Boone County, Missouri
Unofficial Document

Filed for Record, Boone County, MO
Bettie Johnson, Recorder of Deeds

ADMINISTRATIVE SURVEY FOR
TOMPKINS HOMES AND DEVELOPMENT, INC.

A SURVEY IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI DECEMBER 16, 2011

CERTIFICATION:

I HEREBY CERTIFY THAT IN DECEMBER 2011, I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT OF (13) THIRTEEN TRACTS OF LAND LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 3831, PAGE 146 AND SHOWN BY THE SURVEYS RECORDED IN BOOK 1953, PAGE 475 AND BOOK 2409, PAGE 42, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
BEGINNING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 163, AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 1953, PAGE 475, AND WITH THE LINES THEREOF, S 67°45'40"E, 6.87 FEET; THENCE N 89°56'15"E, 319.06 FEET; THENCE N 86°51'55"E, 200.51 FEET; THENCE N 89°57'30"E, 50.14 FEET; THENCE LEAVING SAID THE OF SAID SURVEY, S 1°10'55"W, 93.82 FEET; THENCE S 17°58'10"W, 121.18 FEET; THENCE S 1°10'55"W, 392.03 FEET; THENCE 37.72 FEET ALONG A 200.00 FOOT-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 4°13'13"E, 37.66 FEET; THENCE S 87°58'25"W, 106.31 FEET; THENCE S 37°44'15"W, 418.82 FEET; THENCE N 89°48'45"W, 229.39 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 1953, PAGE 475; THENCE WITH SAID WEST LINE, N 3°36'40"E, 965.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.81 ACRES.

TRACT 2
COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 1953, PAGE 475, AND WITH THE WEST LINE THEREOF, S 3°36'40"W, 965.96 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID WEST LINE, S 89°48'45"E, 229.39 FEET; THENCE N 37°44'15"E, 418.82 FEET; THENCE N 87°58'25"E, 106.31 FEET; THENCE 115.12 FEET ALONG A 200.00 FOOT-RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 26°06'42"E, 113.53 FEET; THENCE S 28°03'25"W, 761.97 FEET; THENCE S 6°36'05"W, 692.02 FEET TO THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 1953, PAGE 475; THENCE WITH THE LINES OF SAID SURVEY, N 89°26'20"W, 274.98 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE WITH THE WEST LINE THEREOF, N 3°36'40"E, 1127.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.57 ACRES.

TRACT 3
COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 1953, PAGE 475, AND WITH THE SOUTH LINE THEREOF, S 89°26'20"E, 274.98 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N 6°36'05"E, 692.02 FEET; THENCE N 28°03'25"E, 761.97 FEET; THENCE 81.48 FEET ALONG A 200.00 FOOT-RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 54°16'17"E, 80.91 FEET; THENCE S 65°56'30"E, 88.00 FEET; THENCE S 19°04'10"W, 257.74 FEET; THENCE S 4°58'45"W 1041.08 FEET TO THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 1953, PAGE 475; THENCE WITH SAID SOUTH LINE N 89°26'20"W, 409.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.17 ACRES.

TRACT 4
COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 1953, PAGE 475, AND WITH THE SOUTH LINE THEREOF, S 89°26'20"E, 684.41 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N 4°58'45"E, 1041.08 FEET; THENCE N 19°04'10"E, 257.74 FEET; THENCE S 65°56'30"E, 199.47 FEET; THENCE S 0°00'00"W, 116.30 FEET; THENCE S 70°25'15"E, 121.57 FEET; THENCE S 0°26'35"E, 1047.12 FEET TO THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 2409, PAGE 42; THENCE WITH THE SOUTH LINE THEREOF, N 89°26'20"W, 479.39 FEET TO THE POINT OF BEGINNING A CONTAINING 11.42 ACRES.

TRACT 5
COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 1953, PAGE 475, AND WITH THE SOUTH LINE THEREOF, S 89°26'20"E, 1163.80 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N 0°26'35"W, 1047.12 FEET; THENCE N 70°25'15"W, 121.57 FEET; THENCE N 0°00'00"E, 116.30 FEET; THENCE N 70°12'20"W, 63.67 FEET; THENCE S 70°25'45"E, 268.18 FEET; THENCE S 33°02'55"E, 201.05 FEET; THENCE S 11°03'05"E, 990.50 FEET TO THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 2409, PAGE 42; THENCE WITH THE SOUTH LINE THEREOF, N 89°26'20"W, 487.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.39 ACRES.

TRACT 6
BEGINNING ON THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 2409, PAGE 42, AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 297, PAGE 604, AND WITH THE NORTH LINE THEREOF, N 88°57'35"W, 457.11 FEET; THENCE CONTINUING WITH THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 2409, PAGE 42, N 89°26'20"W, 391.02 FEET; THENCE LEAVING THE LINE OF SAID SURVEY, N 11°03'05"W, 990.50 FEET; THENCE N 33°02'55"W, 201.05 FEET; THENCE N 70°25'45"W, 268.18 FEET; THENCE N 70°12'20"E, 103.48 FEET; THENCE S 89°35'35"E, 314.14 FEET; THENCE S 33°02'55"E, 568.53 FEET; THENCE N 88°39'35"E, 695.38 FEET TO THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 664, PAGE 623; THENCE WITH THE WEST LINE THEREOF, S 1°09'10"W, 815.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.19 ACRES.

TRACT 7
BEGINNING AT THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 2409, PAGE 42, AND WITH THE NORTH LINE OF SAID SURVEY, N 89°57'30"E, 10.80 FEET; THENCE LEAVING THE NORTH LINE OF SAID SURVEY, S 0°09'20"E, 848.72 FEET; THENCE S 70°12'20"W, 167.15 FEET; THENCE N 65°56'30"W, 287.48 FEET; THENCE 234.31 FEET ALONG A 200.00 FOOT-RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 32°22'50"W, 221.14 FEET; THENCE N 1°10'55"E, 392.03 FEET; THENCE N 17°58'10"E, 121.18 FEET; THENCE N 1°10'55"E, 93.82 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 1953, PAGE 475; THENCE WITH THE NORTH LINE OF SAID SURVEY, N 89°57'30"E, 488.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.04 ACRES

APPROVED FOR RECORDING THIS 6th DAY OF January 2012

Stan Shawver by Ulrich Mark
STAN SHAWVER, DIRECTOR OF PLANNING
Ulrich Mark

112034

TRACT 8
COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 2409, PAGE 42, AND WITH THE NORTH LINE THEREOF, N 89°57'30"E, 10.80 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, AND CONTINUING WITH SAID NORTH LINE, N 89°57'30"E, 61.39 FEET; THENCE S 87°33'50"E, 226.58 FEET; THENCE N 89°20'40"E, 169.54 FEET; THENCE LEAVING SAID NORTH LINE, S 0°22'30"E, 737.17 FEET; THENCE S 33°02'55"E, 260.50 FEET; THENCE S 24°52'55"W, 212.41 FEET; THENCE N 33°02'55"W, 363.76 FEET; THENCE N 89°35'35"W, 314.14 FEET; THENCE N 0°09'20"E, 848.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.01 ACRES.

TRACT 9
COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 2409, PAGE 42, AND WITH THE NORTH LINE THEREOF, N 89°57'30"E, 72.19 FEET; THENCE S 87°33'50"E, 226.58 FEET; THENCE N 89°20'40"E, 169.54 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID NORTH LINE, N 89°20'40"E, 584.77 FEET; THENCE LEAVING SAID NORTH LINE, S 2°11'50"E, 725.62 FEET; THENCE S 87°48'10"W, 362.40 FEET; THENCE S 24°52'55"W, 246.06 FEET; THENCE N 33°02'55"W, 260.50 FEET; THENCE N 0°22'30"W, 737.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.65 ACRES.

TRACT 10
COMMENCING ON THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 2409, PAGE 42, AT THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 664, PAGE 623; THENCE LEAVING LINES OF SAID SURVEY, S 88°39'35"W, 79.21 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING, S 88°39'35"W, 616.17 FEET; THENCE N 33°02'55"W, 204.77 FEET; THENCE N 24°52'55"E, 458.47 FEET; THENCE N 87°48'10"E, 362.40 FEET; THENCE N 2°11'50"W, 725.62 FEET TO THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 2409, PAGE 42; THENCE WITH SAID NORTH LINE, N 89°20'40"E 150.05 FEET; THENCE LEAVING SAID NORTH LINE, S 2°11'50"E, 1314.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.03 ACRES.

TRACT 11
BEGINNING ON THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 2409, PAGE 42, AT THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 664, PAGE 623; THENCE LEAVING THE LINES OF SAID SURVEY, S 88°39'35"W, 79.21 FEET; THENCE N 2°11'50"W, 1314.80 FEET TO THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 2409, PAGE 42; THENCE WITH THE NORTH LINE OF SAID SURVEY, N 89°20'40"E, 1183.94 FEET; THENCE LEAVING SAID NORTH LINE, S 0°27'00"E, 945.48 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 399, PAGE 278; THENCE WITH THE LINES OF SAID TRACT, S 88°22'35"W, 346.51 FEET; THENCE S 1°36'20"E, 349.86 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 681, PAGE 577; THENCE WITH SAID NORTH LINE, S 88°22'45"W, 725.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.12 ACRES.

TRACT 12
COMMENCING AT THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 399, PAGE 278, AND WITH THE NORTH LINE THEREOF, S 88°22'35"W, 153.33 FEET; THENCE LEAVING SAID NORTH LINE N 0°27'00"W, 419.82 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING N 0°27'00"W, 525.65 FEET TO THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 2409, PAGE 42; THENCE WITH THE LINES OF SAID SURVEY, N 89°20'40"E, 887.25 FEET; THENCE S 60°17'30"E, 81.04 FEET; THENCE; S 11°08'35"E, 538.20 FEET; THENCE LEAVING THE LINES OF SAID SURVEY, N 64°46'50"W, 464.94 FEET; THENCE S 75°25'05"W, 658.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.32 ACRES.

TRACT 13
BEGINNING AT THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 399, PAGE 278, AND WITH THE NORTH LINE THEREOF, S 88°22'35"W, 153.33 FEET; THENCE LEAVING THE LINES OF SAID TRACT, N 0°27'00"W, 419.82 FEET; THENCE N 75°25'05"E, 658.03 FEET; THENCE S 64°46'50"E, 464.94 FEET TO THE EAST LINE OF THE SURVEY RECORDED IN BOOK 2409, PAGE 42; THENCE WITH THE LINES OF SAID SURVEY, S 11°08'35"E, 717.28 FEET; THENCE S 88°22'50"W, 1030.00 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 399, PAGE 278; THENCE CONTINUING WITH THE LINES OF SAID SURVEY AND WITH THE LINES OF SAID TRACT, N 1°37'40"W, 349.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 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

1/6/2012
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 6th DAY OF January 2012.

Lyndsay J. Perry
LYNDSAY J. PERRY
NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 12, 2015
COMMISSION NUMBER 11133898

LYNDSAY J. PERRY
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: 1/12/2015
Commission #11133898

Recorded in Boone County, Missouri
Date and Time: 01/06/2012 at 01:56:15 PM
Instrument #: 2012000334 Book: 3901 Page: 74
Grantor: BUTCHER, DAVID T
Grantee: TOMPKINS HOMES & DEVELOPMENT INC
Instrument Type: SUR
Recording Fee: $34.00 S
No. of Pages: 2
Bettie Johnson, Recorder of Deeds
COUNTY OF BOONE MISSOURI

http://www.ShowMeBoone.com

Boone County, Missouri
Unofficial Document

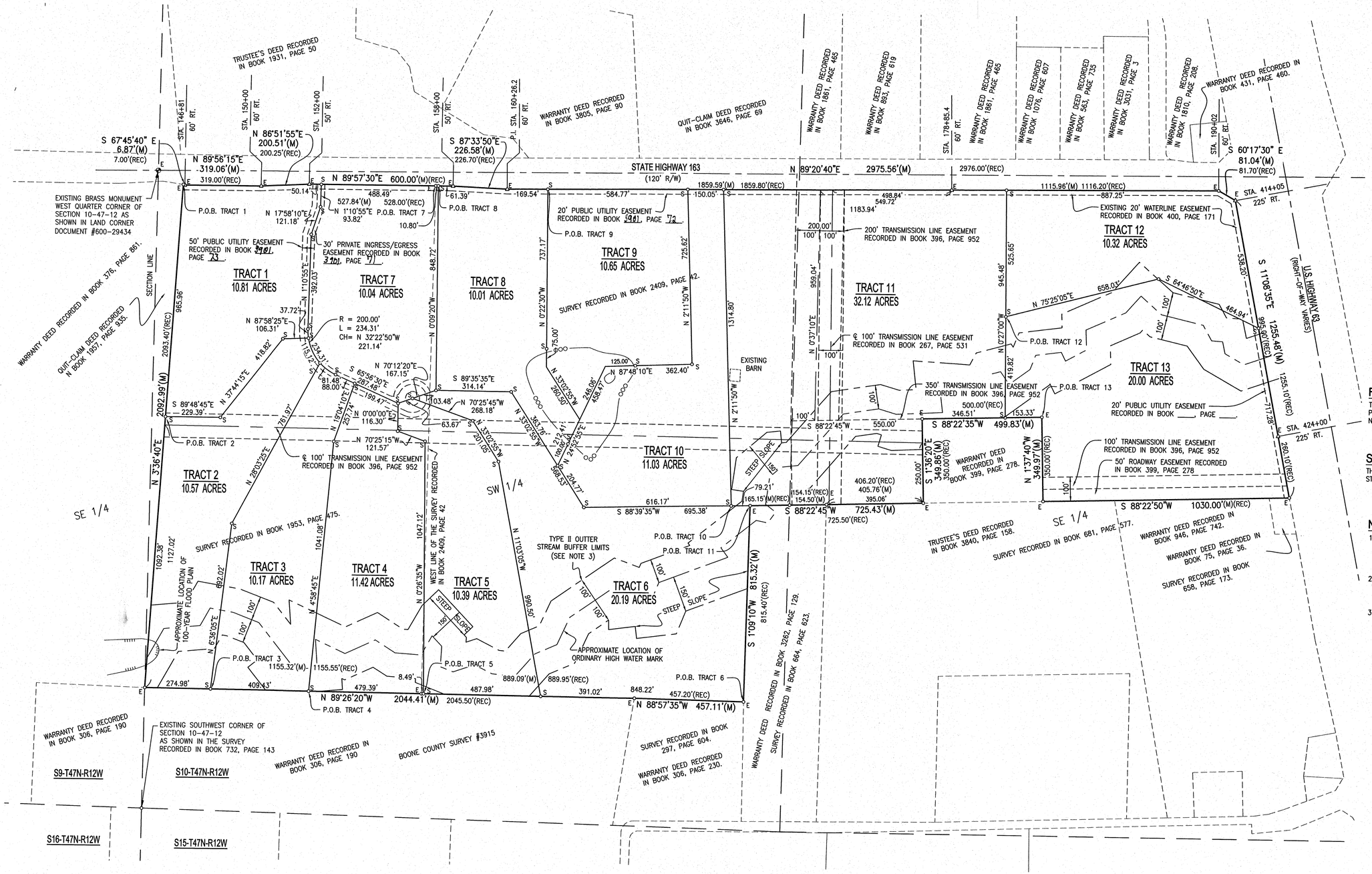
FILED FOR RECORD IN BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS

BOONE COUNTY MO JAN 0 6 2012

ADMIN SURVEY WALDEY POINTE SECTION 10-47-12

ADMINISTRATIVE SURVEY FOR
TOMPKINS HOMES AND DEVELOPMENT, INC.

A SURVEY IN THE SOUTH HALF OF SECTION 10,
TOWNSHIP 47 NORTH, RANGE 12 WEST
BOONE COUNTY, MISSOURI
DECEMBER 16, 2011



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
- ○ 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊗ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORD DISTANCE
- △ RIGHT-OF-WAY MARKER

FLOOD PLAIN STATEMENT:

THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C0360D, DATED MARCH 17, 2011.

STORMWATER MANAGEMENT STATEMENT:

THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER 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. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO: 1105141, DATED: NOVEMBER 9, 2011.
3. THIS SITE CONTAINS A TYPE II STREAM THAT IS ALSO A LOSING STREAM DEFINED AS AS AN ENVIRONMENTALLY SENSITIVE AREA BY THE BOONE COUNTY STORMWATER ORDINANCE. THE MINIMUM STREAM BUFFER WIDTH IS FOR A LOSING STREAM IS TWICE THE MINIMUM WIDTH NORMALLY REQUIRED BY THE BOONE COUNTY STREAM BUFFER ORDINANCE. THEREFOR THE MINIMUM STREAM BUFFER WIDTH IS 100' ON EACH SIDE OF THE STREAM'S ORDINARY HIGH WATER MARK. ADDITIONAL BUFFER WIDTH IS INDICATED IN STEEP SLOPE AREAS. THERE SHALL BE NO CLEARING, GRADING CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.

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

DAVID T. BUTCHER, PLS-2002014095

1/6/2012
DATE

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http://www.ShowMeBoone.com