



DESCRIPTION FOR BRECKENRIDGE PARK, SOUTH 40 ACRE REMNANT  
TOMPKINS HOMES AND DEVELOPMENT LLC.  
JOB #140213

AUGUST 1, 2016  
REVISED: OCTOBER 4, 2016

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEES DEEDS RECORDED IN BOOK 1375, PAGE 385, BOOK 3188, PAGE 67, AND BOOK 3188, PAGE 69, AND BEING PART OF TRACT 1, AS SHOWN BY THE SURVEY RECORDED IN BOOK 3182, PAGE 105 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, AND THE SOUTHWEST CORNER OF STONERIDGE ESTATES, PLAT 3, RECORDED IN PLAT BOOK 33, PAGE 35, AND WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, N 83°11'40"W, 934.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE LEAVING THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AND WITH THE LINES OF SAID TRACT 1, S 1°03'00"W, 1215.13 FEET; THENCE N 88°38'05"W, 371.63 FEET; THENCE S 34°29'15"W, 101.96 FEET; THENCE S 72°16'50"W, 78.46 FEET; THENCE N 72°02'30"W, 242.02 FEET; THENCE N 88°12'10"W, 520.15 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 4279, PAGE 143, THENCE LEAVING THE LINES OF SAID TRACT 1 AND WITH THE LINES OF THE TRACT DESCRIBED BY SAID TRUSTEES DEED RECORDED IN BOOK 4279, PAGE 143, 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 S 83°09'55"E, 657.19 FEET; THENCE N 6°50'05"E, 66.00 FEET; THENCE N 83°09'55"W, 777.69 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE LEAVING THE LINES OF THE TRACT DESCRIBED BY SAID TRUSTEES DEED RECORDED IN BOOK 4279, PAGE 143; AND WITH THE WEST LINE OF SAID SECTION 17, N 1°13'25"E, 1282.39 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE LEAVING THE WEST LINE OF SAID SECTION 17 AND WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, S 83°11'40"E, 266.53 FEET TO THE APPROXIMATE CENTER OF THE MAIN CHANNEL OF PERCHE CREEK AND THE SOUTH LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39; THENCE WITH THE CENTER OF THE MAIN CHANNEL OF PERCHE CREEK AND THE SOUTH LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39, S 72°29'10"E, 285.50 FEET; THENCE S 61°02'45"E, 467.55 FEET; THENCE S 53°27'30"E, 194.50 FEET; THENCE S 71°08'50"E, 191.80 FEET; THENCE N 73°57'40"E, 133.37 FEET; THENCE N 33°42'30"E, 57.10 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 690, PAGE 601; THENCE LEAVING SAID CENTER OF THE MAIN CHANNEL OF PERCHE CREEK AS DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39, AND WITH THE LINES OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 690, PAGE 601, N 64°50'45"E, 420.12 FEET TO THE WESTERNMOST CORNER OF STONERIDGE ESTATES, PLAT 3-A, RECORDED IN PLAT BOOK 33, PAGE 65; THENCE LEAVING THE LINES OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 690, PAGE 601, AND WITH THE LINES OF SAID STONERIDGE ESTATES PLAT 3-A, N 63°19'55"E, 119.74 FEET; THENCE S 31°30'45"E, 130.72 FEET TO THE WEST LINE OF STONERIDGE ESTATES PLAT 3, RECORDED IN PLAT BOOK 33, PAGE 35; THENCE LEAVING THE LINES OF SAID STONERIDGE ESTATES PLAT 3-A AND WITH THE LINES OF SAID STONERIDGE ESTATES PLAT 3, S 1°19'10"W, 578.48 FEET; THENCE S 83°13'10"E, 261.85 FEET; THENCE S 1°19'40"W, 659.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 90.80 ACRES.

EXCEPTING FROM THE ABOVE DESCRIBED TRACT: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE DEEDS RECORDED IN BOOK 4569, PAGES 80 AND 81 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, AND THE SOUTHWEST CORNER OF STONERIDGE ESTATES, PLAT 3, RECORDED IN PLAT BOOK 33, PAGE 35, AND WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, N 83°11'40"W, 934.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17, N 83°11'20"W, 312.53 FEET; THENCE LEAVING SAID NORTH LINE, N 4°00'10"E, 251.59 FEET; THENCE N 7°21'50"E, 60.46 FEET; THENCE N 82°55'35"W, 220.00 FEET; THENCE S 6°48'20"W, 29.80 FEET; THENCE N 87°47'10"W, 180.74 FEET; THENCE N 70°40'30"W, 672.79 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE WITH THE WEST LINE OF SAID SECTION 17, N 1°13'25"E, 899.65 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE LEAVING THE WEST LINE OF SAID SECTION 17 AND WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, S 83°11'40"E, 266.53 FEET TO THE APPROXIMATE CENTER OF THE MAIN CHANNEL OF PERCHE CREEK AND THE SOUTH LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39; THENCE WITH THE CENTER OF THE MAIN CHANNEL OF PERCHE CREEK AND THE SOUTH LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39, S 72°29'10"E, 285.50 FEET; THENCE S 61°02'45"E, 467.55 FEET; THENCE S 53°27'30"E, 194.50 FEET; THENCE S 71°08'50"E, 191.80 FEET; THENCE N 73°57'40"E, 133.37 FEET; THENCE N 33°42'30"E, 57.10 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 690, PAGE 601; THENCE LEAVING SAID CENTER OF THE MAIN CHANNEL OF PERCHE CREEK AS DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39, AND WITH THE LINES OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 690, PAGE 601, N 64°50'45"E, 420.12 FEET TO THE NORTHWEST CORNER OF STONERIDGE ESTATES, PLAT 3-A, RECORDED IN PLAT BOOK 33, PAGE 65; THENCE LEAVING THE LINES OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 690, PAGE 601, AND WITH THE LINES OF SAID STONERIDGE ESTATES PLAT 3-A, N 63°19'55"E, 119.74 FEET; THENCE S 31°30'45"E, 130.72 FEET TO THE WEST LINE OF STONERIDGE ESTATES PLAT 3, RECORDED IN PLAT BOOK 33, PAGE 35; THENCE LEAVING THE LINES OF SAID STONERIDGE ESTATES PLAT 3-A AND WITH THE LINES OF SAID STONERIDGE ESTATES PLAT 3, S 1°19'10"W, 578.48 FEET; THENCE S 83°13'10"E, 261.85 FEET; THENCE S 1°19'40"W, 659.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.23 ACRES. THIS REMAINING TRACT CONTAINING 40.57 ACRES.

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DAVID T. BUTCHER, PLS-2002014095

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