

FINAL PLAT BRECKENRIDGE PARK, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF
SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 1, 2017

CERTIFICATION:

I HEREBY CERTIFY THAT IN APRIL OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR TOMPKINS HOMES AND DEVELOPMENT, INC., OF 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 QUIT-CLAIM DEED RECORDED IN BOOK 4569, PAGE 81 AND THE TRUSTEES DEEDS RECORDED IN BOOK 4569, PAGE 80 BOOK 4729, PAGE 128, AN BEING PART OF TRACT 1, AS SHOWN BY THE SURVEY RECORDED IN BOOK 3182, PAGE 105 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, 397.92 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH SAID SOUTH LINE OF THE NORTHWEST QUARTER SECTION THEREOF, N 83°11'40"W, 940.06 FEET; THENCE LEAVING SAID SOUTH LINE, 51.12 FEET ALONG A 75.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 77°16'55"W, 50.13 FEET; THENCE 243.85 FEET ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 82°19'30"W, 224.59 FEET; THENCE 191.32 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 78°56'50"W, 178.62 FEET; THENCE 23.18 FEET ALONG A 133.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 69°30'25"W, 23.15 FEET; THENCE 12.22 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 56°59'50"W, 12.03 FEET; THENCE 25.97 FEET ALONG A 55.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 53°01'15"W, 25.73 FEET; THENCE 17.13 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 42°01'00"W, 16.61 FEET; THENCE N 65°22'20"W, 55.10 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 WITH THE WEST LINE THEREOF, N 1°13'25"E, 1282.39 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 17, S 83°11'40"E, 266.53 FEET; THENCE 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; THENCE N 64°50'45"E, 420.12 FEET; THENCE N 63°19'55"E, 119.74 FEET; THENCE S 31°30'45"E, 130.72 FEET TO THE WEST LINE OF SAID STONERIDGE ESTATES PLAT NO. 3, AS SHOWN IN PLAT BOOK 33, PAGE 35; THENCE WITH THE LINES OF SAID STONERIDGE ESTATES PLAT NO. 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 57.58 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 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
8/29/2017
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2017.

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

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

NOTES:

- THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0260D, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.04(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1508722, DATED APRIL 27, 2015.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- PART OF THIS TRACT IS LOCATED WITHIN THE TYPE I STREAM BUFFER 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.
- LOTS 113, 133, 134, 150 AND 151 MAY NOT HAVE DRIVEWAYS DIRECTLY ACCESSING SMITH DRIVE.

LEGEND:

- E EXISTING
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DX DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

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 PLATED AS SHOWN ON THE ATTACHED DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ATTACHED DRAWING ARE 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 ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BRECKENRIDGE PARK, PLAT NO. 1"

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 _____ DAY OF _____, 2017.

TOMPKINS HOMES AND DEVELOPMENT, INC.

MIKE TOMPKINS, PRESIDENT & SECRETARY

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2017 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS 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
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

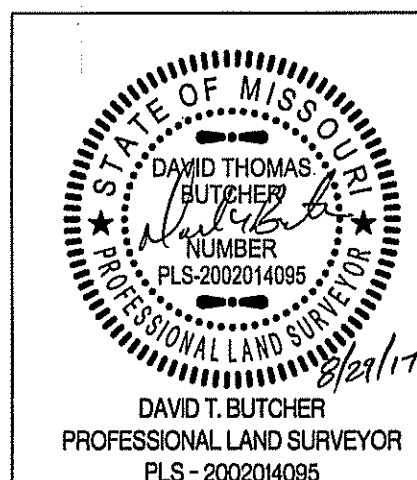


KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

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

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



BRECKENRIDGE PARK PLAT NO. 1

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

CORPORATE NUMBER: 2000151304

DATE: 5/01/2017

SCALE: 1"=100'

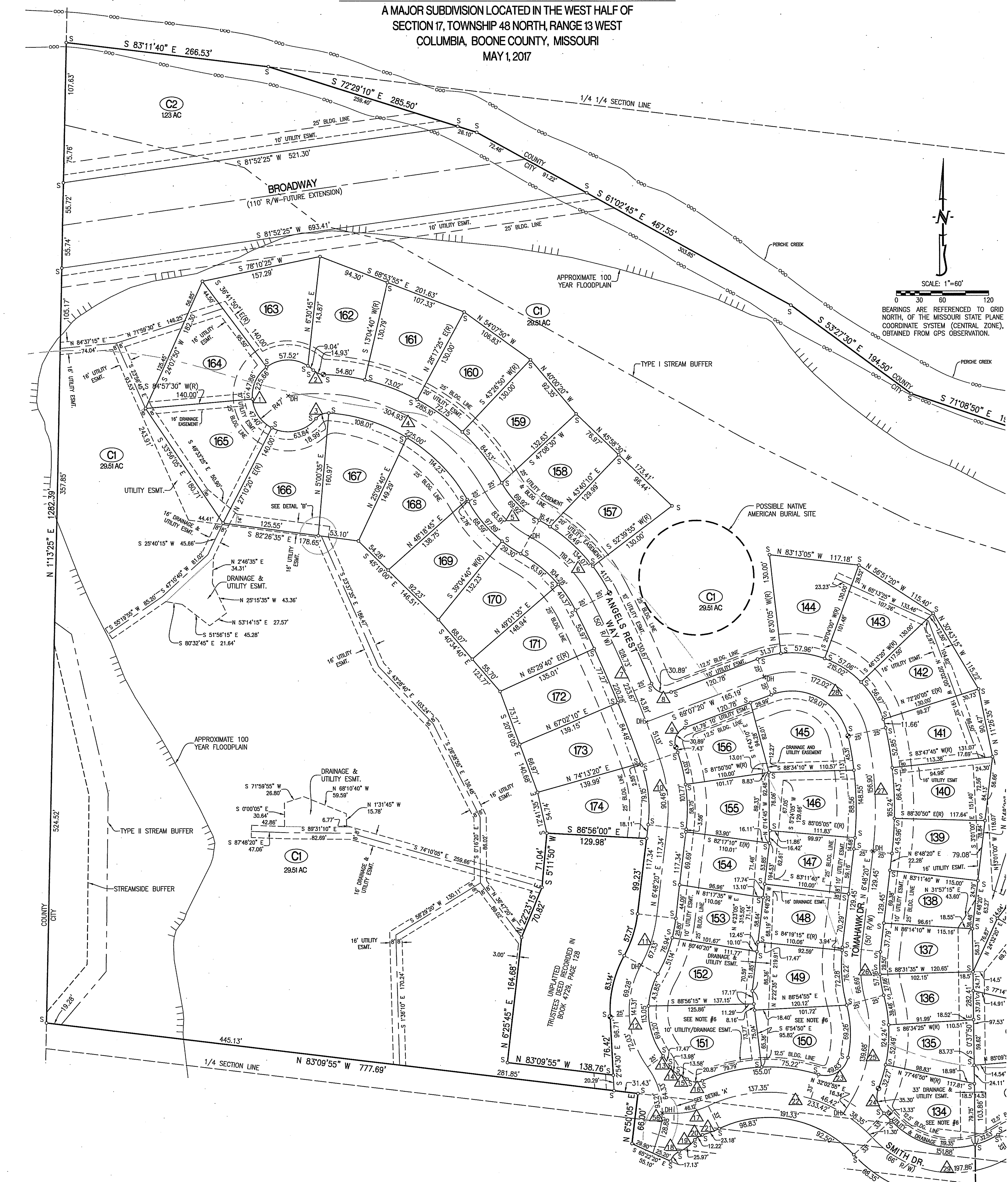
PROJECT: 140213

DRAWN BY: KWF

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nitong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

FINAL PLAT
BRECKENRIDGE PARK, PLAT No. 1

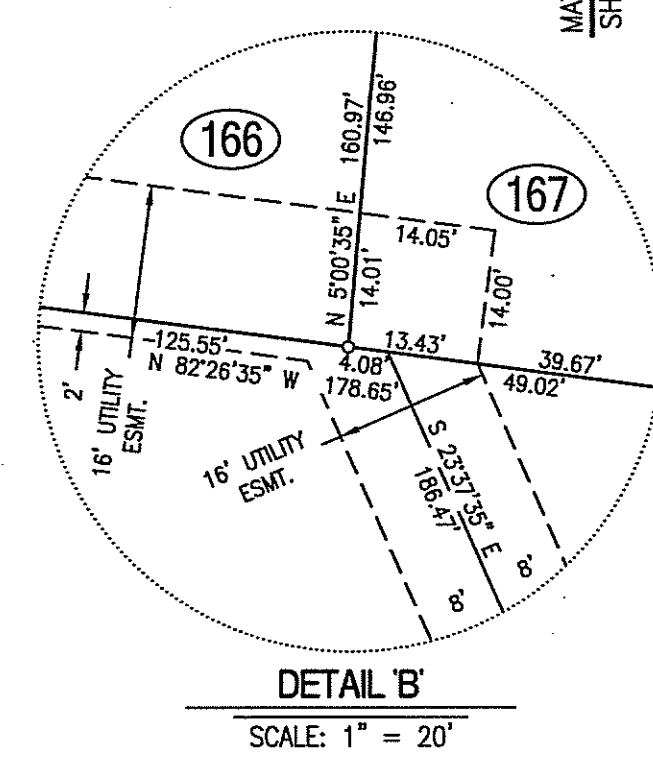
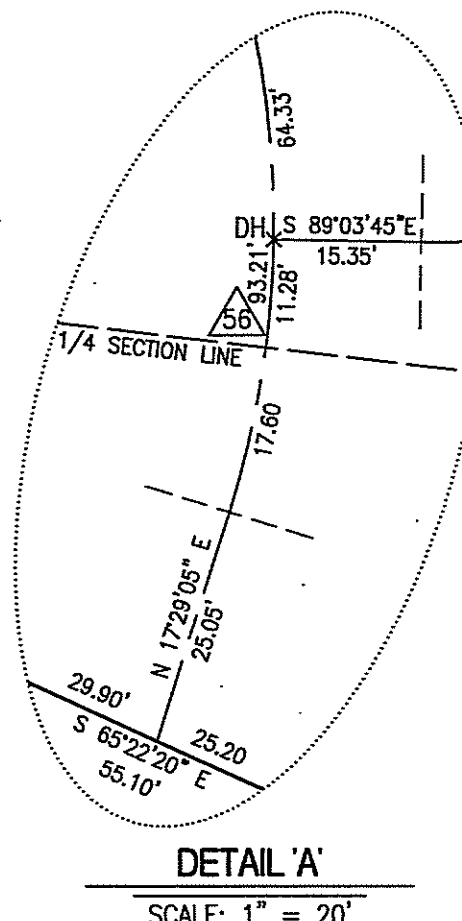
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF
SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 1, 2017



CURVE TABLE				
CURVE	R	L	CHORD	CH DIST
1	47.00'	225.66'	S 3°06'20" E	63.45'
2	20.00'	14.93'	S 66°57'00" E	14.59'
3	20.00'	18.99'	S 66°33'15" W	18.29'
4	250.00'	304.93'	N 63°53'05" W	286.38'
5	150.00'	83.91'	S 44°58'00" E	82.82'
6	200.00'	119.17'	N 43°55'15" W	117.42'
7	1655.00'	223.67'	N 22°58'45" W	223.50'
8	20.00'	30.89'	S 66°38'10" E	27.91'
9	20.00'	30.89'	S 24°52'50" W	27.91'
10	200.00'	90.46'	N 6°09'05" W	89.69'
11	175.00'	67.33'	N 17°49'40" E	66.91'
12	125.00'	141.31'	S 3°32'10" E	133.90'
13	125.00'	17.47'	N 31°55'05" W	17.45'
14	20.00'	13.98'	S 47°56'20" E	13.70'
15	55.00'	13.58'	N 60°53'25" W	13.54'
16	20.00'	20.87'	S 83°42'35" E	19.93'
17	100.00'	46.12'	N 77°43'30" E	45.71'
18	20.00'	17.13'	S 42°01'00" W	16.61'
19	55.00'	25.97'	N 53°01'15" E	25.73'

CURVE TABLE				
CURVE	R	L	CHORD	CH DIST
20	20.00'	12.22'	S 56°59'50" W	12.03'
21	133.00'	23.18'	N 69°30'25" E	23.15'
22	183.00'	233.42'	N 78°56'50" W	217.91'
23	30.00'	49.83'	N 59°55'35" E	44.30'
24	30.00'	35.30'	S 12°13'55" E	33.30'
25	170.00'	139.68'	N 8°30'40" E	135.78'
26	175.00'	66.69'	S 4°06'40" E	66.28'
27	470.00'	156.90'	N 2°45'25" W	156.17'
28	100.00'	172.02'	N 61°36'00" W	151.58'
29	142.00'	197.86'	S 82°19'30" E	182.24'
30	108.00'	73.61'	S 77°16'55" W	72.19'
31	30.00'	53.46'	N 34°21'05" E	46.66'
32	100.00'	47.92'	N 6°42'35" W	47.47'
33	30.00'	39.78'	S 45°12'10" E	36.93'
34	125.00'	28.86'	N 13°49'30" W	28.80'
35	175.00'	288.35'	S 26°45'55" W	256.82'
36	20.00'	27.00'	N 81°26'45" W	24.99'
37	175.00'	225.33'	N 37°04'55" E	210.08'
38	55.00'	200.48'	N 33°39'40" E	106.53'

CURVE TABLE				
CURVE	R	L	CHORD	CH DIST
39	20.00'	27.00'	S 31°13'50" E	24.99'
40	20.00'	7.99'	S 11°38'00" W	7.93'
41	20.00'	16.69'	N 23°42'30" W	16.21'
42	47.00'	226.09'	N 89°48'20" W	63.13'
43	30.00'	45.83'	N 53°02'15" E	41.50'
44	30.00'	46.91'	S 32°58'50" E	42.28'
45	125.00'	37.95'	S 17°36'10" W	37.80'
46	100.00'	103.00'	N 3°12'30" W	98.51'
47	100.00'	120.04'	S 1°40'25" W	112.97'
48	95.00'	71.44'	N 14°31'10" E	69.77'
49	27.00'	28.85'	N 19°21'45" W	27.49'
50	27.00'	18.79'	S 19°24'35" W	18.42'
51	47.00'	220.92'	S 84°41'20" W	66.86'
52	460.00'	123.58'	N 75°29'50" W	123.21'
53	333.00'	79.29'	N 70°57'25" W	79.10'
54	460.00'	123.58'	S 75°29'50" E	123.21'
55	267.00'	88.74'	S 73°39'25" E	88.33'
56	100.00'	93.21'	N 9°13'05" W	89.87'



DETAIL A
SCALE: 1" = 20'

DETAIL B
SCALE: 1" = 20'

BRECKENRIDGE PARK PLAT NO. 1
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF
SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000161304

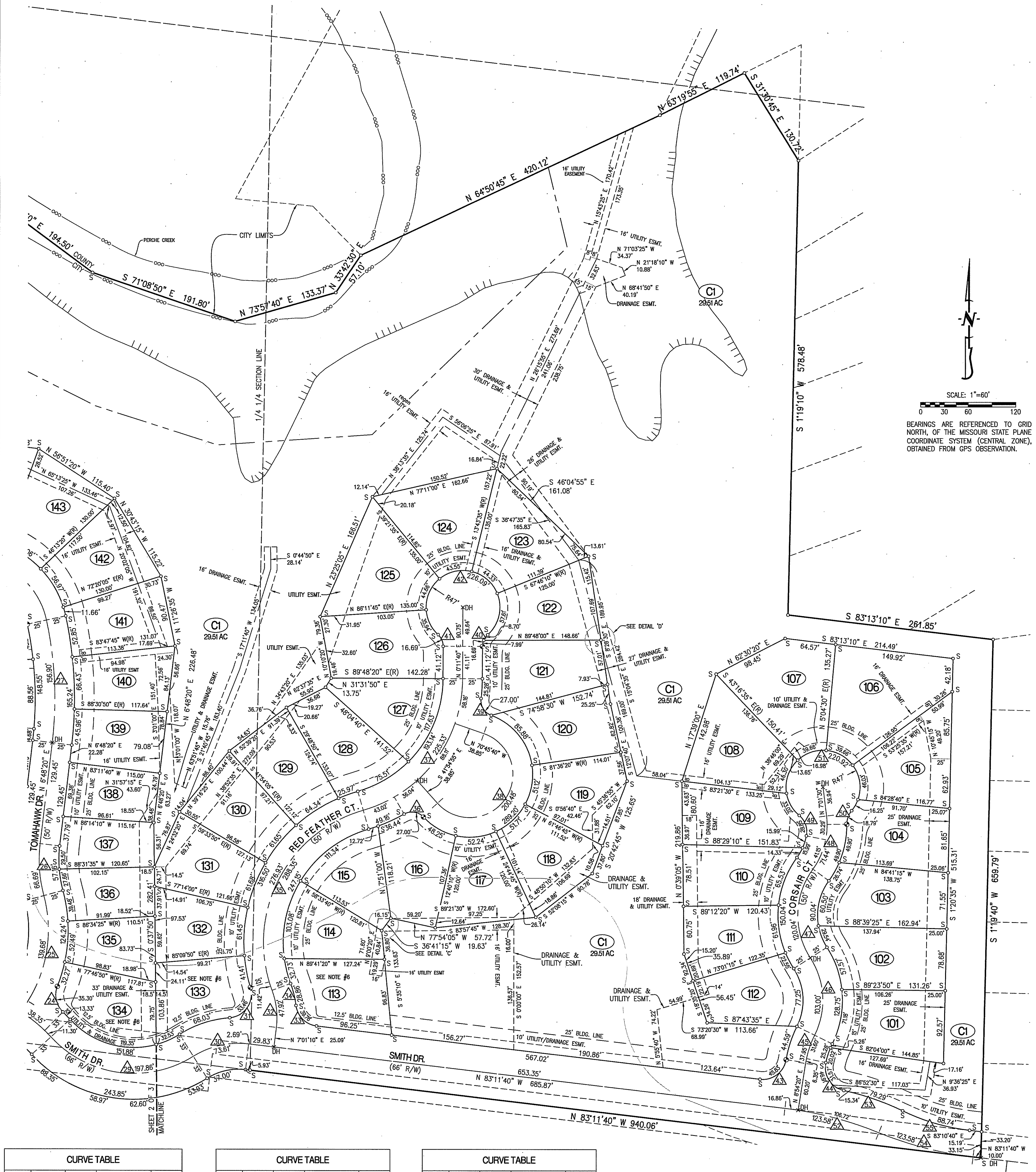
DATE: 5/01/2017
PROJECT: 140213

SCALE: 1" = 60'
DRAWN BY: KWF

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

FINAL PLAT
BRECKENRIDGE PARK, PLAT No. 1

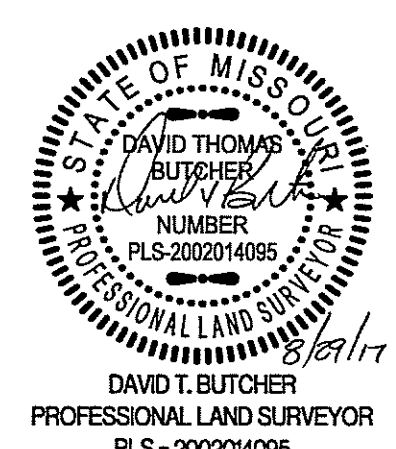
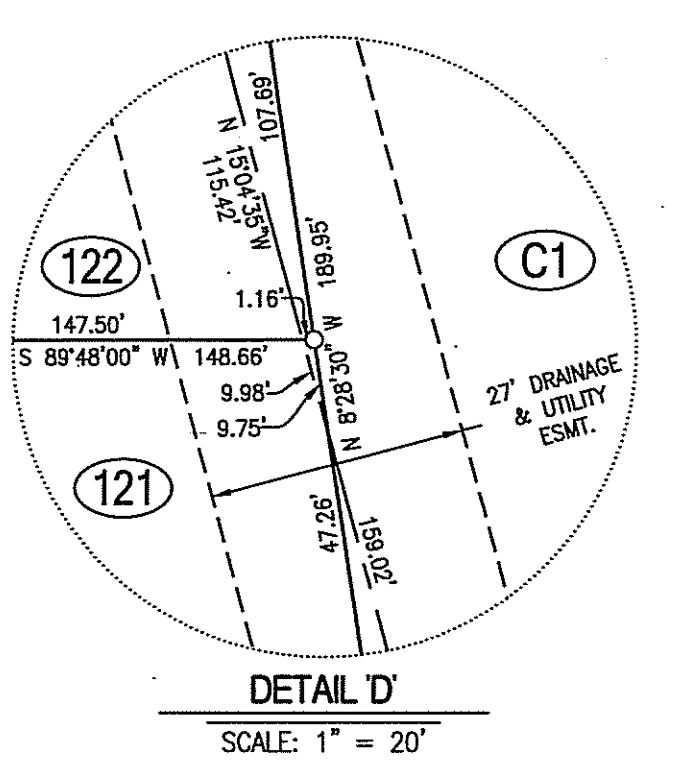
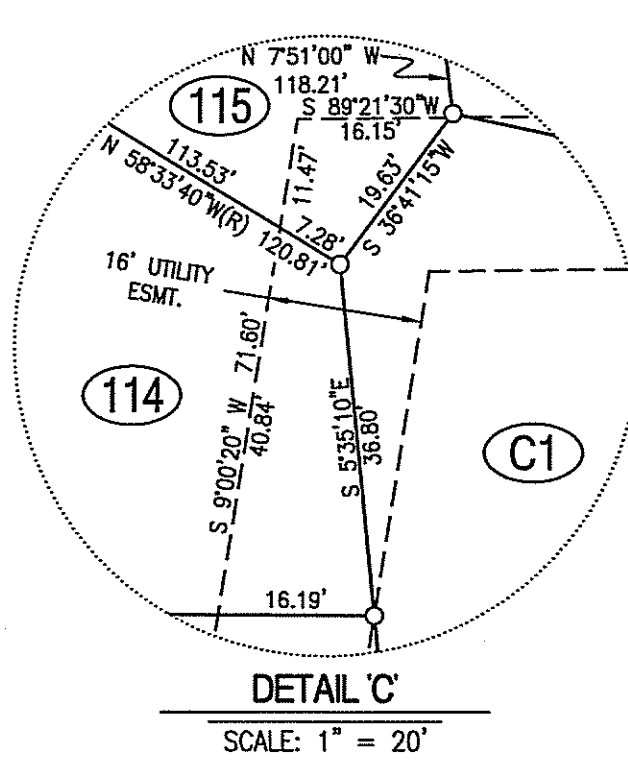
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF
SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 1, 2017



CURVE TABLE				
CURVE	R	L	CHORD	CH DIST
1	47.00'	225.66'	S 3°06'20" E	63.45'
2	20.00'	14.93'	S 66°57'00" E	14.59'
3	20.00'	18.99'	S 66°33'15" W	18.29'
4	250.00'	304.93'	N 63°53'06" S	286.38'
5	150.00'	83.91'	S 44°58'00" E	82.82'
6	200.00'	119.17'	N 43°55'15" W	117.42'
7	1655.00'	223.67'	N 22°58'45" W	223.50'
8	20.00'	30.89'	S 66°38'10" E	27.91'
9	20.00'	30.89'	S 24°52'50" W	27.91'
10	200.00'	90.46'	N 6°09'05" W	89.69'
11	175.00'	67.33'	N 17°49'40" E	66.91'
12	125.00'	141.31'	S 3°32'10" E	133.90'
13	125.00'	17.47'	N 31°55'05" W	17.45'
14	20.00'	13.98'	S 47°56'20" E	13.70'
15	55.00'	13.58'	N 60°53'25" W	13.54'
16	20.00'	20.87'	S 83°42'35" E	19.93'
17	100.00'	46.12'	N 77°43'30" E	45.71'
18	20.00'	17.13'	S 42°01'00" W	16.61'
19	55.00'	25.97'	N 53°01'15" E	25.73'

CURVE TABLE				
CURVE	R	L	CHORD	CH DIST
20	20.00'	12.22'	S 56°59'50" W	12.03'
21	133.00'	23.18'	N 69°30'25" E	23.15'
22	183.00'	233.42'	N 78°56'50" W	217.91'
23	30.00'	49.83'	N 59°55'35" E	44.30'
24	30.00'	35.30'	S 12°13'55" E	33.30'
25	170.00'	139.68'	N 8°30'40" E	135.78'
26	175.00'	66.69'	S 4°06'40" E	66.28'
27	470.00'	156.90'	N 2°45'25" W	156.17'
28	100.00'	172.02'	N 61°36'00" W	151.58'
29	142.00'	197.86'	S 82°19'30" E	182.24'
30	108.00'	73.61'	S 77°16'55" W	72.19'
31	30.00'	53.46'	N 34°21'05" E	46.66'
32	100.00'	47.92'	N 6°42'35" W	47.47'
33	30.00'	39.78'	S 45°12'10" E	36.93'
34	125.00'	28.86'	N 13°49'30" W	28.80'
35	175.00'	288.35'	S 26°45'55" W	256.82'
36	20.00'	27.00'	N 81°26'45" W	24.99'
37	175.00'	225.33'	N 37°04'55" E	210.08'
38	55.00'	200.48'	N 33°39'40" E	106.53'

CURVE TABLE				
CURVE	R	L	CHORD	CH DIST
39	20.00'	27.00'	S 31°13'50" E	24.99'
40	20.00'	7.99'	S 11°38'00" W	7.93'
41	20.00'	16.69'	N 23°42'30" W	16.21'
42	47.00'	226.09'	N 89°48'20" W	63.13'
43	30.00'	45.83'	N 53°02'15" E	41.50'
44	30.00'	46.91'	S 32°58'50" E	42.28'
45	125.00'	37.95'	S 17°36'10" W	37.80'
46	100.00'	103.00'	N 3°12'30" W	98.51'
47	100.00'	120.04'	S 1°40'25" W	112.97'
48	95.00'	71.44'	N 14°31'10" E	69.77'
49	27.00'	28.85'	N 19°21'45" W	27.49'
50	27.00'	18.79'	S 19°24'35" W	18.42'
51	47.00'	220.92'	S 84°41'20" W	66.86'
52	460.00'	123.58'	N 75°29'50" W	123.21'
53	333.00'	79.29'	N 70°57'25" W	79.10'
54	460.00'	123.58'	S 75°29'50" E	123.21'
55	267.00'	88.74'	S 73°39'25" E	88.33'
56	100.00'	93.21'	N 9°13'05" W	89.87'



BRECKENRIDGE PARK PLAT NO. 1
A MAJOR SUBDIVISION LOCATED IN THE WEST HALF OF
SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CORPORATE NUMBER: 2000151304

DATE: 5/01/2017
PROJECT: 140213

SCALE: 1" = 60'
DRAWN BY: KWF

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com