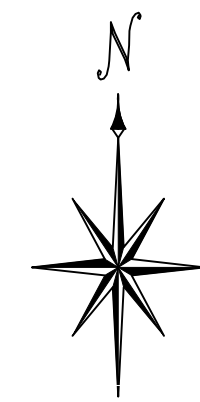
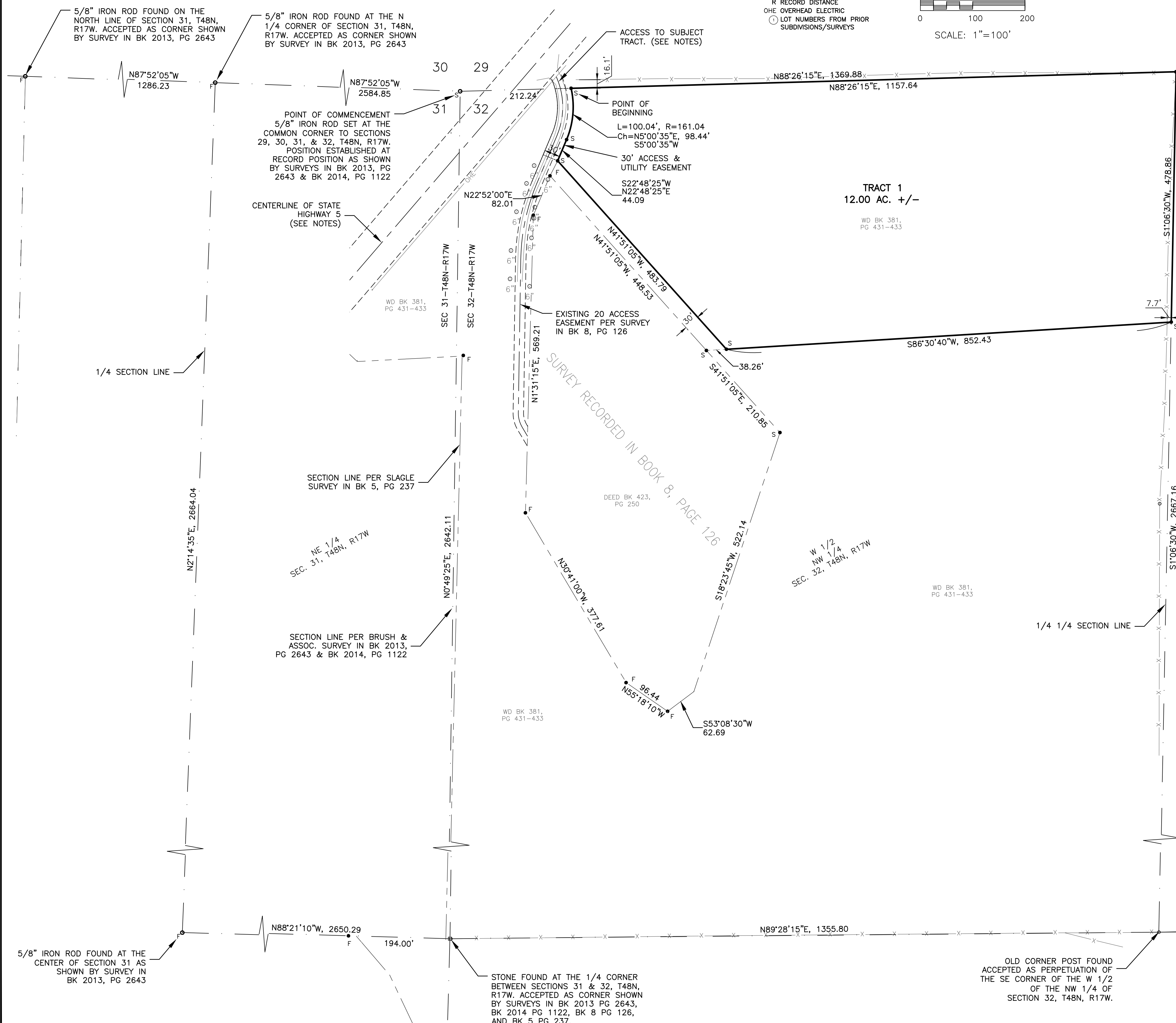


PLAT OF SURVEY FOR  
**MARIANNE L. MUNTZEL TRUST**  
 A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF  
 SECTION 32, TOWNSHIP 48 NORTH, RANGE 17 WEST  
 COOPER COUNTY, MISSOURI

- LEGEND**
- S SET
  - F FOUND
  - DH DRILL HOLE
  - PM PERMANENT MONUMENT
  - 1/2" IRON ROD OR PIPE
  - 5/8" OR LARGER IRON
  - + DRILL HOLE OR CHISEL +
  - △ RIGHT OF WAY MARKER
  - ⊠ STONE MONUMENT
  - ⊙ CORNER POST
  - × FENCE LINE
  - (91/387) BK/PG OF RECORD PLAT/SURVEY
  - M MEASURED DISTANCE
  - R RECORD DISTANCE
  - O/E OVERHEAD ELECTRIC
  - ① LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS



SCALE: 1"=100'



SET 1/2" IRON ROD AT THE BASE OF AN OLD CORNER POST ACCEPTED AS PERPETUATION OF THE NE CORNER OF THE W 1/2 OF THE NW 1/4 OF SECTION 32, T48N, R17W.

VERY OLD FALLEN DOWN FENCE IN CLOSE AGREEMENT WITH SECTION LINE.

**DESCRIPTION: TRACT 1**

A TRACT OF LAND BEING A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 17 WEST OF COOPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT AN EXISTING 5/8" IRON ROD AT THE COMMON CORNER OF SECTIONS 29, 30, 31, & 32, TOWNSHIP 48 NORTH, RANGE 17 WEST; THENCE N88°26'15"E ALONG THE NORTH LINE OF SAID SECTION 32, 212.24 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUE N88°26'15"E ALONG THE NORTH LINE OF SAID SECTION 32, 1157.64 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32;  
 THENCE S1°06'30"W ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, 478.86 FEET;  
 THENCE LEAVING SAID QUARTER SECTION LINE, S86°30'40"W, 852.43 FEET;  
 THENCE N41°51'05"W PARALLEL WITH THE EAST LINE OF THE SURVEY IN BOOK 8, PAGE 126, 483.79 FEET;  
 THENCE N22°48'25"E, 44.09 FEET;  
 THENCE 100.04' ALONG A 161.04 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD OF N5°00'35"E, 98.44 FEET) TO THE POINT OF BEGINNING;  
 THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 12.00 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 381, PAGE 431-433 OF THE COOPER COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

**DESCRIPTION: 30' ACCESS & UTILITY EASEMENT**

A TRACT OF LAND BEING A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 17 WEST OF COOPER COUNTY, MISSOURI, BEING 30' RIGHT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:  
 COMMENCING AT AN EXISTING 5/8" IRON ROD AT THE COMMON CORNER OF SECTIONS 29, 30, 31, & 32, TOWNSHIP 48 NORTH, RANGE 17 WEST; THENCE N88°26'15"E ALONG THE NORTH LINE OF SAID SECTION 32, 212.24 FEET TO THE POINT OF BEGINNING;  
 THENCE 100.04' ALONG A 161.04 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD OF S5°00'35"W, 98.44');  
 THENCE S22°48'25"W, 44.09 FEET TO THE POINT OF ENDING;  
 SIDELINES TO BE SHORTENED/LENGTHENED TO EXTEND/TRIM TO PROPERTY OR RIGHT OF WAY LINES.  
 THE ABOVE DESCRIBED TRACT OF LAND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 381, PAGE 431-433 OF THE COOPER COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

**NOTES**

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE MISSOURI CENTRAL ZONE.  
 THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR A RURAL CLASS PROPERTY OCTOBER, 2021.  
 ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.  
 ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.  
 ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.  
 THE STATE RIGHT OF WAY PLANS FOR HIGHWAY 5 SHOWS THAT HIGHWAY 5 WAS RE-ALIGNED TO THE WEST. THE CURRENT ACCESS DRIVE TO THE SUBJECT TRACT APPEARS THAT IT MAY HAVE BEEN CUT OFF DUE TO THE NEW ALIGNMENT. THE CURRENT ACCESS ROAD APPEARS TO HAVE BEEN ACCESS TO THE SUBJECT TRACT FOR A LONG TIME.

THIS IS TO CERTIFY THAT AT THE REQUEST OF DAVE MUNTZEL, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

DEREK FORBIS, P.L.S. 2021015380  
 Date: OCTOBER 27, 2021.



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