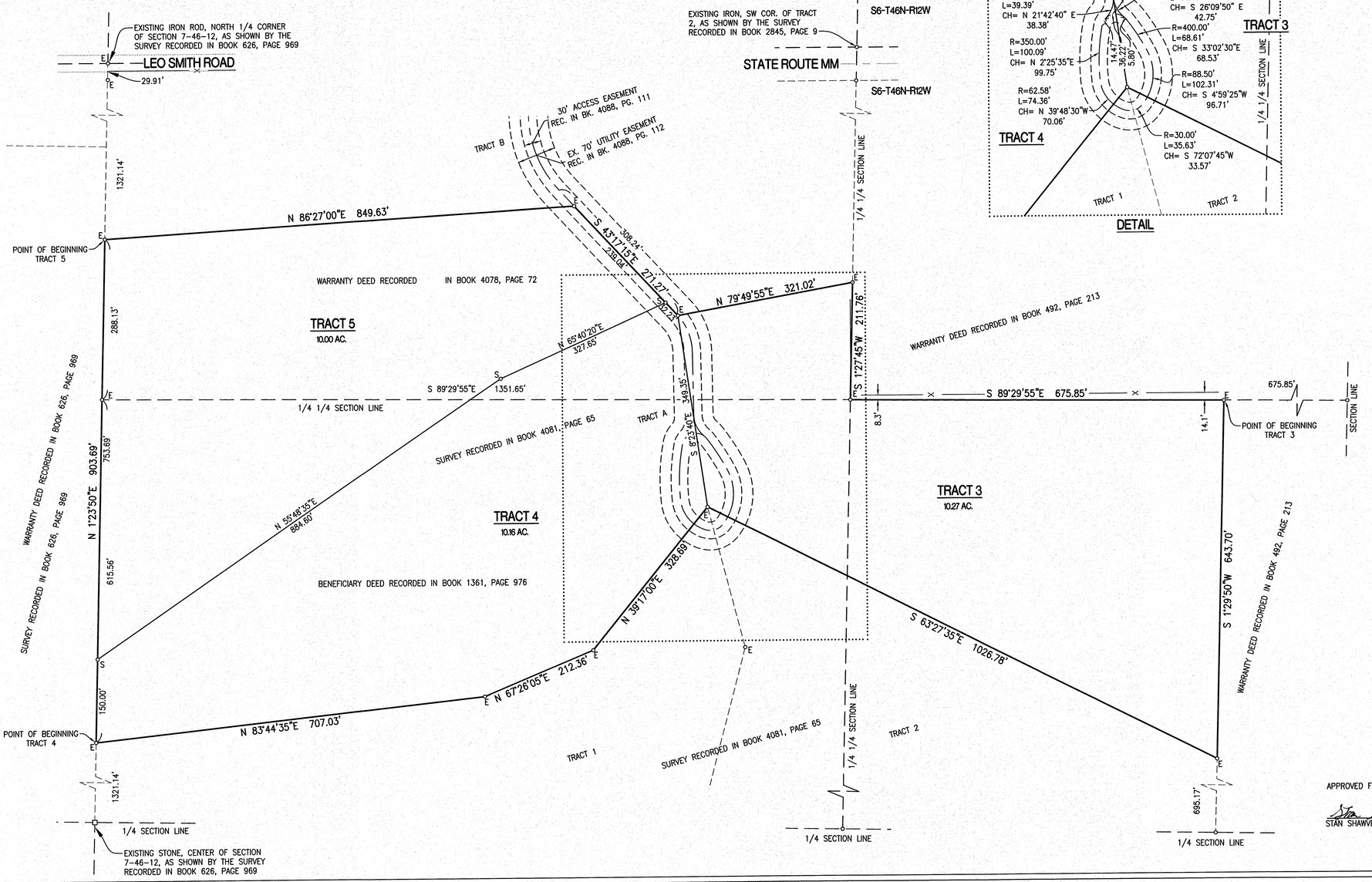
LOCATION MAP
NOT TO SCALE

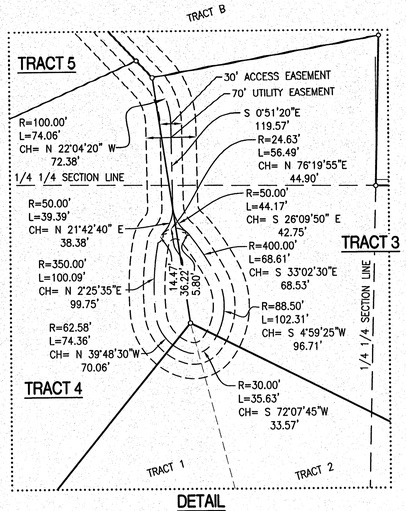
SCALE: 1"=200'
0 100 200 400

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 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ◻ STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE





DETAIL

CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY 2013, I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT OF A TRACT OF THREE (3) TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT A OF THE SURVEY RECORDED IN BOOK 4081, PAGE 65 AND BEING PART OF THE LAND DESCRIBED BY THE DEED RECORDED IN BOOK 1361, PAGE 976 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 3
BEGINNING AT THE NORTHEAST CORNER OF TRACT A OF THE SURVEY RECORDED IN BOOK 4081, PAGE 65 AND WITH THE LINES OF SAID TRACT A, S1°29'50"W, 643.70 FEET; THENCE N63°27'35"W, 1026.78 FEET; THENCE LEAVING THE LINES OF SAID TRACT A, N8°23'40"W, 349.35 FEET TO THE NORTH LINES OF SAID TRACT A; THENCE WITH THE LINES OF SAID TRACT A, N79°49'55"E, 321.02 FEET; THENCE S1°27'45"W, 211.76 FEET; THENCE S89°29'55"E, 675.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.27 ACRES.

TRACT 4
BEGINNING AT THE SOUTHWEST CORNER OF TRACT A OF THE SURVEY RECORDED IN BOOK 4081, PAGE 65 AND WITH THE LINES OF SAID TRACT A, N1°23'50"E, 150.00 FEET; THENCE LEAVING THE LINES OF SAID TRACT A, N55°48'35"E, 884.60 FEET; THENCE N65°40'20"E, 327.65 FEET TO THE NORTH LINES OF SAID TRACT A; THENCE WITH THE LINES OF SAID TRACT A, S43°17'15"E, 32.23 FEET; THENCE LEAVING THE LINES OF SAID TRACT A, S8°23'40"E, 349.35 FEET TO THE LINES OF SAID TRACT A; THENCE WITH THE LINES OF SAID TRACT A, S39°17'00"W, 328.69 FEET; THENCE S67°26'05"W, 212.36 FEET; THENCE S83°44'35"W, 707.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.16 ACRES.

TRACT 5
BEGINNING AT THE NORTHWEST CORNER OF TRACT A OF THE SURVEY RECORDED IN BOOK 4081, PAGE 65 AND WITH THE LINES OF SAID TRACT A, N86°27'00"E, 849.63 FEET; THENCE S43°17'15"E, 239.04 FEET; THENCE LEAVING THE LINES OF SAID TRACT A S65°40'20"W, 327.65 FEET; THENCE S55°48'35"W, 884.60 FEET TO THE LINES OF SAID TRACT A; THENCE WITH THE LINES OF SAID TRACT A, N1°23'50"E, 753.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.

THE AREA OF TRACT B SHOWN IN 30.43 ACRES TOTAL.

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

DAVID T. BUTCHER, PLS-2002014095

1/15/2013
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 15 DAY OF Janvary, 2013.

DANIELLE GRIFFITH — NOTARY PUBLIC
MY COMMISSION EXPIRES
OCTOBER 28, 2016
COMMISSION # 12409201

DANIELLE GRIFFITH
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C0365D, DATED MARCH 17, 2011.

STORMWATER MANAGEMENT STATEMENT:

THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.

NOTES:

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SUBURBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040 SECTION (2)(B).
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED BY THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.

APPROVED FOR RECORDING THIS 15 DAY OF Janvary, 2013.

STAN SHAWVER, DIRECTOR OF RESOURCE MANAGEMENT

Recorded In Boone County, Missouri
Date and Time: 01/15/2013 at 03:30:50 PM
Instrument #: 2013001096 Book: 4093 Page: 64
Grantor: BUTCHER, DAVID T
Grantee: TOMPKINS HOMES & DEVELOPMENT INC
Instrument Type: SUR
Recording Fee: $29.00 S
No. of Pages: 1
Bettie Johnson, Recorder of Deeds

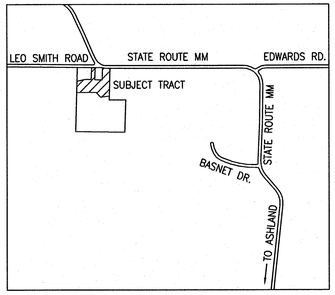
120239

SURVEY SECTION 7-46-12

http://www.ShowMeBoone.com

Boone County, Missouri
Unofficial Document

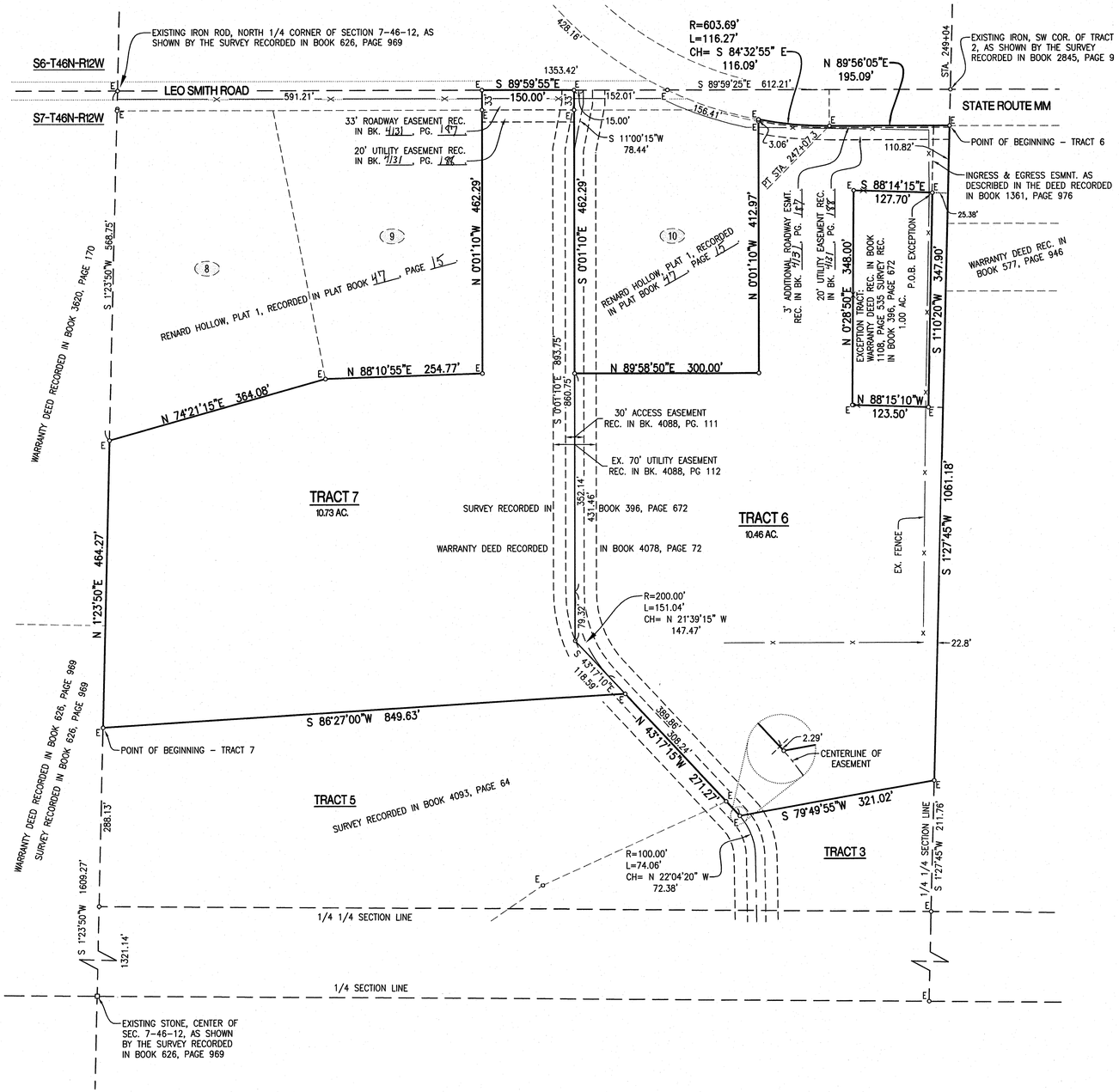
FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.



LOCATION MAP
NOT TO SCALE

ADMINISTRATIVE SURVEY FOR
TOMPKINS HOMES AND DEVELOPMENT, INC.

NE 1/4 OF SECTION 7 , TOWNSHIP 46 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI
FEBRUARY 5, 2013



SCALE: 1"=200'
0 100 200 400

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 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C0365D, DATED MARCH 17, 2011.

STORMWATER MANAGEMENT STATEMENT:

THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.

NOTES:

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SUBURBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040 SECTION (2)(B).
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED BY THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.

APPROVED FOR RECORDING THIS 4th DAY OF April, 2013.

Stan Shawver by Mark Wade
STAN SHAWVER, DIRECTOR OF RESOURCE MANAGEMENT

CERTIFICATION:

I HEREBY CERTIFY THAT IN DECEMBER 2012, I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT B OF THE SURVEY RECORDED IN BOOK 4081, PAGE 65 AND BEING PART OF THE LAND DESCRIBED BY THE DEED RECORDED IN BOOK 4078, PAGE 72 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 6
BEGINNING AT THE NORTHEAST CORNER OF TRACT B OF THE SURVEY RECORDED IN BOOK 4081, PAGE 65; THENCE FROM THE POINT OF BEGINNING AND WITH THE EAST LINE OF SAID SURVEY, S1°27'45"W, 1061.18 FEET TO THE NORTHERNMOST CORNER OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 4093, PAGE 64; THENCE WITH THE NORTH LINE OF SAID SURVEY, S79°49'55"W, 321.02 FEET; THENCE N43°17'15"W, 389.86 FEET; THENCE LEAVING SAID NORTH LINE, N0°01'10"W, 431.46 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF RENARD HOLLOW, PLAT 1; THENCE WITH THE LINES OF SAID PLAT, N89°58'50"E, 300.00 FEET; THENCE N0°01'10"W, 412.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE MM; THENCE LEAVING THE LINES OF SAID LOT 10 AND WITH SAID RIGHT-OF-WAY LINE, 116.27 FEET ALONG A 603.69-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S84°32'55"E, 116.09 FEET; THENCE N89°56'05"E, 195.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.46 ACRES.

EXCEPT FROM TRACT 6 AS DESCRIBED ABOVE, A SMALL TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1108, PAGE 535 AND SHOWN BY THE SURVEY RECORDED IN BOOK 396, PAGE 672 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE TRACT DESCRIBED ABOVE AND WITH THE EAST LINE THEREOF, S1°27'45"W, 110.82 FEET; THENCE LEAVING SAID EAST LINE, N88°14'15"W, 25.38 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, S1°10'20"W, 347.90 FEET; THENCE N88°15'10"W, 123.50 FEET; THENCE N0°28'50"E, 348.00 FEET; THENCE S88°14'15"E, 127.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES.

THE AREA OF TRACT 6 SHOWN IN 10.46 ACRES TOTAL.

TRACT 7
BEGINNING AT THE SOUTHWEST CORNER OF TRACT B OF THE SURVEY RECORDED IN BOOK 4081, PAGE 65; THENCE FROM THE POINT OF BEGINNING AND WITH THE WEST LINE OF SAID SURVEY, N 1°23'50"E, 464.27 FEET; THENCE LEAVING SAID WEST LINE, N 74°21'15"E, 364.08 FEET; THENCE N 88°10'55"E, 254.77 FEET; THENCE N 0°01'10"W, 462.29 FEET TO THE NORTH LINE OF SAID SECTION 7; THENCE WITH SAID NORTH LINE, S 89°59'55"E, 150.00 FEET; THENCE LEAVING SAID NORTH LINE, S 0°01'10"E, 893.75 FEET; THENCE S 43°17'10"E, 118.59 FEET TO THE SOUTH LINE OF SAID TRACT B; THENCE WITH SAID SOUTH LINE, S 86°27'00"W, 849.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.73 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE 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

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR

DAVID T. BUTCHER, PLS-2002014095
3/12/2013
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 12 DAY OF March, 2013.

DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES
OCTOBER 28, 2016
COMMISSION # 12409201

DANIELLE GRIFFITH
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201

Recorded in Boone County, Missouri
Date and Time: 04/04/2013 at 08:37:21 AM
Instrument #: 2013007965 Book: 4131 Page: 189
Grantor: BUTCHER, DAVID T
Grantee: TOMPKINS HOMES & DEVELOPMENT INC
Instrument Type: SUR
Recording Fee: $29.00 S
No. of Pages: 1
Bettie Johnson, Recorder of Deeds

120239

SURVEY SECTION 7-46-12

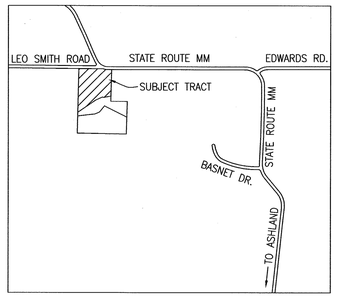
http://www.ShowMeBoone.com

Boone County, Missouri
Unofficial Document

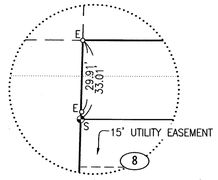
FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.

FINAL PLAT
RENARD HOLLOW, PLAT NO. 1

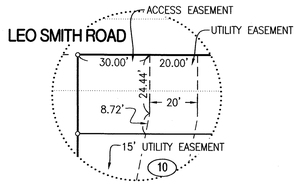
A MINOR SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI
JANUARY 28, 2013



LOCATION MAP
NOT TO SCALE



DETAIL A



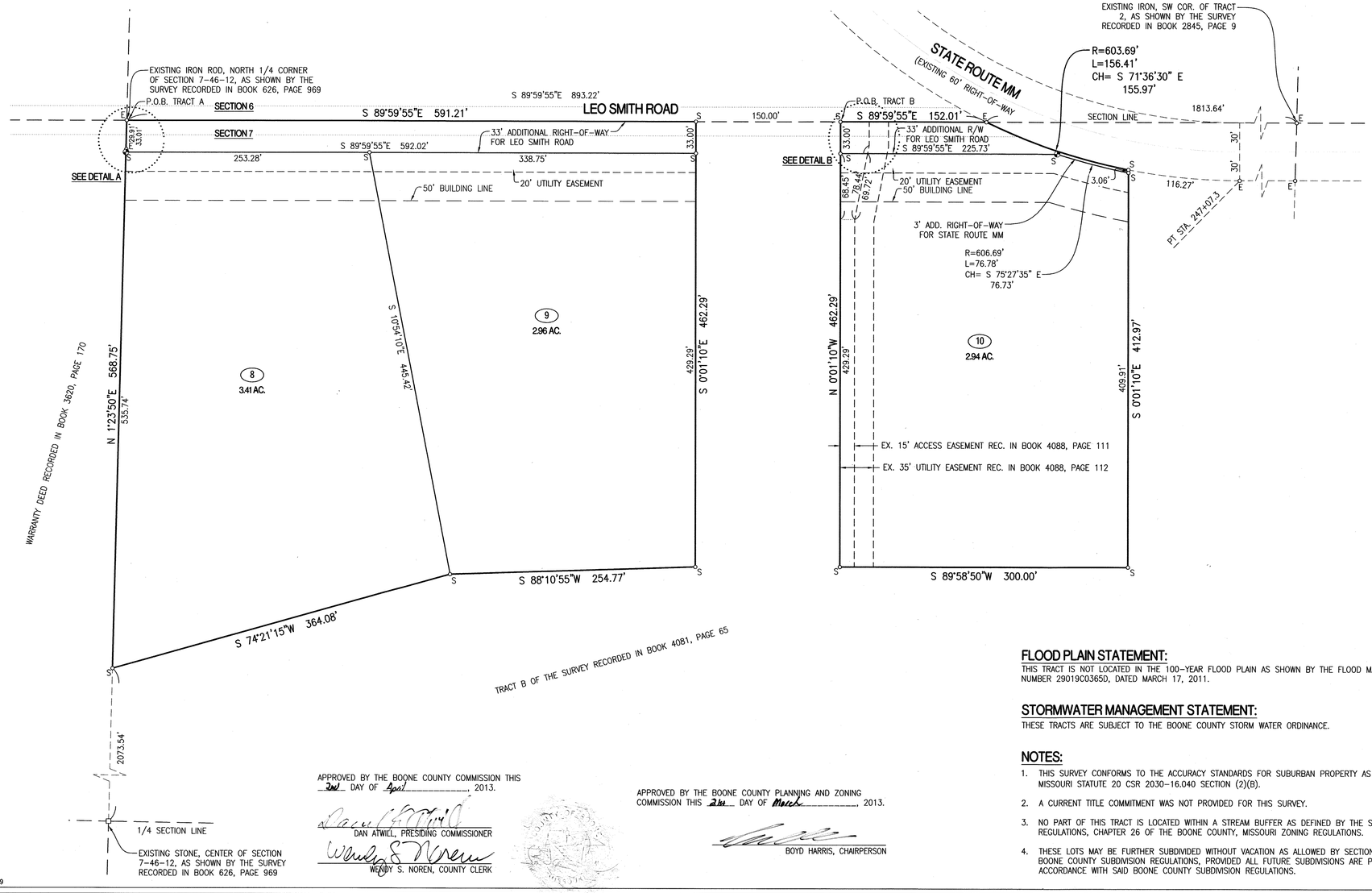
DETAIL B

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.

LEGEND:

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



CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY 2013, I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT OF TWO (2) TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT A OF THE SURVEY RECORDED IN BOOK 4081, PAGE 65 AND BEING PART OF THE LAND DESCRIBED BY THE DEED RECORDED IN BOOK 4078, PAGE 72 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, AS SHOWN BY THE SURVEY RECORDED IN BOOK 626, PAGE 969 AND WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, S89°59'55"E, 591.21 FEET; THENCE LEAVING SAID NORTH LINE, S0°01'10"E, 462.29 FEET; THENCE S88°10'55"W, 254.77 FEET; THENCE S74°21'15"W, 364.08 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE WITH SAID WEST LINE, N1°23'50"E, 568.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.82 ACRES.

TRACT B
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, AS SHOWN BY THE SURVEY RECORDED IN BOOK 626, PAGE 969 AND WITH THE NORTH LINE OF SAID SECTION 7, S89°59'55"E, 741.21 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID NORTH LINE, S89°59'55"E, 152.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE MM; THENCE LEAVING THE NORTH LINE OF SECTION AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, 156.41 FEET ALONG A 603.69-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S71°36'30"E, 155.97 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S0°01'10"E, 412.97 FEET; THENCE S89°58'50"W, 300.00 FEET; THENCE N0°01'10"W, 462.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.09 ACRES.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI
DAVID T. BUTCHER
NUMBER
PLS-2002014095
PROFESSIONAL LAND SURVEYOR

DAVID T. BUTCHER, PLS-2002014095
3/13/2013
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 13 DAY OF MARCH, 2013.

DANIELLE GRIFFITH — NOTARY PUBLIC
MY COMMISSION EXPIRES
OCTOBER 28, 2016
COMMISSION # 12409201

DANIELLE GRIFFITH
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201

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 PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "RENARD HOLLOW, PLAT NO. 1"

IN WITNESS WHEREOF, TOMPKINS HOMES AND DEVELOPMENT, INC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 13TH DAY OF MARCH, 2013.

TOMPKINS HOMES AND DEVELOPMENT, INC

MIKE TOMPKINS, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 13 DAY OF MARCH, 2013 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 ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

DANIELLE GRIFFITH — NOTARY PUBLIC
MY COMMISSION EXPIRES
OCTOBER 28, 2016
COMMISSION # 12409201

DANIELLE GRIFFITH
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C0365D, DATED MARCH 17, 2011.

STORMWATER MANAGEMENT STATEMENT:

THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.

NOTES:

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

APPROVED BY THE BOONE COUNTY COMMISSION THIS 2nd DAY OF April, 2013.

DAN ATWILL, PRESIDING COMMISSIONER

WENDY S. NOREN, COUNTY CLERK

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS 2nd DAY OF March, 2013.

BOYD HARRIS, CHAIRPERSON

Recorded In Boone County, Missouri
Date and Time: 04/04/2013 at 08:37:21 AM
Instrument #: 2013007964 Book: 47 Page: 15
Grantor: TOMPKINS HOMES & DEVELOPMENT INC
Grantee: RENARD HOLLOW PLAT NO 1
Instrument Type: PLAT
Recording Fee: $69.00 S
No. of Pages: 1
Bettie Johnson, Recorder of Deeds

120239

RENARD HOLLOW, PLAT 1

http://www.ShowMeBoone.com