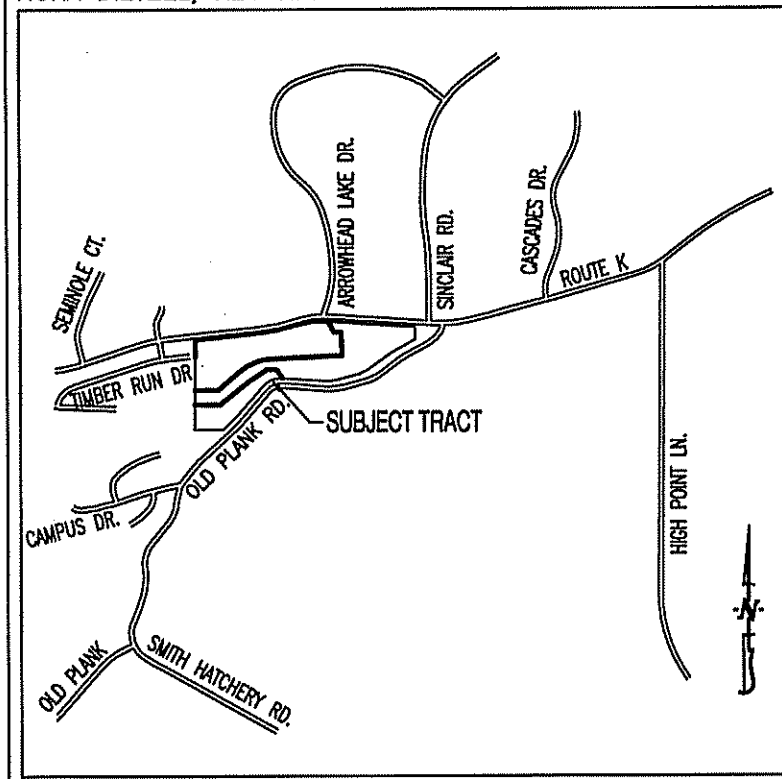


FINAL PLAT BARCUS RIDGE, PLAT No. 3

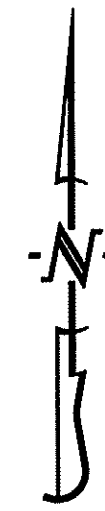
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IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

OCTOBER 17, 2016
CASE #17-15

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



LOCATION MAP
NOT TO SCALE



SCALE: 1"=80'
0 40 80 160

- LEGEND:**
- E EXISTING
 - S SET
 - 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
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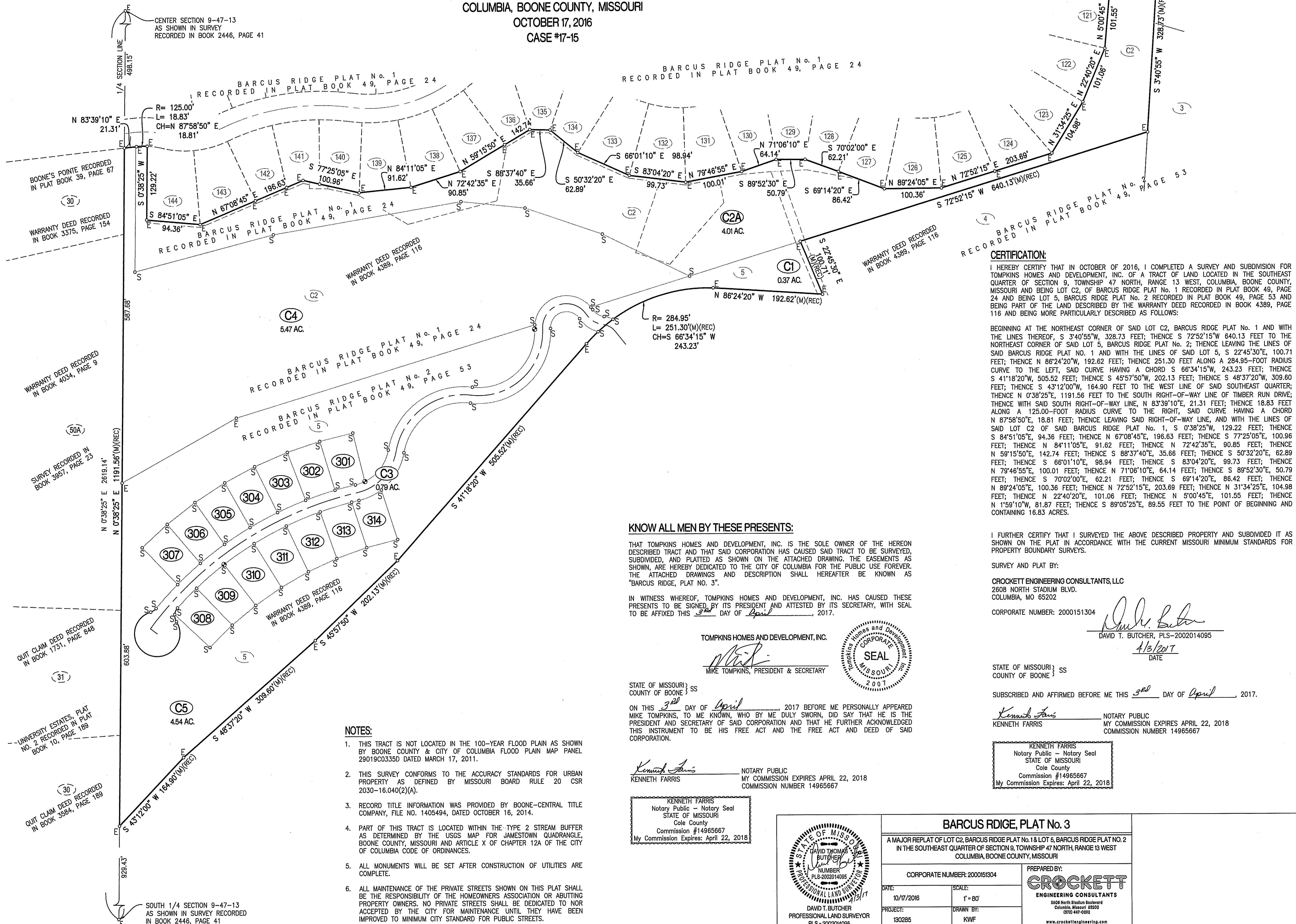
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2017.

STEPHEN REICHLIN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR TOMPKINS HOMES AND DEVELOPMENT, INC. OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING LOT C2, OF BARCUS RIDGE PLAT No. 1 RECORDED IN PLAT BOOK 49, PAGE 24 AND BEING LOT 5, BARCUS RIDGE PLAT No. 2 RECORDED IN PLAT BOOK 49, PAGE 53 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4389, PAGE 116 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT C2, BARCUS RIDGE PLAT No. 1 AND WITH THE LINES THEREOF, S 3°40'55" W, 328.73 FEET; THENCE S 72°52'15" W 640.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, BARCUS RIDGE PLAT No. 2; THENCE LEAVING THE LINES OF SAID BARCUS RIDGE PLAT No. 1 AND WITH THE LINES OF SAID LOT 5, S 22°45'30" E, 100.71 FEET; THENCE N 86°24'20" W, 192.62 FEET; THENCE 251.30 FEET ALONG A 284.95-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 66°34'15" W, 243.23 FEET; THENCE S 41°18'20" W, 505.52 FEET; THENCE S 45°57'50" W, 202.13 FEET; THENCE S 48°37'20" W, 309.60 FEET; THENCE S 43°12'00" W, 164.90 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N 0°38'25" E, 1191.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TIMBER RUN DRIVE; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, N 83°39'10" E, 21.31 FEET; THENCE 18.83 FEET ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 87°58'50" E, 18.81 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, AND WITH THE LINES OF SAID LOT C2 OF SAID BARCUS RIDGE PLAT No. 1, S 0°38'25" W, 129.22 FEET; THENCE S 84°51'05" E, 94.36 FEET; THENCE N 67°08'45" E, 196.63 FEET; THENCE S 77°25'05" E, 100.96 FEET; THENCE N 84°11'05" E, 91.62 FEET; THENCE N 72°42'35" E, 90.85 FEET; THENCE N 59°15'50" E, 142.74 FEET; THENCE S 88°37'40" E, 35.66 FEET; THENCE S 50°32'20" E, 62.89 FEET; THENCE S 66°01'10" E, 98.94 FEET; THENCE S 83°04'20" E, 99.73 FEET; THENCE N 79°46'55" E, 100.01 FEET; THENCE N 71°06'10" E, 64.14 FEET; THENCE S 89°52'30" E, 50.79 FEET; THENCE S 70°02'00" E, 62.21 FEET; THENCE S 69°14'20" E, 86.42 FEET; THENCE N 89°24'05" E, 100.36 FEET; THENCE N 72°52'15" E, 203.69 FEET; THENCE N 31°34'25" E, 104.98 FEET; THENCE N 22°40'20" E, 101.06 FEET; THENCE N 5°00'45" E, 101.55 FEET; THENCE N 1°59'10" W, 81.87 FEET; THENCE S 89°05'25" E, 89.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.83 ACRES.

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 ATTACHED DRAWING. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ATTACHED DRAWINGS AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BARCUS RIDGE, PLAT No. 3".

IN WITNESS WHEREOF, TOMPKINS HOMES AND DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS 3rd DAY OF April, 2017.

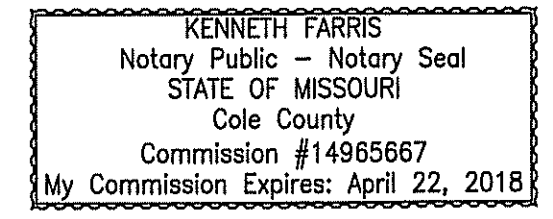
TOMPKINS HOMES AND DEVELOPMENT, INC.
Mike Tompkins
MIKE TOMPKINS, PRESIDENT & SECRETARY



STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 3rd DAY OF April, 2017 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT AND SECRETARY OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGED THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

Kenneth Farris
KENNETH FARRIS NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE 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

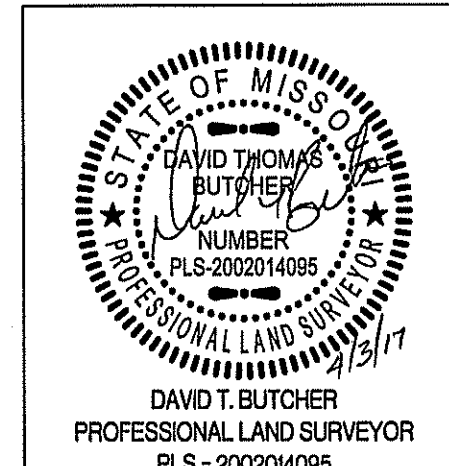
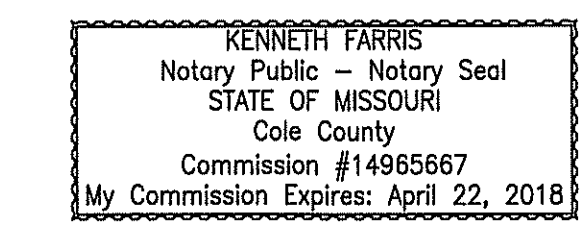
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
4/13/2017
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 3rd DAY OF April, 2017.

Kenneth Farris
KENNETH FARRIS NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



BARCUS RIDGE, PLAT No. 3

A MAJOR REPLAT OF LOT C2, BARCUS RIDGE PLAT No. 1 & LOT 5, BARCUS RIDGE PLAT No. 2
IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 10/17/2016 SCALE: 1" = 80'

PROJECT: 130285 DRAWN BY: KWF

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
5408 North Stadium Boulevard
Columbia, Missouri 65202
4702-45-092
www.crockettengineering.com

- NOTES:**
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP PANEL 29019C0335D DATED MARCH 17, 2011.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
 - RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1405494, DATED OCTOBER 16, 2014.
 - PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 2 STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF UTILITIES ARE COMPLETE.
 - ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARD FOR PUBLIC STREETS.

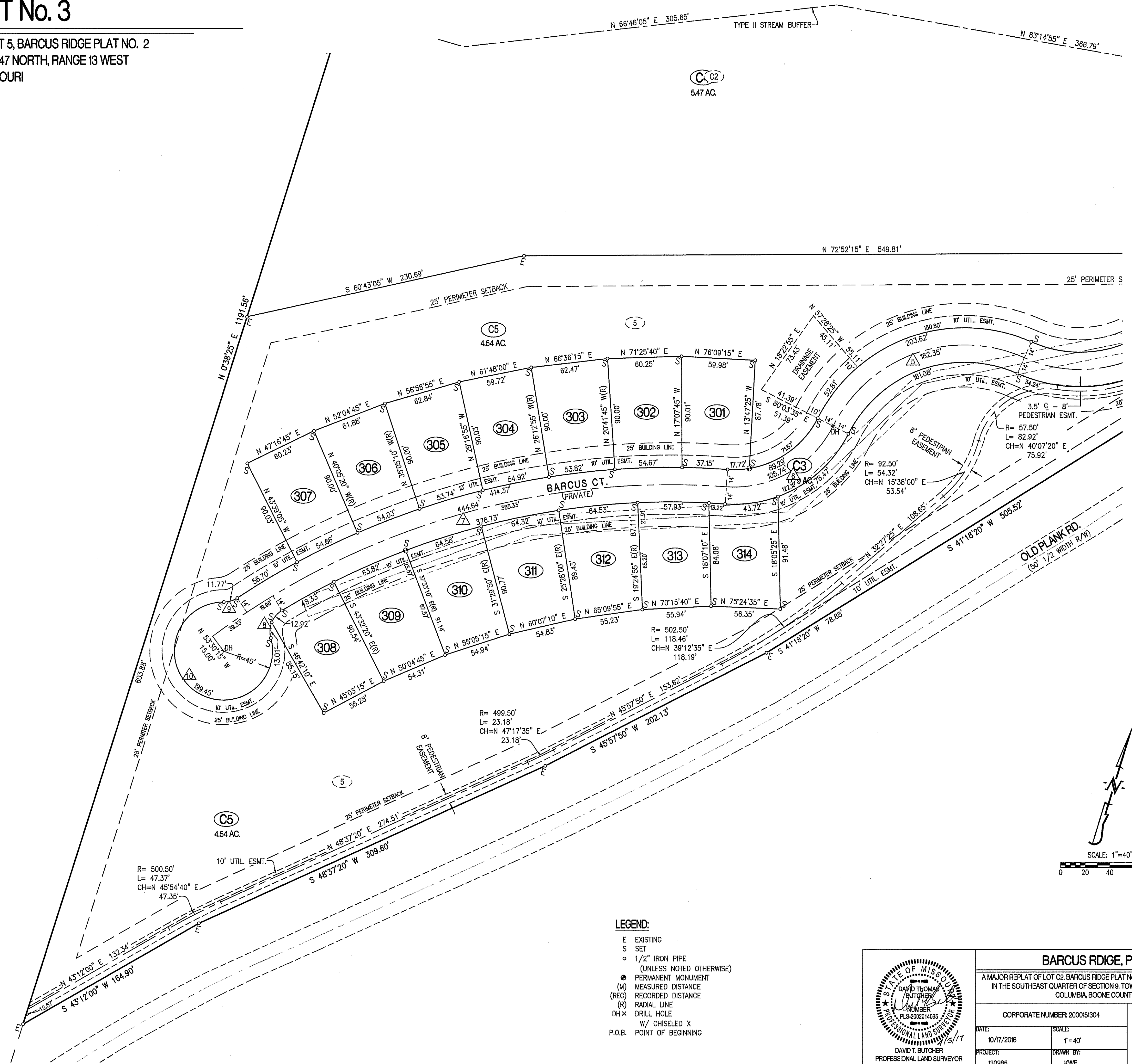
FINAL PLAT BARCUS RIDGE, PLAT No. 3

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 COLUMBIA, BOONE COUNTY, MISSOURI
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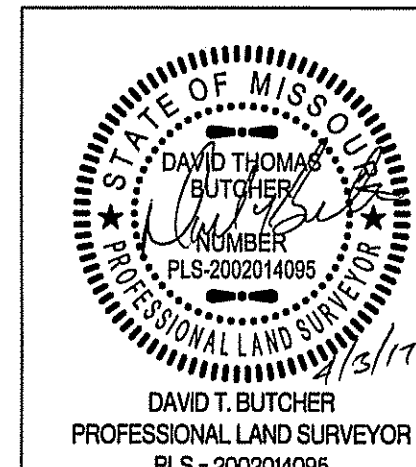
NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP PANEL 29019C03350 DATED MARCH 17, 2011.
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CURVE TABLE				
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 IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI

PREPARED BY:
CROCKETT
 ENGINEERING CONSULTANTS
 2404 North Steeles Boulevard
 Columbia, Missouri 65202
 (573) 447-0299
 www.crockettengineering.com

CORPORATE NUMBER: 2000181304

DATE: 10/17/2016 SCALE: 1" = 40'

PROJECT: 130285 DRAWN BY: KWF

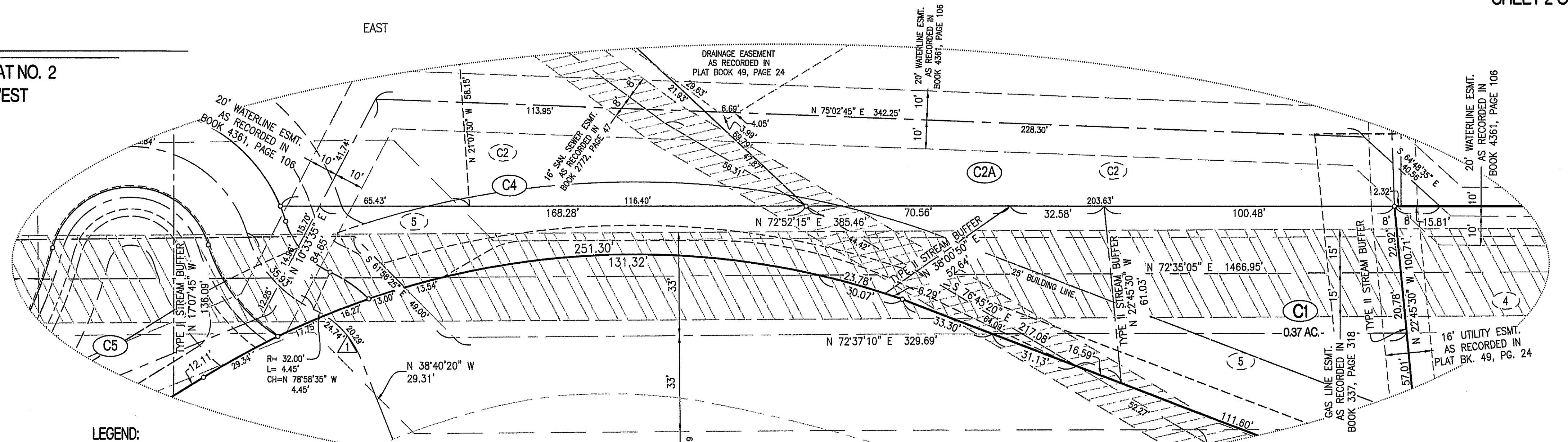
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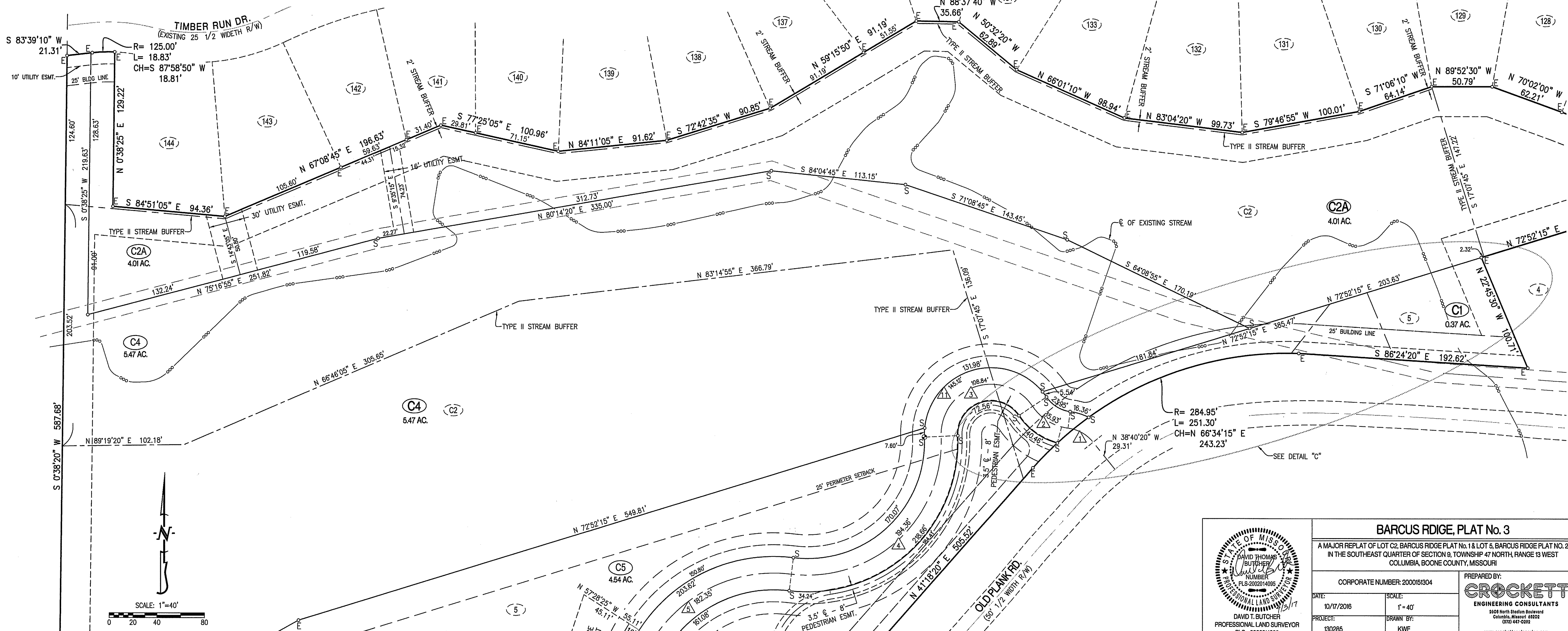
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DAVID T. BUTCHER
 PROFESSIONAL LAND SURVEYOR
 PLS - 2002014095

BARCUS RIDGE, PLAT No. 3

A MAJOR REPLAT OF LOT C2, BARCUS RIDGE PLAT No. 1 & LOT 5, BARCUS RIDGE PLAT NO. 2
 IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI

PREPARED BY:
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 3602 North Stearns Boulevard
 Columbia, Missouri 65202
 (573) 447-0292
 www.crockettingineering.com

CORPORATE NUMBER: 200016304

DATE: 10/17/2016

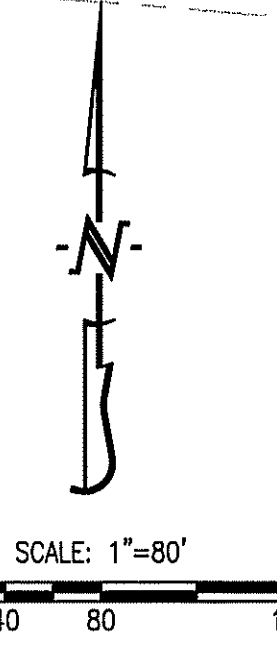
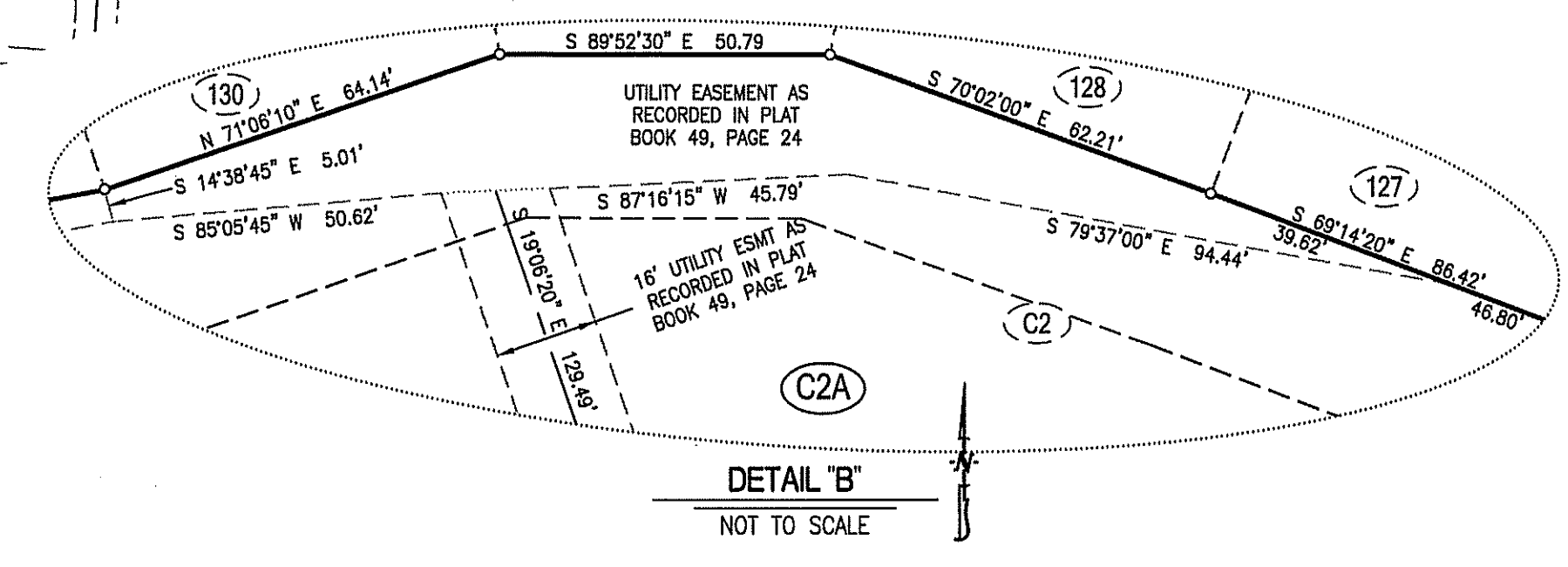
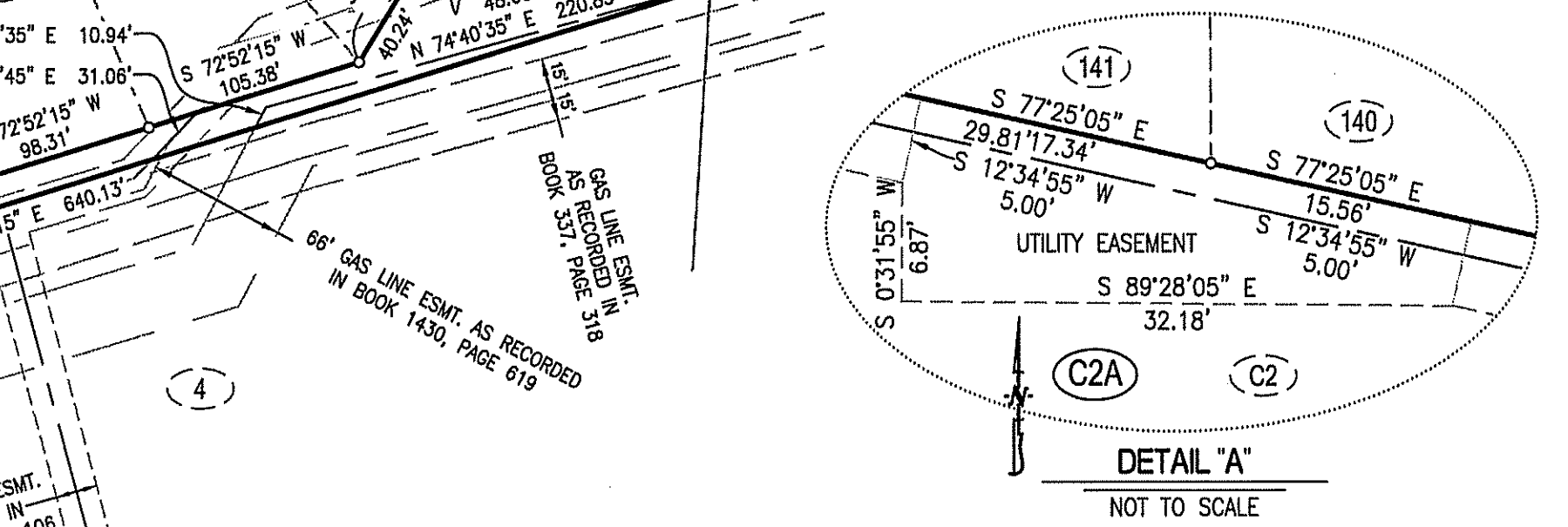
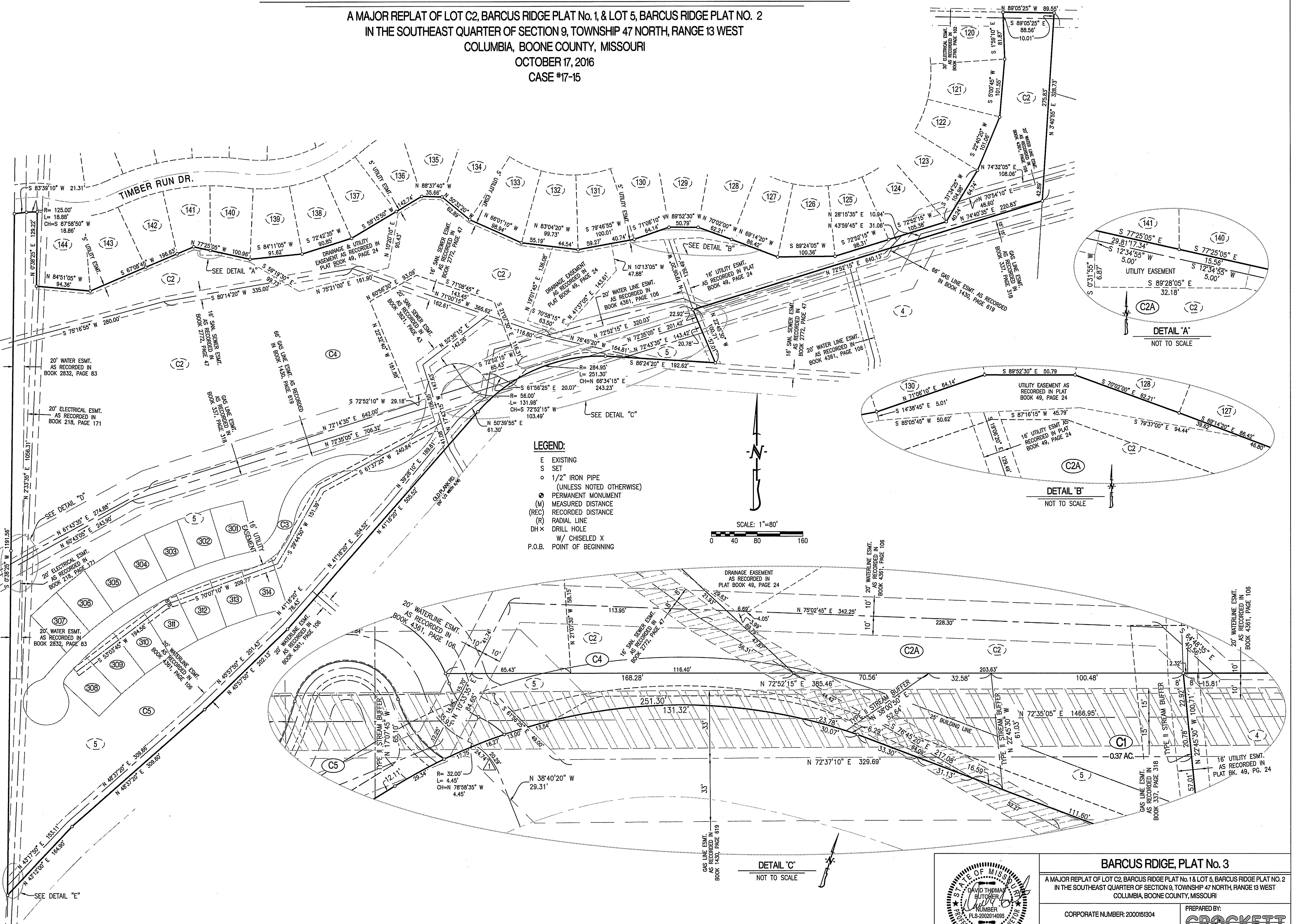
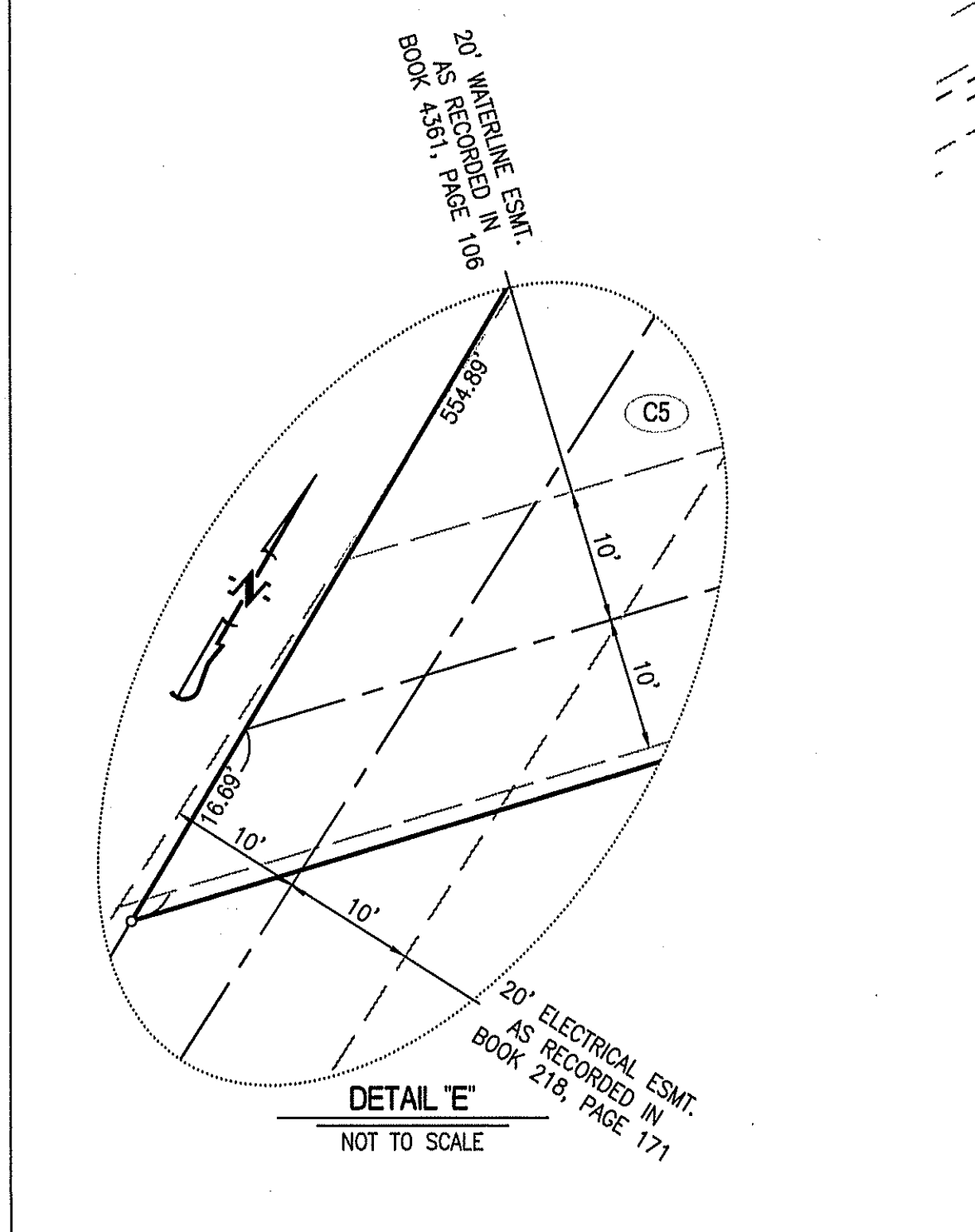
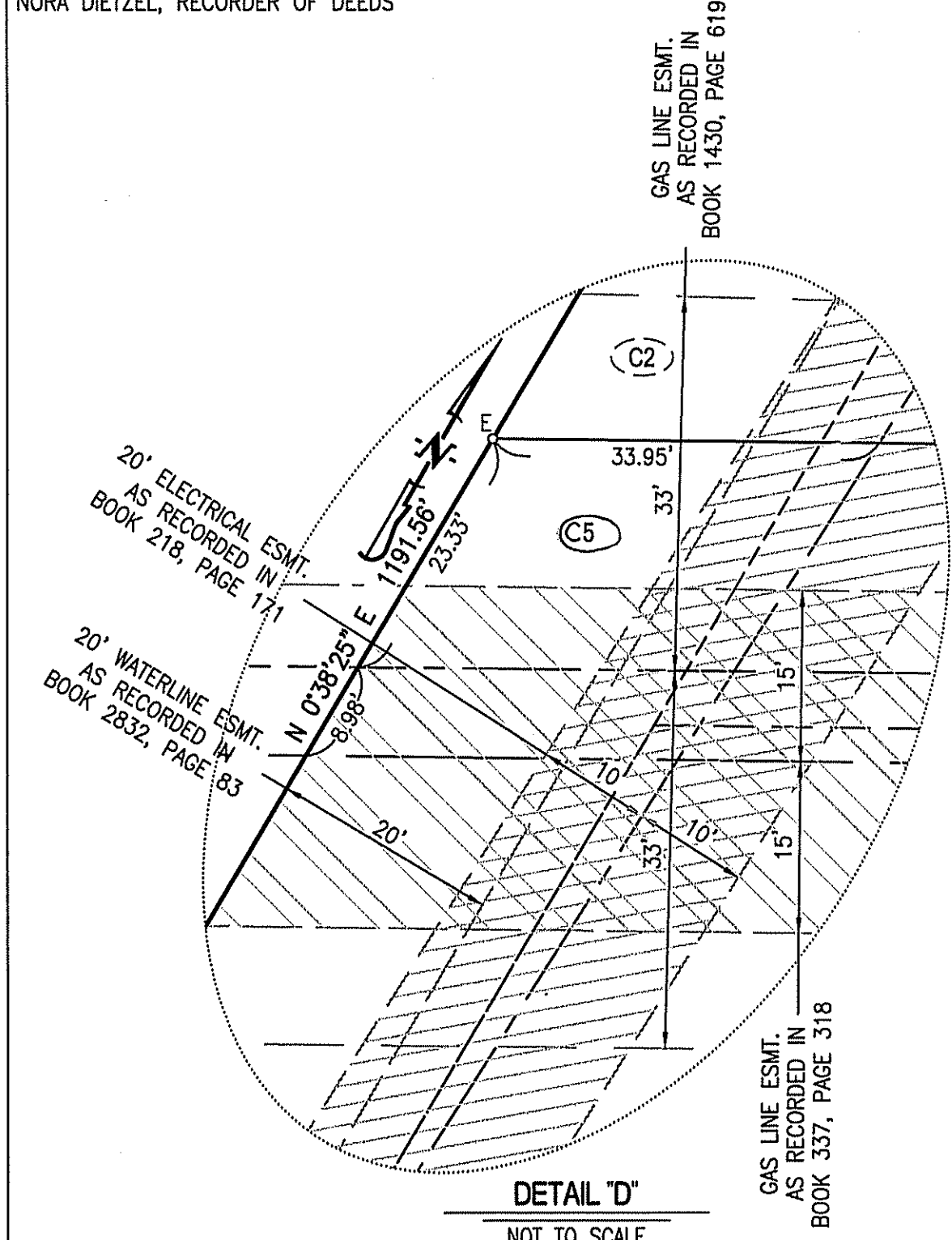
PROJECT: 130285

SCALE: 1" = 40'

DRAWN BY: KWF

FINAL PLAT BARCUS RIDGE, PLAT No. 3

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DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS - 200204095

CORPORATE NUMBER: 200015104
DATE: 10/17/2016
PROJECT: 130285

SCALE: 1" = 80'
DRAWN BY: KWF