

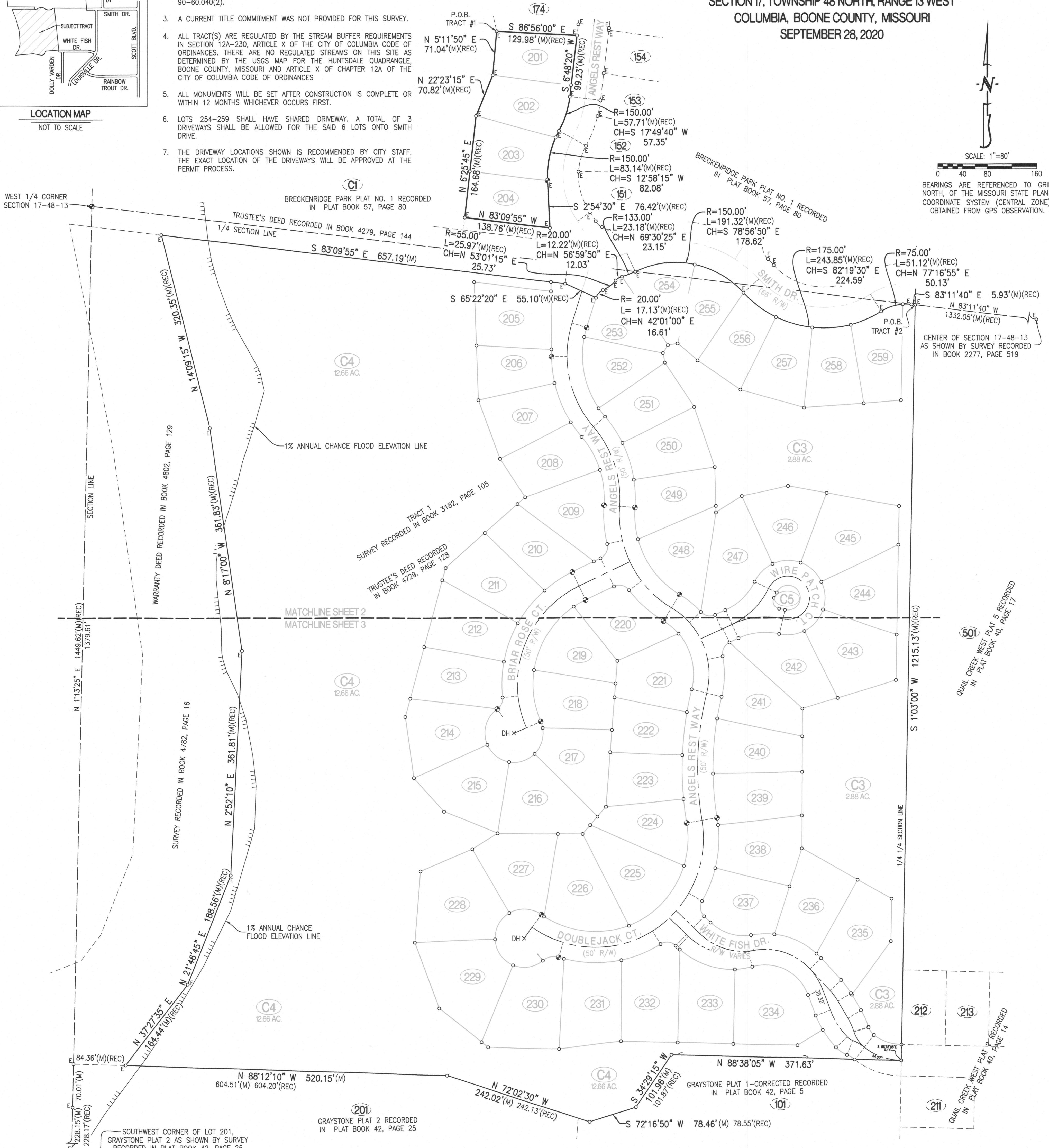
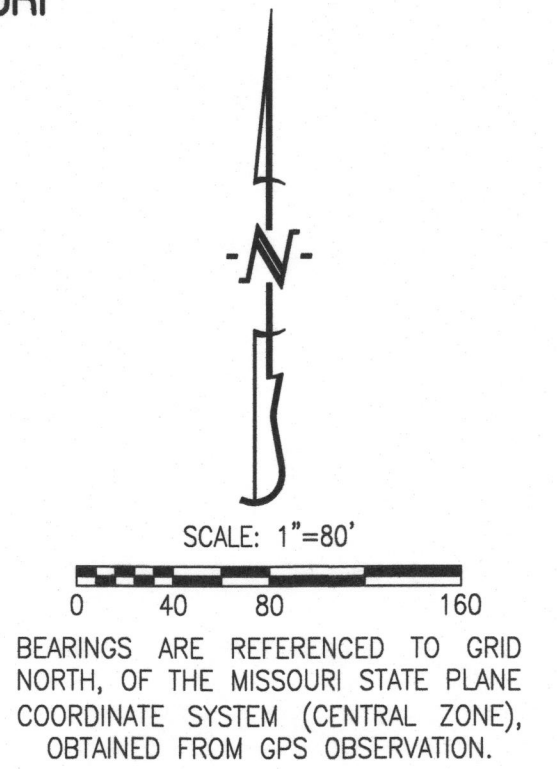
LOCATION MAP
NOT TO SCALE

NOTES:

- 1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AND ZONE AE-AREAS DETERMINED TO BE A SPECIAL FLOOD HAZARD AREA AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0260D, DATED: MARCH 17, 2011.
- 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. ALL TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS DETERMINED BY THE USGS MAP FOR THE HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
- 5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- 6. LOTS 254-259 SHALL HAVE SHARED DRIVEWAY. A TOTAL OF 3 DRIVEWAYS SHALL BE ALLOWED FOR THE SAID 6 LOTS ONTO SMITH DRIVE.
- 7. THE DRIVEWAY LOCATIONS SHOWN IS RECOMMENDED BY CITY STAFF. THE EXACT LOCATION OF THE DRIVEWAYS WILL BE APPROVED AT THE PERMIT PROCESS.

FINAL PLAT
BRECKENRIDGE PARK, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF
SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 28, 2020



CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2020, I COMPLETED A SURVEY AND SUBDIVISION FOR TOMPKINS HOMES AND DEVELOPMENT, INC., OF TWO (2) TRACTS OF LAND LOCATED IN THE WEST HALF OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 1 OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 3182, PAGE 105 AND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4729, PAGE 128 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT #1 BEGINNING AT THE SOUTHWEST CORNER OF LOT 174 OF BRECKENRIDGE PARK, PLAT NO. 1 RECORDED IN PLAT BOOK 57, PAGE 80 AND WITH THE LINES THEREOF, S 86°56'00"E, 129.98 FEET; THENCE S 6°48'20"W, 99.23 FEET; THENCE 57.71 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 17°49'40"W, 57.35 FEET; THENCE 83.14 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 12°58'15"W, 82.08 FEET; THENCE S 2°54'30"E, 76.42 FEET; THENCE N 83°09'55"W, 138.76 FEET; THENCE N 6°25'45"E, 164.68 FEET; THENCE N 22°23'15"E, 70.82 FEET; THENCE N 5°11'50"E, 71.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.93 ACRES.

TRACT #2 COMMENCING AT THE CENTER OF SAID SECTION 17, AS SHOWN BY SURVEY RECORDED IN BOOK 2277, PAGE 519, THENCE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER SECTION OF SAID SECTION 17, N 83°11'40"W, 1332.05 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, S 1°03'00"W, 1215.13 FEET TO THE NORTH LINE OF GRAYSTONE PLAT 1-CORRECTED RECORDED IN PLAT BOOK 42, PAGE 5; THENCE WITH SAID NORTH LINE, N 88°38'05"W, 371.63 FEET; THENCE S 3°29'15"W, 101.96 FEET; THENCE S 72°16'50"W, 78.46 FEET; THENCE WITH THE NORTH LINE OF GRAYSTONE PLAT NO. 2 RECORDED IN PLAT BOOK 42, PAGE 25 EXTENDED, N 72°02'30"W, 242.02 FEET; THENCE N 88°12'10"W, 520.15 FEET TO THE EAST LINE OF THE SURVEY RECORDED IN BOOK 4782, PAGE 16; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID SURVEY, N 37°27'35"E, 164.44 FEET; THENCE N 21°46'45"E, 188.56 FEET; THENCE N 2°52'10"E, 361.81 FEET; THENCE N 8°17'00"W, 361.83 FEET; THENCE N 14°09'15"W, 320.35 FEET; THENCE LEAVING EAST LINE OF SAID SURVEY, S 83°09'55"E, 657.19 FEET TO THE SOUTH LINE OF BRECKENRIDGE PARK PLAT NO. 1 RECORDED IN PLAT BOOK 57, PAGE 80; THENCE WITH SAID SOUTH LINE OF BRECKENRIDGE PARK PLAT NO. 1, S 65°22'20"E, 55.10 FEET; THENCE 17.13 FEET ALONG A 20.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 42°01'00"E, 16.61 FEET; THENCE 25.97 FEET ALONG A 55.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 53°01'15"E, 25.73 FEET; THENCE 12.22 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 56°59'50"E, 12.03 FEET; THENCE 243.85 FEET ALONG A 175.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 82°19'30"E, 224.59 FEET; THENCE 51.12 FEET ALONG 75.00-FOOT RADIUS CURVE TO THE RIGHT SAID CURVE HAVING A CHORD N 77°16'55"E, 50.13 FEET; THENCE S 83°11'40"E, 5.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.20 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

DAVID T. BUTCHER, PLS-2002014095
DATE 9/28/2020

CORPORATE NUMBER: 2000181304

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF April, IN THE YEAR 2021.

Kenneth Farris
KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667

KNOW ALL MEN BY THESE PRESENTS:

THAT TOMPKINS HOMES AND DEVELOPMENT, INC. IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BRECKENRIDGE PARK, PLAT NO. 2"

IN WITNESS WHEREOF, TOMPKINS HOMES AND DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND BY ITS SECRETARY, THIS 28th DAY OF September, 2021.

TOMPKINS HOMES AND DEVELOPMENT, INC.

MIKE TOMPKINS, PRESIDENT & SECRETARY

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 28th DAY OF April, IN THE YEAR 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE TOMPKINS, PRESIDENT AND SECRETARY OF TOMPKINS HOMES AND DEVELOPMENT, INC. KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Kenneth Farris
KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public, Notary Seal
State of Missouri
Cole County
Commission #14965667
My Commission Expires: 04-22-2022



LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH x DRILL HOLE
- W/ CHISELED X POINT OF BEGINNING

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

SHEET 1 OF 3

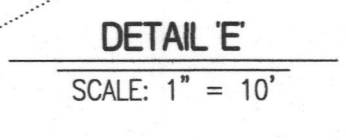
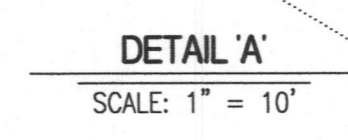
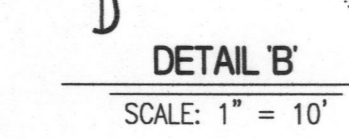
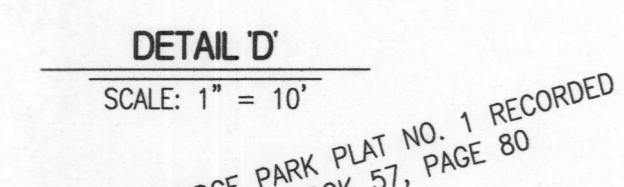
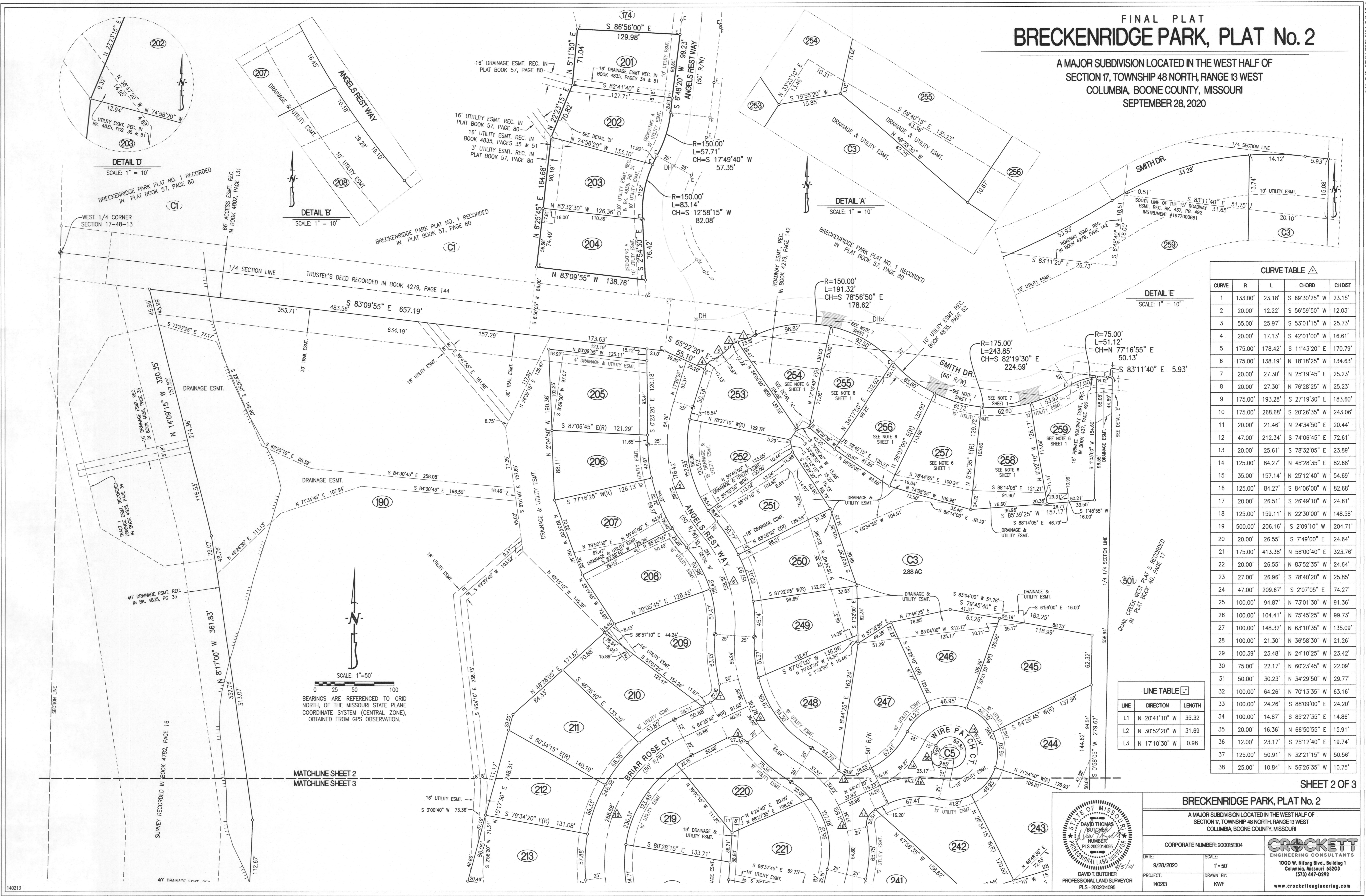
BRECKENRIDGE PARK, PLAT No. 2
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI
CORPORATE NUMBER: 2000181304
DATE: 9/28/2020 SCALE: 1"=80'
PROJECT: 140213 DRAWN BY: KWF
DAVID T. BUTCHER PROFESSIONAL LAND SURVEYOR PLS-200204095
CROCKETT ENGINEERING CONSULTANTS
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MISSOURI 65203
(573) 447-0292
www.crockettengineering.com

FINAL PLAT BRECKENRIDGE PARK, PLAT No. 2

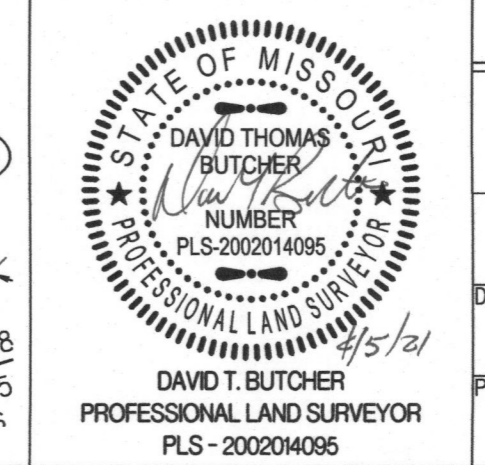
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF
SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 28, 2020

CURVE TABLE				
CURVE	R	L	CHORD	CHDIST
1	133.00'	23.18'	S 69°30'25" W	23.15'
2	20.00'	12.22'	S 56°59'50" W	12.03'
3	55.00'	25.97'	S 53°01'15" W	25.73'
4	20.00'	17.13'	S 42°01'00" W	16.61'
5	175.00'	178.42'	S 11°43'20" E	170.79'
6	175.00'	138.19'	N 18°18'25" W	134.63'
7	20.00'	27.30'	N 25°19'45" E	25.23'
8	20.00'	27.30'	N 76°28'25" W	25.23'
9	175.00'	193.28'	S 27°19'30" E	183.60'
10	175.00'	268.68'	S 20°26'35" W	243.06'
11	20.00'	21.46'	N 24°34'50" E	20.44'
12	47.00'	212.34'	S 74°06'45" E	72.61'
13	20.00'	25.61'	S 78°32'05" E	23.89'
14	125.00'	84.27'	N 45°28'35" E	82.68'
15	35.00'	157.14'	N 25°12'40" W	54.69'
16	125.00'	84.27'	S 84°06'00" W	82.68'
17	20.00'	26.51'	S 26°49'10" W	24.61'
18	125.00'	159.11'	N 22°30'00" W	148.58'
19	500.00'	206.16'	S 2°09'10" W	204.71'
20	20.00'	26.55'	S 74°09'00" E	24.64'
21	175.00'	413.38'	N 58°00'40" E	323.76'
22	20.00'	26.55'	N 83°52'35" W	24.64'
23	27.00'	26.96'	S 78°40'20" W	25.85'
24	47.00'	209.67'	S 2°07'05" E	74.27'
25	100.00'	94.87'	N 73°01'30" W	91.36'
26	100.00'	104.41'	N 75°45'25" W	99.73'
27	100.00'	148.32'	N 63°10'35" W	135.09'
28	100.00'	21.30'	N 36°58'30" W	21.26'
29	100.39'	23.48'	N 24°10'25" W	23.42'
30	75.00'	22.17'	N 60°23'45" W	22.09'
31	50.00'	30.23'	N 34°29'50" W	29.77'
32	100.00'	64.26'	N 70°13'35" W	63.16'
33	100.00'	24.26'	S 88°09'00" E	24.20'
34	100.00'	14.87'	S 85°27'35" E	14.86'
35	20.00'	16.36'	N 66°50'55" E	15.91'
36	12.00'	23.17'	S 25°12'40" E	19.74'
37	125.00'	50.91'	N 32°21'15" W	50.56'
38	25.00'	10.84'	N 56°26'35" W	10.75'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 20°41'10" W	35.32
L2	N 30°52'20" W	31.69
L3	N 17°10'30" W	0.98



MATCHLINE SHEET 2
MATCHLINE SHEET 3



BRECKENRIDGE PARK, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF
SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000161304

DATE: 9/28/2020	SCALE: 1" = 50'
PROJECT: 140213	DRAWN BY: KWF

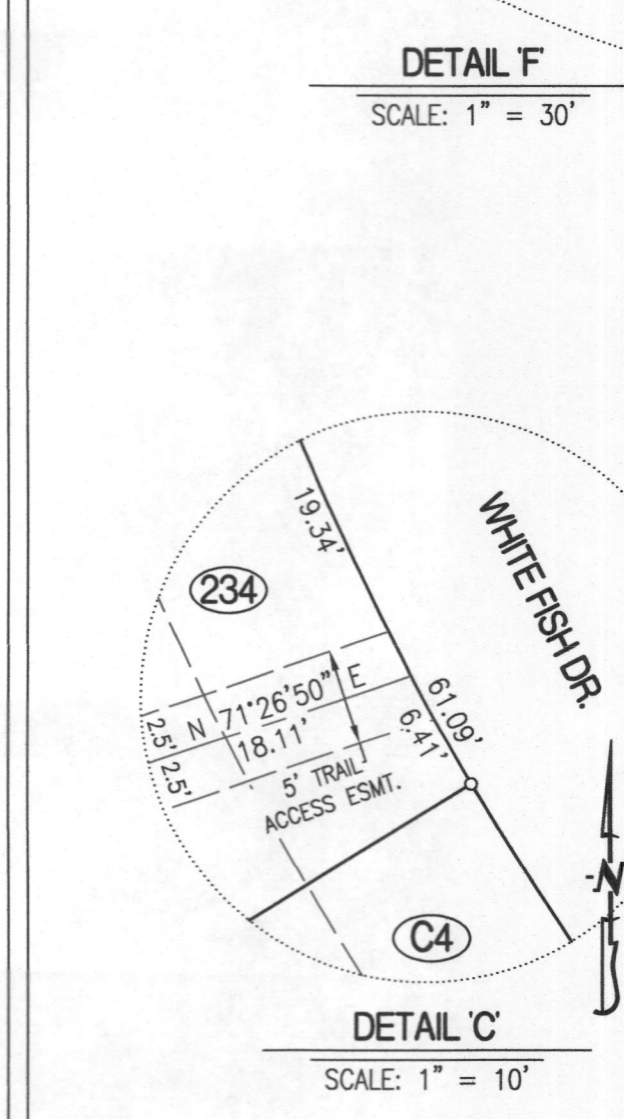
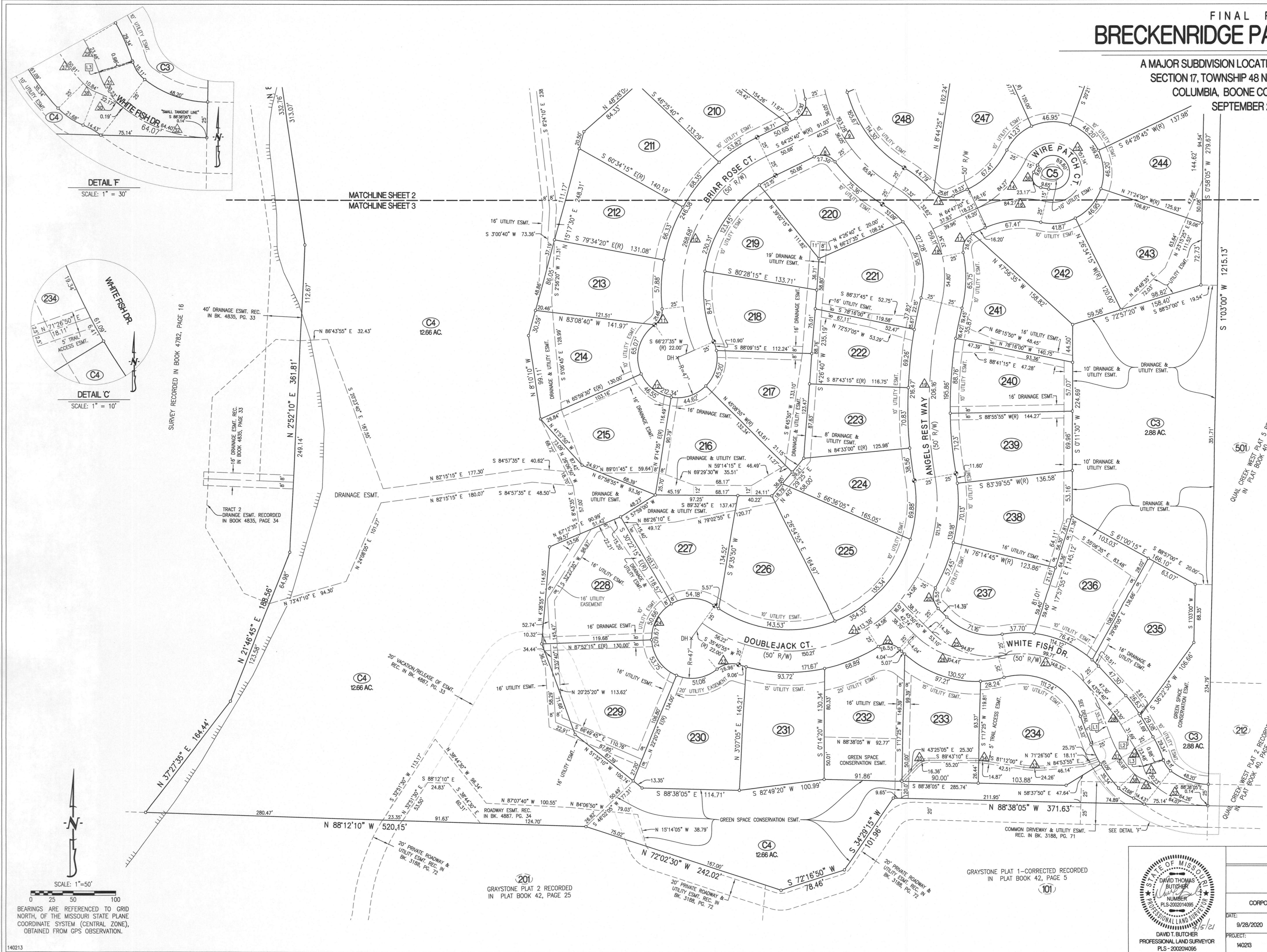
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FINAL PLAT BRECKENRIDGE PARK, PLAT No. 2

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COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 28, 2020

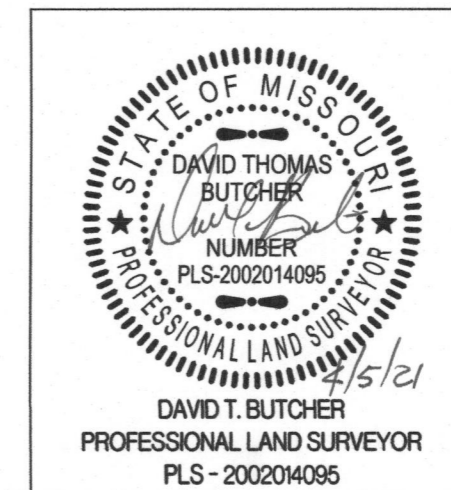
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SCALE: 1" = 50'
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

SHEET 3 OF 3



BRECKENRIDGE PARK, PLAT No. 2
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

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