

# PLAT OF SURVEY

LOCATED IN THE SW QUARTER OF SECTION 2 AND THE SE QUARTER OF SECTION 3,  
TOWNSHIP 43 NORTH, RANGE 19 WEST OF THE 5TH P.M., MORGAN COUNTY, MISSOURI  
SURVEYED: JUNE 12, 2023

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°07'26"	258.86'	95.44'	N 41°44'14" W	94.90'
C2	10°05'03"	794.19'	139.78'	N 32°50'33" W	139.60'
C3	29°14'25"	302.93'	154.60'	S 23°15'51" E	152.93'
C4	09°00'21"	736.38'	115.74'	S 13°08'49" E	115.63'
C5	00°22'36"	736.38'	4.84'	S 17°50'17" E	4.84'



BASIS OF BEARINGS:

MISSOURI STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83 (2011).



LEGEND:

- SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "J&H LAND PLS 2151"
- ⊙ SECTION OR QUARTER SECTION CORNER-SET 5/8" IRON ROD W/2" ALUM CAP
- FOUND STONE AS NOTED, UNLESS DESCRIBED OTHERWISE CALCULATED CORNER ONLY - NO MONUMENT FOUND OR SET
- ⊗ FENCE CORNER ACCEPTED AS STATUTORY LOCATION OF SECTION CORNER
- EXISTING FENCELINE
- ( ) (1) - RECORD DATA PER PLAT OF SURVEY, BK 6, DATED APRIL 1, 1975

REFERENCE SURVEYS:

PLAT OF SURVEY, SURVEY RECORD BOOK 6, DATED APRIL 1, 1975  
CRR 800-51761 CRR 800-51763

DEED REFERENCE:

WARRANTY DEED, BK 211, PG. 159, MORGAN CO. DEED RECORDS  
WARRANTY DEED, BK 842, PG. 578, MORGAN CO. DEED RECORDS  
QUIT CLAIM DEED, INSTRUMENT NO. 2019-00519

LINE	BEARING	DISTANCE
L1	N 15°28'41" E	119.52'
L2	N 07°36'05" E	192.40'
L3	N 00°56'55" E	149.68'
L4	N 08°00'53" E	96.67'
L5	N 31°06'21" E	235.23'
L6	N 39°12'50" E	132.01'
L7	N 43°22'04" E	161.35'
L8	N 32°58'42" E	240.75'
L9	N 32°58'42" E	130.39'
L10	N 39°42'59" E	151.08'
L11	N 46°28'14" E	207.06'
L12	N 10°55'16" E	438.52'
L13	N 13°38'55" E	738.43'
L14	N 11°01'40" E	171.16'
L15	N 16°47'02" E	155.11'
L16	N 22°01'41" E	101.27'
L17	S 87°15'43" E	176.51'
L18	E 87°15'43" E	272.12'
L19	S 52°17'57" E	206.88'
L20	S 31°10'31" E	343.04'
L21	S 27°48'01" E	324.95'
L22	S 37°53'04" E	180.92'
L23	S 08°38'39" E	214.96'
L24	S 18°01'35" E	197.60'

NOTE:

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM ACCURACY STANDARDS FOR RURAL PROPERTY AS REQUIRED IN 20 CSR 2030-18.040 RSMO.

24" OAK TREE WITH OLD WIRE RUNNING E-W THROUGH THE CENTER OF TREE. HELD FOR SECTION LINE E & W.

ACCEPTED E-W-S FENCE CORNER AS STATUTORY LOCATION OF SECTION CORNER.

NOTE:

DUE TO FARMING ACTIVITIES, CLEARING FOR FENCES, ETC., I DETERMINED THE BEST EVIDENCE TO ESTABLISH THE SOUTH LINE OF SECTION 3 WAS THE EXISTING E-W FENCELINE. THE TOE OF THE BLUFF IS THE PROPERTY BOUNDARY ON THE WEST SIDE AND ITS INTERSECTION WITH THE E-W FENCELINE WAS HELD AS THE PROPERTY CORNER.

LEGAL DESCRIPTION (TRACT 1):

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 43 NORTH, RANGE 19 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORGAN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 2, 3, 11, AND 12, THENCE NORTH 87°05'33" WEST ALONG THE SECTION LINE, 119.52 FEET; THENCE CONTINUING ALONG SAID SECTION LINE, NORTH 87°23'27" WEST, 1064.82 FEET TO THE TOE OF A BLUFF; THENCE ALONG THE TOE OF SAID BLUFF THE FOLLOWING EIGHT (8) COURSES: NORTH 15°28'41" EAST, 119.52 FEET; THENCE NORTH 07°36'05" EAST, 192.40 FEET; THENCE NORTH 00°56'55" EAST, 149.68 FEET; THENCE NORTH 08°00'53" EAST, 96.67 FEET; THENCE NORTH 31°06'21" EAST, 161.35 FEET; THENCE NORTH 32°58'42" EAST, 240.75 FEET; THENCE LEAVING THE TOE OF SAID BLUFF, SOUTH 87°53'39" EAST, 714.16 FEET TO THE SECTION LINE; THENCE CONTINUING SOUTH 87°53'39" EAST, 119.24 TO THE WESTERLY RIGHT-OF-WAY LINE OF EHLERS ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A 736.38 FEET RADIUS CURVE TO THE LEFT, 4.84 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°22'36", THE CHORD OF WHICH BEARS SOUTH 17°50'17" EAST, 4.84 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 18°01'35" EAST, 197.60 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 02°10'04" WEST, 1030.99 FEET TO A SANDSTONE MARKING THE WEST 1/16TH CORNER ON THE SOUTH LINE OF SAID SECTION 2; THENCE NORTH 87°05'33" WEST ALONG SAID SECTION LINE, 1348.51 FEET TO SAID SECTION CORNER AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 82.41 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

LEGAL DESCRIPTION (TRACT 2):

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 43 NORTH, RANGE 19 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORGAN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 2 AND 3, THENCE SOUTH 87°15'43" EAST, 272.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EHLERS ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: SOUTH 52°17'57" EAST, 206.88 FEET TO A POINT OF CURVATURE; THENCE ALONG A 258.86 FEET RADIUS CURVE TO THE RIGHT, 95.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 21°07'26", THE CHORD OF WHICH BEARS SOUTH 41°44'14" EAST, 94.90 FEET; THENCE SOUTH 31°10'31" EAST, 343.04 FEET; THENCE SOUTH 27°48'01" EAST, 324.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A 794.16 FEET RADIUS CURVE TO THE LEFT, 139.78 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°05'03"; THE CHORD OF WHICH BEARS SOUTH 32°50'33" EAST, 139.60 FEET; THENCE SOUTH 37°53'04" EAST, 180.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A 302.93 FEET RADIUS CURVE TO THE RIGHT, 154.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°14'25", THE CHORD OF WHICH BEARS SOUTH 23°15'51" EAST, 152.93 FEET; THENCE SOUTH 08°38'39" EAST, 214.96 FEET TO A POINT OF CURVATURE; THENCE ALONG A 736.38' RADIUS CURVE TO THE LEFT, 115.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°00'21"; THE CHORD OF WHICH BEARS SOUTH 13°08'49" EAST, 115.63 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 87°53'39" WEST, 714.16 FEET TO THE TOE OF A BLUFF; THENCE ALONG THE TOE OF SAID BLUFF THE FOLLOWING EIGHT (8) COURSES: NORTH 32°58'42" EAST, 130.39 FEET; THENCE NORTH 39°42'59" EAST, 151.08 FEET; THENCE NORTH 46°28'14" EAST, 207.06 FEET; THENCE NORTH 10°55'16" EAST, 438.52 FEET; THENCE NORTH 13°38'55" EAST, 238.43 FEET; THENCE NORTH 11°01'40" EAST, 171.16 FEET; THENCE NORTH 16°47'02" EAST, 155.11 FEET; THENCE NORTH 22°01'41" EAST, 101.27 FEET TO SAID QUARTER CORNER AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 40.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

DECLARATION:

I, THE HEREIN SIGNED PROFESSIONAL LAND SURVEYOR, HEREBY DECLARE THAT, AT THE REQUEST OF MIKE STONER, A SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION OF THE LANDS DESCRIBED HEREIN AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED HEREON. I FURTHER DECLARE THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



*Jack A. Butler*

J&H LAND SERVICES

DRAWN	DATE	MIKE STONER
JAB	06/19/2023	
APPROVED	DATE	
SCALE	SHEET	PROJECT NO.
1" = 300'	1/1	