

**ORIGINAL SURVEY OF THREE TRACTS OF LAND BEING SITUATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST, OSAGE COUNTY, MISSOURI.**

**GENERAL SURVEY INFORMATION:**

A.) SUBJECT TRACTS (CURRENT OWNERS DEED) = DEED TO HOWARD AND DONNA BARNES, HW: DEED BOOK 252, PAGE 479, FILED IN THE OSAGE COUNTY RECORDER'S OFFICE.

B.) FEMA FLOOD HAZARD: FLOOD DESIGNATION WAS NOT PART OF THIS SURVEY.

C.) PRIOR SURVEYS: MULTIPLE UN-RECORDED SURVEYS BY PLS #1910 AND SEE PLAT FOR OTHERS.

D.) REFERENCE BEARING: GRID NORTH BASED ON GPS OBSERVATION USING THE MODOT VRS NETWORK.

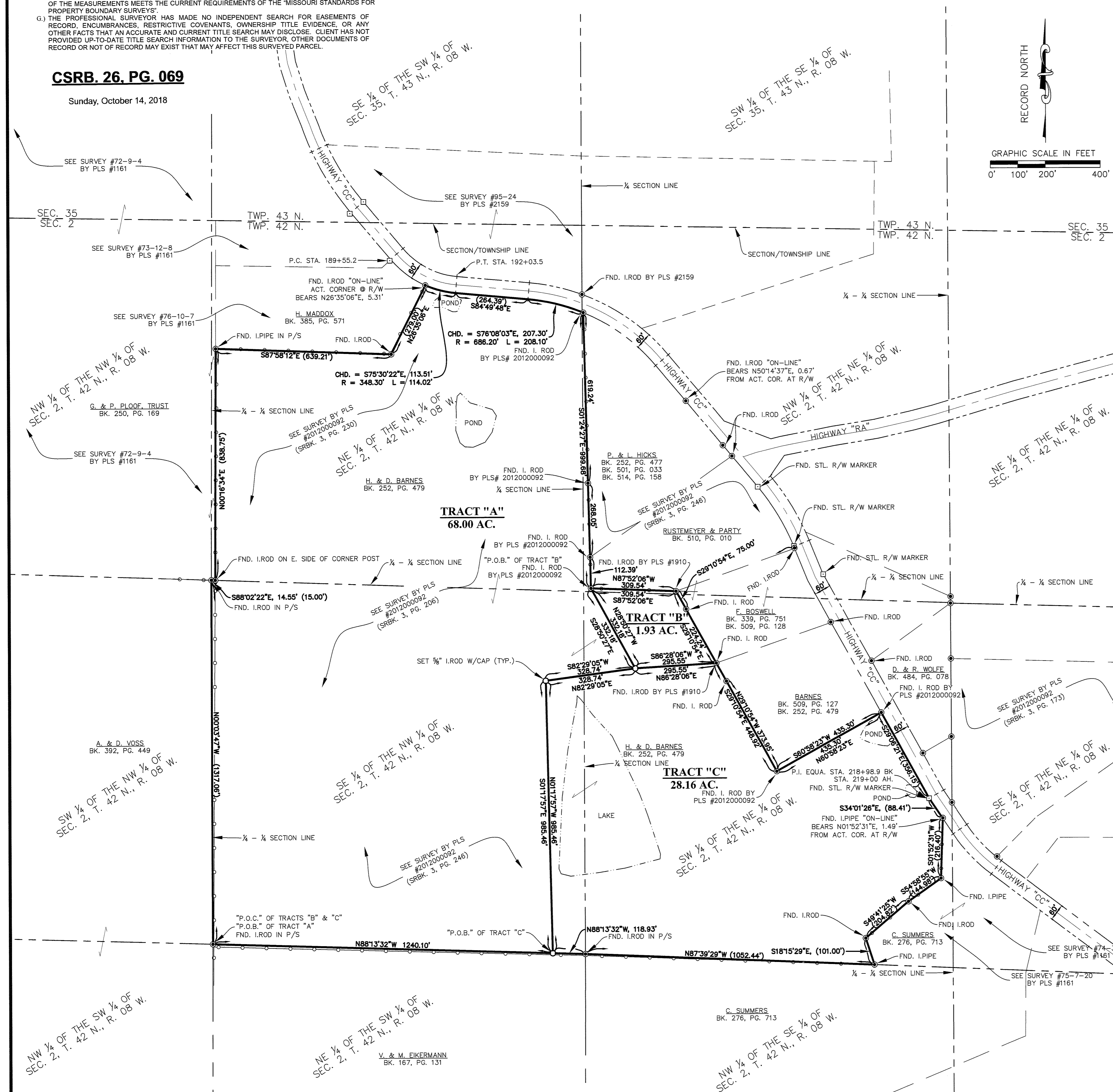
E.) ACCURACY STANDARDS CLASSIFICATION: "RURAL".

F.) NOTE THAT THE DEGREE OF PRECISION SHOWN HEREON WITH REGARD TO THE BOUNDARIES, BEARINGS AND DISTANCES, IS GIVEN FOR MATHEMATICAL CLOSURE ONLY. THE ACTUAL ACCURACY OF THE MEASUREMENTS MEETS THE CURRENT REQUIREMENTS OF THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

G.) THE PROFESSIONAL SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. CLIENT HAS NOT PROVIDED UP-TO-DATE TITLE SEARCH INFORMATION TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD OR NOT OF RECORD MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL.

**CSRB. 26. PG. 069**

Sunday, October 14, 2018



**SURVEY DESCRIPTIONS:**

**TRACT "A"**

"BEGINNING" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST, (AN IRON ROD IN PILE OF STONES); THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ON A BEARING OF N00°03'47"W, FOR A DISTANCE OF 1317.06 FEET TO AN IRON ROD IN PILE OF STONES FOUND AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ON A BEARING OF S88°02'22"E, FOR A DISTANCE OF 14.55 FEET TO AN IRON ROD FOUND ON THE EASTERN LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 250, PAGE 189 OF THE OSAGE COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 250, PAGE 189 ON A BEARING OF N00°19'34"E, FOR A DISTANCE OF 638.75 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 385, PAGE 571; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 385, PAGE 571 ON A BEARING OF S87°58'12"E, FOR A DISTANCE OF 639.21 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EASTERN LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 385, PAGE 571 ON A BEARING OF N28°35'06"E, FOR A DISTANCE OF 279.00 FEET TO A POINT ON SOUTHWESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC"; (FROM THIS POINT AN IRON ROD BEARS S28°35'06"W, 5.31 FEET); THENCE ALONG SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC" ON THE FOLLOWING COURSES: ALONG A CURVE TO THE LEFT, HAVING A CHORD OF S75°30'22"E, 113.51 FEET, A RADIUS OF 348.30 FEET, AND AN ARC LENGTH OF 114.02 FEET; THENCE S84°49'48"E, FOR A DISTANCE OF 284.39 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD OF S76°08'03"E, 207.30', A RADIUS OF 686.20 FEET, AND AN ARC LENGTH OF 208.10 FEET TO AN IRON ROD; THENCE DEPARTING SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC" AND FOLLOWING THE WESTERN LINE OF THE PROPERTIES DESCRIBED IN DEED BOOK 501, PAGE 033, DEED BOOK 514, PAGE 158, AND DEED BOOK 510, PAGE 010, ALL OF THE OSAGE COUNTY RECORDS ON A BEARING OF S01°24'27"E, FOR A DISTANCE OF 999.88 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 510, PAGE 010; THENCE S28°59'27"E, FOR A DISTANCE OF 332.18 FEET TO AN IRON ROD; THENCE S82°29'09"W, FOR A DISTANCE OF 328.74 FEET TO AN IRON ROD; THENCE S01°17'7"E, FOR A DISTANCE OF 985.46 FEET TO AN IRON ROD SET ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 02; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ON A BEARING OF N88°13'32"W, FOR A DISTANCE OF 1240.10 FEET BACK TO THE POINT OF "BEGINNING".

THE ABOVE-DESCRIBED PROPERTY IS SITUATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST, OF THE 5TH P.M., BEING PART OF A TRACT CONVEYED TO H. & D. BARNES, PER DEED RECORDED IN DEED BOOK 252, PAGE 479 FILED FOR RECORD IN THE OSAGE COUNTY RECORDER'S OFFICE AND IS SUBJECT TO OR HAVING THE BENEFIT OF ANY EASEMENTS AND RESTRICTIONS OF RECORD AND CONTAINS 68.00 ACRES.

**TRACT "B"**

"COMMENCING" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST, (AN IRON ROD IN PILE OF STONES); THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ON A BEARING OF N00°03'47"W, FOR A DISTANCE OF 1317.06 FEET TO AN IRON ROD IN PILE OF STONES FOUND AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ON A BEARING OF S88°02'22"E, FOR A DISTANCE OF 14.55 FEET TO AN IRON ROD FOUND ON THE EASTERN LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 250, PAGE 189 OF THE OSAGE COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 250, PAGE 189 ON A BEARING OF N00°19'34"E, FOR A DISTANCE OF 638.75 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 385, PAGE 571; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 385, PAGE 571 ON A BEARING OF S87°58'12"E, FOR A DISTANCE OF 639.21 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 385, PAGE 571 ON A BEARING OF N28°35'06"E, FOR A DISTANCE OF 279.00 FEET TO A POINT ON SOUTHWESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC"; (FROM THIS POINT AN IRON ROD BEARS S28°35'06"W, 5.31 FEET); THENCE ALONG SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC" ON THE FOLLOWING COURSES: ALONG A CURVE TO THE LEFT, HAVING A CHORD OF S75°30'22"E, 113.51 FEET, A RADIUS OF 348.30 FEET, AND AN ARC LENGTH OF 114.02 FEET; THENCE S84°49'48"E, FOR A DISTANCE OF 284.39 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD OF S76°08'03"E, 207.30', A RADIUS OF 686.20 FEET, AND AN ARC LENGTH OF 208.10 FEET TO AN IRON ROD; THENCE DEPARTING SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC" AND FOLLOWING THE WESTERN LINE OF THE PROPERTIES DESCRIBED IN DEED BOOK 501, PAGE 033, DEED BOOK 514, PAGE 158, AND DEED BOOK 510, PAGE 010, ALL OF THE OSAGE COUNTY RECORDS ON A BEARING OF S01°24'27"E, FOR A DISTANCE OF 999.88 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 510, PAGE 010; SAID IRON ROD BEING THE POINT OF "BEGINNING" OF THIS PROPERTY DESCRIPTION; THENCE ALONG THE SOUTHERN LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 510, PAGE 010 ON A BEARING OF S87°52'06"W, 309.54' FOR A DISTANCE OF 309.54 FEET TO AN IRON ROD; THENCE S87°52'06"E, FOR A DISTANCE OF 309.54 FEET TO AN IRON ROD; THENCE S82°29'05"E, FOR A DISTANCE OF 328.74 FEET TO AN IRON ROD; THENCE S01°17'7"E, FOR A DISTANCE OF 985.46 FEET TO AN IRON ROD SET ON THE WESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC"; THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC" ON THE FOLLOWING COURSES: S29°08'21"E, FOR A DISTANCE OF 356.15 FEET TO A STEEL RIGHT-OF-WAY MARKER; THENCE S34°01'28"E, FOR A DISTANCE OF 88.41 FEET TO A POINT AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 276, PAGE 713; (FROM THIS POINT AN IRON PIPE BEARS N01°52'31"E, 1.49 FEET); THENCE ALONG THE NORTHWESTERN LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 276, PAGE 713 ON THE FOLLOWING COURSES: S01°52'31"W, FOR A DISTANCE OF 216.40 FEET TO AN IRON PIPE; THENCE S84°58'53"W, FOR A DISTANCE OF 144.98 FEET TO AN IRON ROD; THENCE S49°41'25"W, FOR A DISTANCE OF 204.82 FEET TO AN IRON ROD; THENCE S18°15'29"E, FOR A DISTANCE OF 101.00 FEET TO AN IRON PIPE FOUND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST; THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ON A BEARING OF N87°59'29"W, FOR A DISTANCE OF 1052.44 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ON A BEARING OF N88°13'32"W, FOR A DISTANCE OF 118.93 FEET BACK TO THE POINT OF "BEGINNING".

THE ABOVE-DESCRIBED PROPERTY IS SITUATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST, OF THE 5TH P.M., BEING PART OF A TRACT CONVEYED TO H. & D. BARNES, PER DEED RECORDED IN DEED BOOK 252, PAGE 479 FILED FOR RECORD IN THE OSAGE COUNTY RECORDER'S OFFICE AND IS SUBJECT TO OR HAVING THE BENEFIT OF ANY EASEMENTS AND RESTRICTIONS OF RECORD AND CONTAINS 1.93 ACRES.

**TRACT "C"**

"COMMENCING" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST, (AN IRON ROD IN PILE OF STONES); THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ON A BEARING OF S88°13'32"E, FOR A DISTANCE OF 1240.10 FEET TO AN IRON ROD SET AT THE POINT OF "BEGINNING" OF THIS PROPERTY DESCRIPTION; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ON A BEARING OF N01°17'7"W, FOR A DISTANCE OF 985.46 FEET TO AN IRON ROD; THENCE N82°29'05"E, FOR A DISTANCE OF 328.74 FEET TO AN IRON ROD; THENCE N89°28'06"E, FOR A DISTANCE OF 295.55 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 509, PAGE 127 OF THE OSAGE COUNTY RECORDS; THENCE S01°10'54"E, FOR A DISTANCE OF 448.92 FEET TO AN IRON ROD; THENCE N89°58'23"E, FOR A DISTANCE OF 435.30 FEET TO AN IRON ROD SET ON THE WESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC"; THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE OF HIGHWAY "CC" ON THE FOLLOWING COURSES: S29°08'21"E, FOR A DISTANCE OF 356.15 FEET TO A STEEL RIGHT-OF-WAY MARKER; THENCE S34°01'28"E, FOR A DISTANCE OF 88.41 FEET TO A POINT AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 276, PAGE 713; (FROM THIS POINT AN IRON PIPE BEARS N01°52'31"E, 1.49 FEET); THENCE ALONG THE NORTHWESTERN LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 276, PAGE 713 ON THE FOLLOWING COURSES: S01°52'31"W, FOR A DISTANCE OF 216.40 FEET TO AN IRON PIPE; THENCE S84°58'53"W, FOR A DISTANCE OF 144.98 FEET TO AN IRON ROD; THENCE S49°41'25"W, FOR A DISTANCE OF 204.82 FEET TO AN IRON ROD; THENCE S18°15'29"E, FOR A DISTANCE OF 101.00 FEET TO AN IRON PIPE FOUND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST; THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ON A BEARING OF N87°59'29"W, FOR A DISTANCE OF 1052.44 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 08 WEST; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ON A BEARING OF N88°13'32"W, FOR A DISTANCE OF 118.93 FEET BACK TO THE POINT OF "BEGINNING".

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**SURVEYOR'S CERTIFICATE:** THIS IS A RESULT OF MY SURVEY AS PREPARED UNDER MY DIRECT SUPERVISION DURING JULY OF 2018, WHICH I CERTIFY TO BE TRUE AND CORRECT, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

*Timothy T. Halbering*  
TIMOTHY T. HALBERING  
MO. PLS #201200092  
DATE: July 6, 2018  
PROF. LAND SURVEYOR

**CSRB. 26. PG. 070**

Sunday, October 14, 2018

LEGEND	
□	FOUND STONE OR R/W MARKER
●	FOUND IRON ROD AS NOTED
○	SET 5/8" IRON ROD WITH CAP
△	POINT
( )	RECORD BEARING-DISTANCE
—	EXISTING FENCE

CLIENT: HOWARD BARNES			
DRAWN TTH/CJP	SURVEYED TTH/JWP	PROJECT 2018-018	DATE 07-06-18
MID-STATE LAND SURVEYING, L.L.C. P.O. BOX 976 LINN, MISSOURI 65051 (573) 644-4701			
MO. PROF. LAND SURVEY CORP. LIC. #LS-2013001562			